



# Your Best & Safest Choice

## Detached structures

Inspection of detached structures is not within the scope of the home inspection, with the exception of one detached parking structure that can actually be used for parking at the time of the inspection. Garages that have been converted to living areas are specifically excluded, and garages that are excessively full of furnishings and storage are specifically disclaimed. I recommend that you check the permit history for garage conversions and have garages that are being used for storage further evaluated before close of escrow.

Testing, inspection, analysis, or opinion of condition or function of any structural or utility systems and components located in detached structures or attached to them also are within the scope of a home inspection. Such detached structures include, but are not limited to, outbuildings, garden sheds, gazebos, playground equipment, and garages that have been converted to living area and cannot be used for vehicle parking at the time of the inspection.

I recommend that you have all detached structures on your property inspected before close of escrow. I do inspect detached structures as a [fee-paid](#), value-added service.

If you have any other questions about anything, simply [contact me](#).