



ON POINT HOME INSPECTIONS LLC

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## INSPECTION REPORT

1234 Main St.  
Tucson, Az 85704

Buyer Name  
10/24/2019 9:00AM



Inspector  
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## Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: EXTERIOR	6
3: ROOF	15
4: ELECTRICAL	23
5: PLUMBING	30
6: HEATING AND COOLING	36
7: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE	41
8: INTERIOR	42
9: ATTIC, INSULATION & VENTILATION	49
10: BUILT-IN APPLIANCES	51
11: GARAGE	55
12: POOL	58

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This inspection report contains general information about the home as well as defects, observations, maintenance and safety items that were seen at the time of inspection. The inspection is a visual type that follows the [Arizona Standards of practice](#).

**Agents:** The Summary may suit you better as it highlights only the defects, observations, maintenance and safety items and does not go into the informational sections about the house.

This inspection is a tool used to assist you in your buying decision, it should be used along with the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. There is always some risk involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Home inspectors are generalist, who report on readily visible issues/concerns with a home. Inspectors do not provide methods or estimates of repairs and because inspectors are generalist, it is their duty to recommend further review by licensed specialist, contractors, etc. to allow you the opportunity to get a detailed review of any item noted in this report that you deem to be a concern. Should a repair method be provided, correction of the condition is not guaranteed. We recommend methods of correction, estimates, and repairs be performed by qualified, licensed contractors, or specialty trades people that you personally contact to assure the concerns are properly reviewed and corrected. In listing a possible method of correction, the inspector is not offering any opinion as to who should take responsibility for addressing any of these concerns. It is our recommendation that you consult with your Real Estate Professional, Attorney, and/or Contractor for further advice with regards to any of the items/concerns listed in this report.

Please also read On Point Home Inspections "Inspection Agreement" for more details.

# SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⌚ 2.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⌚ 2.2.1 Exterior - Exterior Doors: Weather stripping - gaps
- ⌚ 2.2.2 Exterior - Exterior Doors: Weather stripping - loose
- ⌚ 2.2.3 Exterior - Exterior Doors: Door frame/trim paint deterioration
- ⌚ 2.3.1 Exterior - Windows: Window screen damaged
- ⌚ 2.6.1 Exterior - Eaves, Soffits & Fascia: Beam and/or fascia dry rot and paint deterioration
- ⌚ 2.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Over grown vines
- ⌚ 3.1.1 Roof - Coverings: Ponding - minor
- ⌚ 3.1.2 Roof - Coverings: Tiles Cracked/Broken
- ⌚ 3.1.3 Roof - Coverings: Peeling roof coating
- ⌚ 3.1.4 Roof - Coverings: Slipped/shifted tiles
- ⌚ 3.2.1 Roof - Roof Drainage Systems: Gutter - debris
- ⌚
- ⌚ 4.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Faded/Missing circuit Labels on electric Panel
- ⌚ 4.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged or loose
- ⌚ 4.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light fixtures missing globe
- ⌚ 4.6.1 Electrical - Smoke Detectors: Smoke detector - Defective
- ⚠ 4.7.1 Electrical - Carbon Monoxide Detectors: No carbon monoxide detectors present
- ⌚ 8.1.1 Interior - Doors: Door in need of adjustment
- ⌚ 8.3.1 Interior - Walls: Shower enclosure sealing recommended
- ⌚ 9.2.1 Attic, Insulation & Ventilation - Ventilation: High / low venting blocked
- ⌚ 10.3.1 Built-in Appliances - Range/Oven/Cooktop: No anti-tip devise present
- ⌚ 11.4.1 Garage - Garage Door: Trim/weather strip damage
- ⌚ 12.1.1 Pool - Pool style: Loose tile
- ⌚ 12.3.1 Pool - Electrical components: Pool underwater light is non operational
- ⌚ 12.5.1 Pool - Safety: Self closing gate did not self close

# 1: INSPECTION DETAILS

## Information

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**Ambient Temperature**

87 Fahrenheit (F)

**In Attendance**

Client, Client's Agent

**Occupancy**

Furnished, Occupied

**Style**

Contemporary

**Type of Building**

Single Family

**Weather Conditions**

Clear, Dry, Warm

## 2: EXTERIOR

### Information

**Siding, Flashing & Trim: Siding****Material**

Stucco

**Siding, Flashing & Trim: Siding****Style**

Textured stucco

**Walkways, Patios & Driveways:****Driveway Material**

Concrete



**Walkways, Patios & Driveways:****Walkways**

Concrete, Brick pavers

**Decks, Balconies, Porches:****Material**

Wood

**Vegetation, Grading, Drainage &****Retaining Walls: Vegetation**

Small bushes/shrubs against the house, Vine on back porch

**Exterior Doors: Exterior Entry Door**

Sliding glass rear, Wood

**Windows: Window Type**

Double pane, Fixed

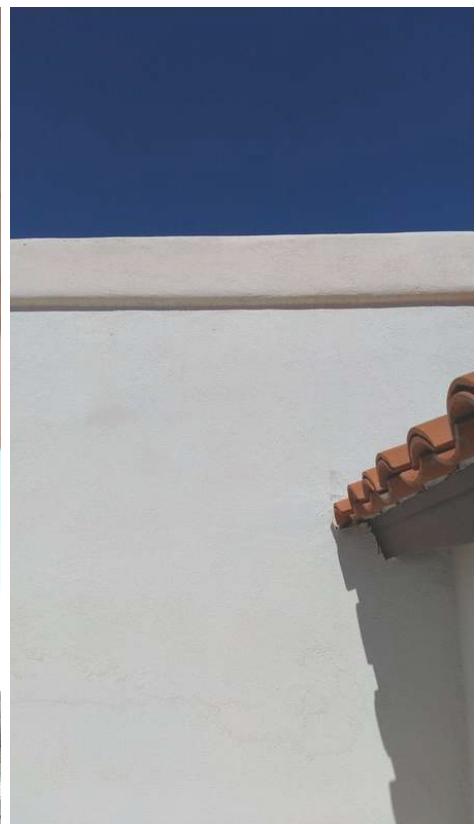


**Decks, Balconies, Porches: Appurtenance**

Covered back porch, Covered balcony

**Eaves, Soffits & Fascia: Eaves, Soffit and Fascia Material**

Combination parapet wall and wood fascia-soffit-eaves



## Eaves, Soffits & Fascia: Wood maintenance Item

The eaves, soffit and fascia are wood material. As a maintenance item these areas need an occasional coat of paint to protect the wood from moisture intrusion, deterioration and rot.

## Vegetation, Grading, Drainage & Retaining Walls: Drainage

Yes

Keep dirt and debris clear of drainage ways. If these areas become blocked it can result in flooding of the surrounding area.



## Observations

### 2.1.1 Siding, Flashing & Trim

 Recommendation

#### CRACKING - MINOR

##### HOUSE EXTERIOR

The stucco siding had minor cracking in a few areas around the house. Minor/hairline cracks can be common and often are a result of temperature changes, expansion/contraction and typical as homes with stucco age. I recommend having a qualified professional seal these cracks as needed to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



## 2.2.1 Exterior Doors

**WEATHER STRIPPING - GAPS**

## GARAGE SIDE EXIT DOOR

The garage side door had gaps in the weather stripping, this can allow moisture and pests to enter if not sealed. I recommend repairing, adjusting or replacing as needed to properly seal the door and prevent these issues.

Recommendation

Contact a qualified professional.

Recommendation



## 2.2.2 Exterior Doors

**WEATHER STRIPPING - LOOSE**

## FRONT DOOR

Recommendation

The door had loose weather stripping at the threshold which allows heating and cooling to escape lowering the homes efficiency, this can also allow pests to enter if not corrected. I recommend repairing or replacing loose sections of weather stripping to seal the door and prevent these issues.

Recommendation

Contact a qualified professional.



#### 2.2.3 Exterior Doors

 Recommendation

#### DOOR FRAME/TRIM PAINT DETERIORATION

At the time of inspection the door frame/trim paint was peeling, cracking and deteriorating. The paint acts as a protective layer against wood rot, moisture intrusion, and deterioration. I recommend having a qualified professional repair or recoat as needed to properly seal and protect.

Recommendation

Contact a qualified professional.



## 2.3.1 Windows

**WINDOW SCREEN DAMAGED**

## UPSTAIRS BEDROOM, KITCHEN EGRESS DOOR

At the time of inspection I observed a window screen damaged and a sliding glass door screen that had a damaged handle with tape on it. I recommend repairing or replacing the screens as needed to prevent birds, bugs, and pests from entering the home when the window/door is open.

## Recommendation

Contact a qualified professional.

 Recommendation



## 2.6.1 Eaves, Soffits &amp; Fascia

**BEAM AND/OR FASCIA DRY ROT AND PAINT DETERIORATION**

## BACK PORCH AND BALCONY

At the time of inspection I observed some wood rot as well as paint failing on the beam and/or fascia. The paint acts as a protective layer to prevent moisture intrusion, deterioration or rot of the wood material. I recommend having a qualified professional evaluate and repair the wood rot areas and restore the paint as needed to protect the wood from further deterioration/rot.

## Recommendation

Contact a qualified professional.

 Recommendation



#### 2.7.1 Vegetation, Grading, Drainage & Retaining Walls

### OVER GROWN VINES

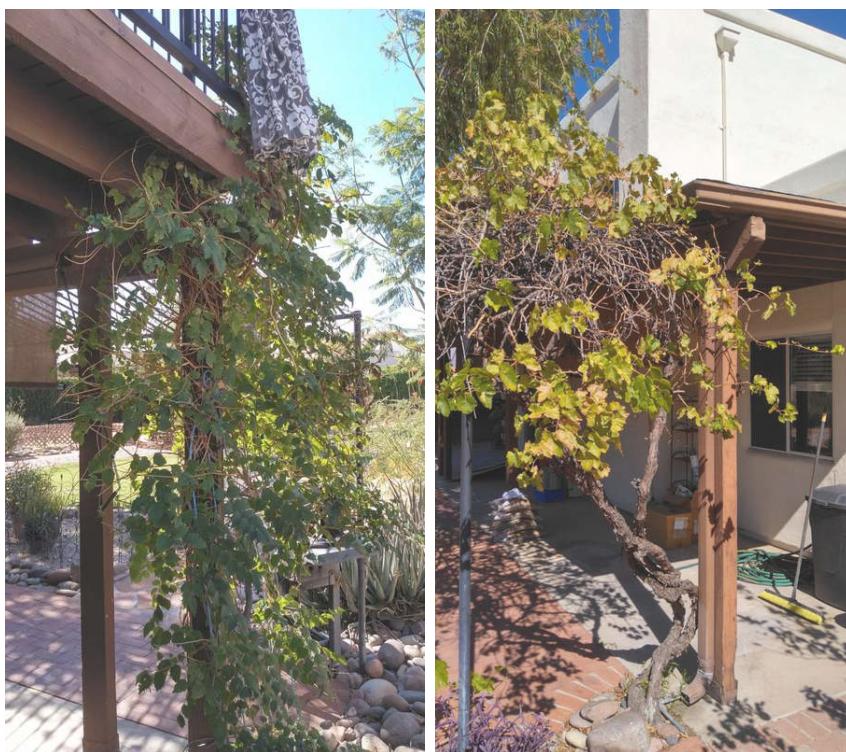
#### BACK PORCH

At the time of inspection I observed grape vines that were growing along the back porch roof. I recommend having a landscape professional prune / maintain these vines to prevent intrusion or invasion into the wood material which could result in damage.

 Recommendation

#### Recommendation

Contact a qualified landscaping contractor



## 3: ROOF

### Information

**Inspection Method**

Walked the built up roof / drone and ladder view of the clay tile roof

**Roof Type/Style**

Combination, Low pitch, Gambrel

**Flashings: Material**

Metal, Rolled roofing parapet wall flashing

**Roof Penetrations, Skylights, Chimneys: Chimney material**

Stucco with metal chimney cap

**General Intro**

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. We always recommend having a roofing professional also complete a comprehensive inspection.

**Roof condition - minor repairs recommend**

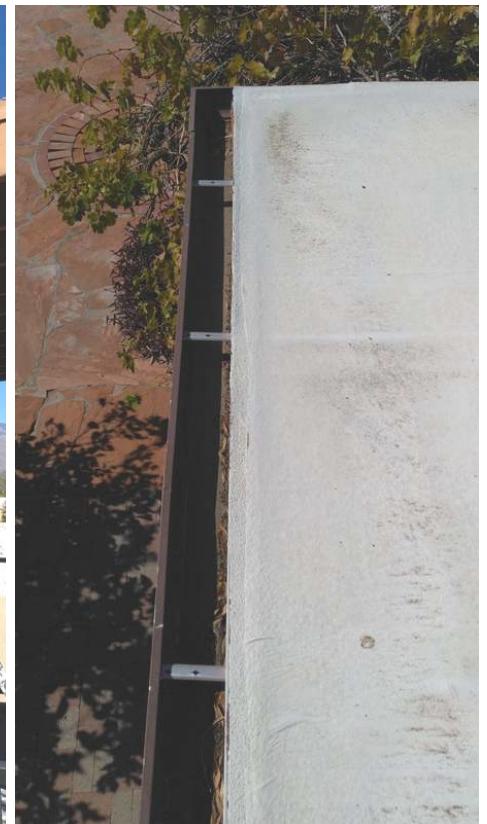
At the time of inspection the roof was in good overall condition with a few minor repairs recommended. See the observation/summary section for more details.

**Coverings: Material**

Clay tile, Built up material with elastomeric top coat

**Roof Drainage Systems: Drainage Material**

Scuppers, Drip edge, Metal gutter system



## Flashings: General flashing description

Flashing is a general term used to describe material (generally sheet metal) fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

## Roof Penetrations, Skylights, Chimneys: Roof penetrations

The roof penetrations can system drain waste water venting, moisture venting, gas appliance venting, roof venting, ECT.





### **Roof Penetrations, Skylights, Chimneys: Skylights**

The skylight appeared to be sealed with no visible cracking on the dome or frame.



## **Observations**

## 3.1.1 Coverings

**PONDING - MINOR**

Recommendation

I observed ponding in areas of the low pitched roof. Ponding can lead to accelerated erosion and deterioration of the roof covering materials. I recommend having a roofing contractor evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



## 3.1.2 Coverings

**TILES CRACKED/BROKEN**

Recommendation

The roof had cracked/broken tiles at the time of inspection. Cracked tile can allow moisture to penetrate under the roof layers and into the house. I recommend having a roofing professional evaluate and repair or replace as needed prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



### 3.1.3 Coverings

#### PEELING ROOF COATING



The roof had some areas with peeling roof covering material at the time of inspection. This can allow water to penetrate under the roof layers and into the roof structure or house. I recommend having a roofing professional evaluate and repair as needed.

##### Recommendation

Contact a qualified roofing professional.



## 3.1.4 Coverings

**SLIPPED/SHIFTED TILES** Recommendation

At the time of inspection I observed roof tiles that had slipped or shifted leaving the area exposed to moisture intrusion. I recommend having a roofing professional repair as needed to properly secure the tile.

Recommendation

Contact a qualified roofing professional.



## 3.2.1 Roof Drainage Systems



Recommendation

**GUTTER - DEBRIS**

## BACK PORCH

At the time of inspection I observed tree/vine debris in the gutters. This can lead to improper drainage off the roof and cause moisture intrusion or deterioration of near by wood components if not corrected. I recommend having a qualified professional clean and maintain the roof drainage system to facilitate water flow.

Recommendation

Contact a qualified professional.



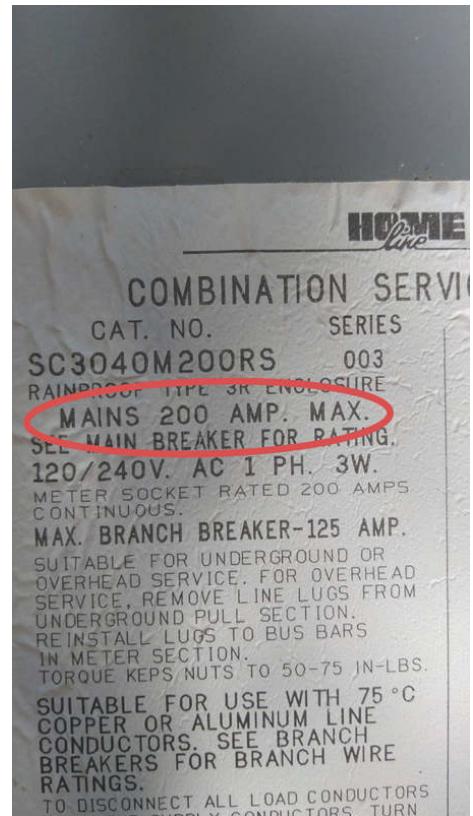
## 4: ELECTRICAL

### Information

**Service Entrance Conductors:**  
Electrical Service Conductors  
Below Ground

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Main Panel Location  
South side yard

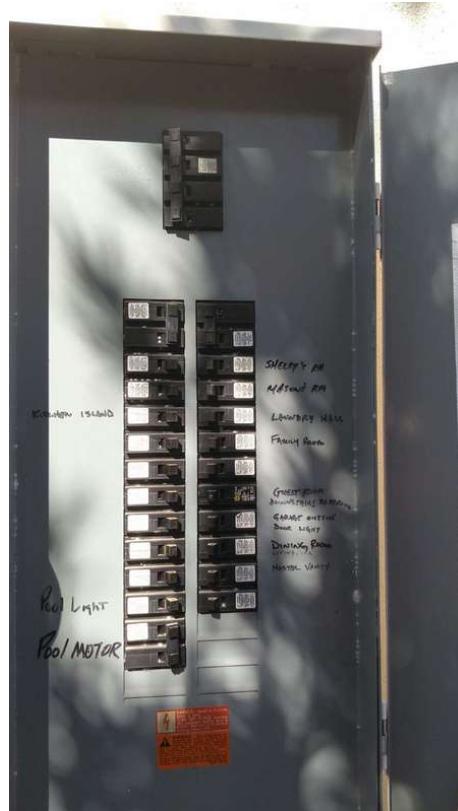
**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Capacity  
200 AMP



**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Manufacturer  
Square D

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
None



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical bonding**

Ufer Ground

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**

Copper

**Lighting Fixtures, Switches & Receptacles: Light fixture, Switches, Receptacles**

Working at the time of Inspection



**GFCI & AFCI: GFCI's**

Present exterior-garage-baths-kitchen

[Here is a link](#) with more info about Ground Fault Circuit Interrupters.

**GFCI & AFCI: AFCI circuits**

Not present

[Here is a link](#) with more info about ARC Fault Circuit Interrupters

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric disconnect**

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**

Romex Wiring

**Smoke Detectors: Smoke detectors**

Present, Appropriate location

The National Fire Protection Association (NFPA), recommends one Smoke Alarm on every floor and in every bedroom/sleeping area. In new construction, the Smoke Alarms must be AC powered and interconnected.

[Here is a link with more details](#)**Observations**

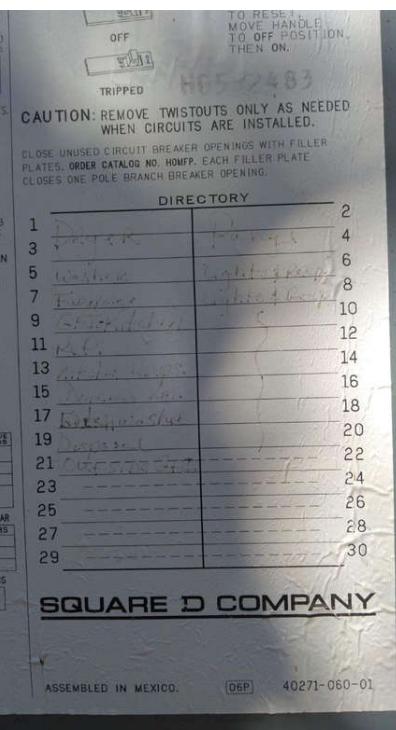
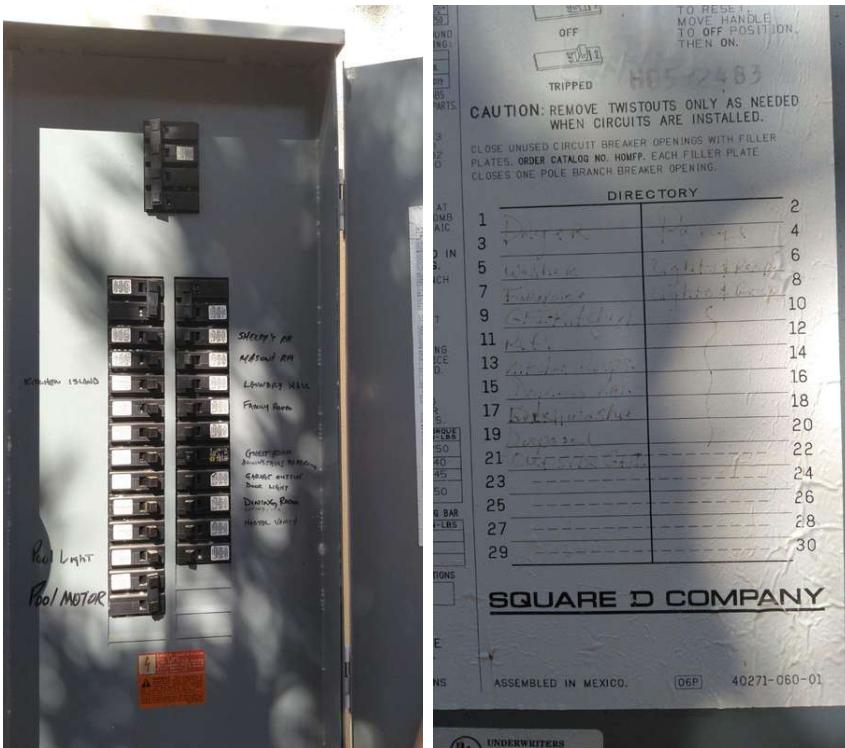
## 4.2.1 Main &amp; Subpanels, Service &amp; Grounding, Main Overcurrent Device

 Recommendation**FADED/MISSING CIRCUIT LABELS ON ELECTRIC PANEL**

At the time of inspection the electric main panel had faded and/or missing circuit labeling. Missing labeling makes it hard to identify circuits if power needs to be shut off in the event of an emergency or repairs. I recommend having a qualified electrician identify/map out circuits and label them with permanent ink.

Recommendation

Contact a qualified electrical contractor.



#### 4.4.1 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES DAMAGED OR LOOSE**

KITCHEN, FRONT LIVING ROOM, OFFICE

Receptacles and switches in the home had damaged and/or loose cover plates at the time of inspection. I Recommend repairing, replacing or tightening as needed.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



## 4.4.2 Lighting Fixtures, Switches &amp; Receptacles

 Recommendation**LIGHT FIXTURES MISSING GLOBE**

## DOWNSTAIRS HALL CLOSETS

At the time of inspection light fixtures were missing lenses, domes or globes. This leaves the bulb exposed to come in contact with items while it is hot and can also break if bumped resulting in bodily injury. I recommend installing the proper cover to protect the bulb from damage or the possibility of fire.

Recommendation

Contact a qualified professional.



## 4.6.1 Smoke Detectors

 Recommendation**SMOKE DETECTOR - DEFECTIVE**

## DOWNSTAIRS HALLWAY

At the time of inspection I observed a smoke detector that was connected, but did not respond when tested. I recommend replacing this detector as needed for proper function.

Recommendation

Recommended DIY Project



#### 4.7.1 Carbon Monoxide Detectors

### NO CARBON MONOXIDE DETECTORS PRESENT



Safety Hazard

At the time of inspection there was no carbon monoxide detectors present. Carbon monoxide detectors are recommended in homes with gas burning appliances. I recommend installing carbon monoxide detectors to manufacture instructions.

Recommendation

Contact a qualified professional.

## 5: PLUMBING

### Information

**Filters**

None

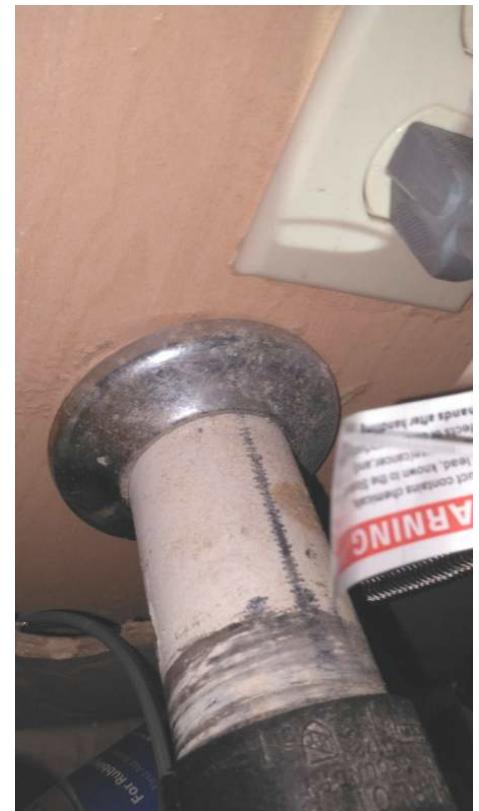
**Water Source**

Public

**Drain, Waste, & Vent Systems:****Material**

ABS

The visible sections of drain / wastewater pipe where are ABS material.

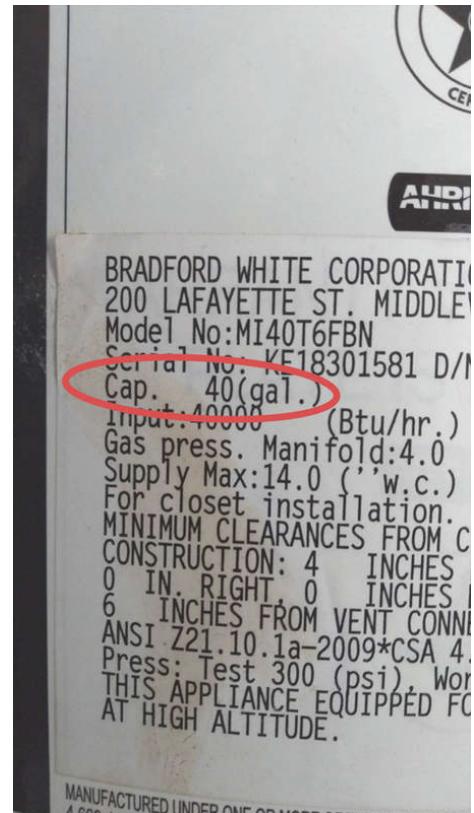
**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Copper

**Hot Water Systems, Controls,  
Flues & Vents: Power  
Source/Type**  
Gas



**Hot Water Systems, Controls,  
Flues & Vents: Capacity**  
40 gallons



**Hot Water Systems, Controls,  
Flues & Vents: Location**  
Garage

**Hot Water Systems, Controls,  
Flues & Vents: Manufacture date**  
05/01/2013

## Intro

The plumbing inspection includes calling out the drain/waste, supply and distribution material. For reference the supply is the section of pipe up to the house. The distribution is the sections of pipe that feed the fixtures, toilets, faucets, showers/tubs, water heaters ect. These pipes (supply, distribution and drain/waste) all have large sections that are buried underground, in the walls, ceilings and floors. The materials called out in the report are limited to the visible sections of pipe only.

**Water pressure**

60 Psi

Recommended pressure is generally between 40 PSI and 80 PSI, anything below 40 PSI will have low flow from fixtures in the house and anything above 80 PSI can show accelerated deterioration of the seals in fixtures and faucets due to higher pressure.

**Main Water Shut-off Device: Location**

North side yard



**Water Supply, Distribution Systems & Fixtures: Distribution Material**

Copper, PEX

Copper water distribution pipe was observed at the visible sections throughout the house with the exception of the distribution pipes to the new washing machine location that are PEX material.

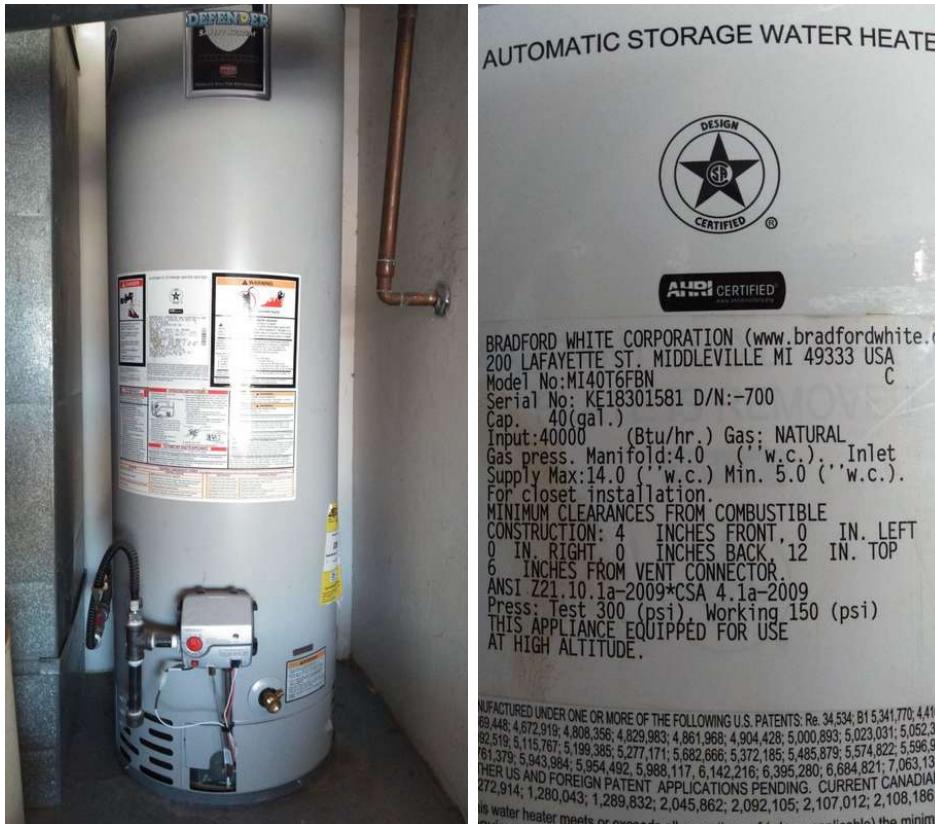


**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Bradford &amp; White

I recommend flushing & servicing your water heater tank annually, or to the manufacture recommendations for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**

South side yard



## 6: HEATING AND COOLING

### Information

**Cooling Equipment: Energy Source/Type**

Electric, 60 Amp fuses

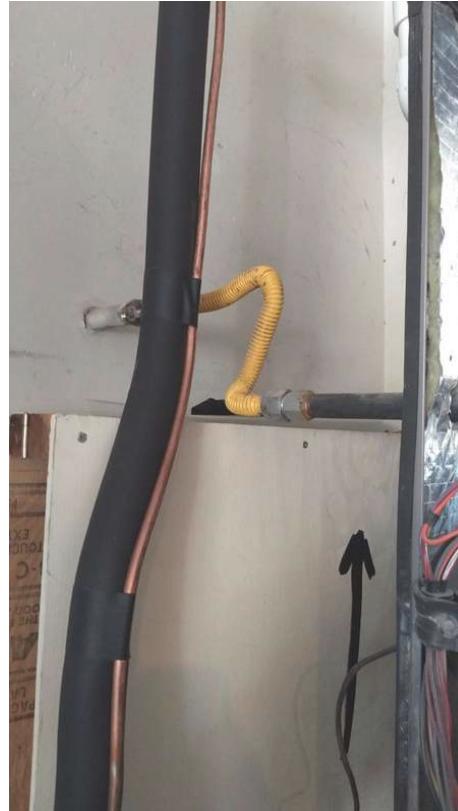
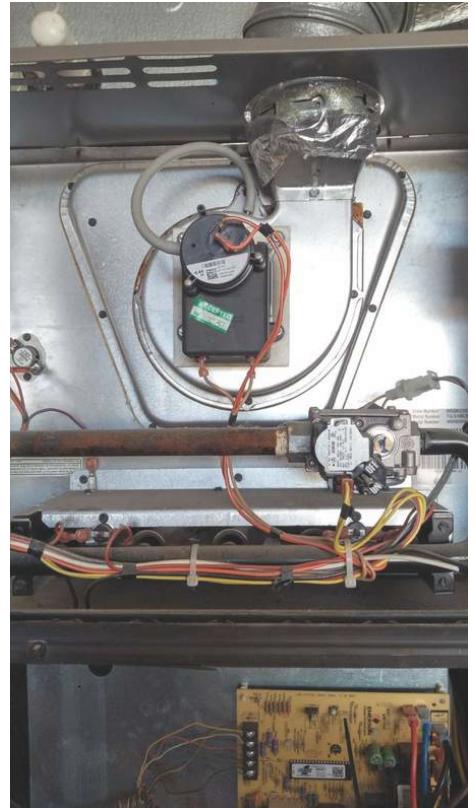
**Cooling Equipment: Location**

South side yard

**Cooling Equipment: Refrigerant type**

410A



**Heating Equipment: Brand**  
York**Heating Equipment: Energy Source**  
Gas**Heating Equipment: Heat Type**  
Gas-Fired Heat, Forced Air**Heating Equipment:**  
**Manufacture date**

08/01/2008

**Normal Operating Controls:**  
**Thermostat**  
Wall mount, Totaline, Hallway to garage**Distribution System:**  
**Configuration**  
Split system

**Distribution System: Ductwork**

Unknown/not visible

**Presence of Installed Heating /****Cooling Source in Each Room:****Installed heating/cooling source**Installed heating and cooling  
with registers in each room**Cooling Equipment: Brand**

York



## Cooling Equipment: Air filter size and location

20X25X1, At the base of the heater/air handler unit

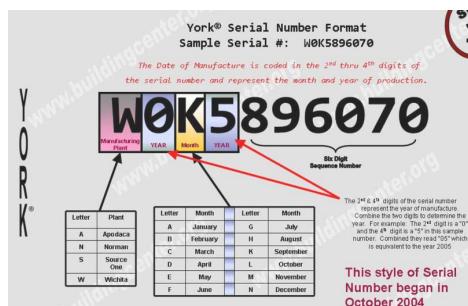
I recommend cleaning or changing the filter monthly for optimal performance.



## Cooling Equipment: Manufacturer date

02/01/2010

The manufacture date is coded into the serial numbers, see the illustration for decoding instructions.

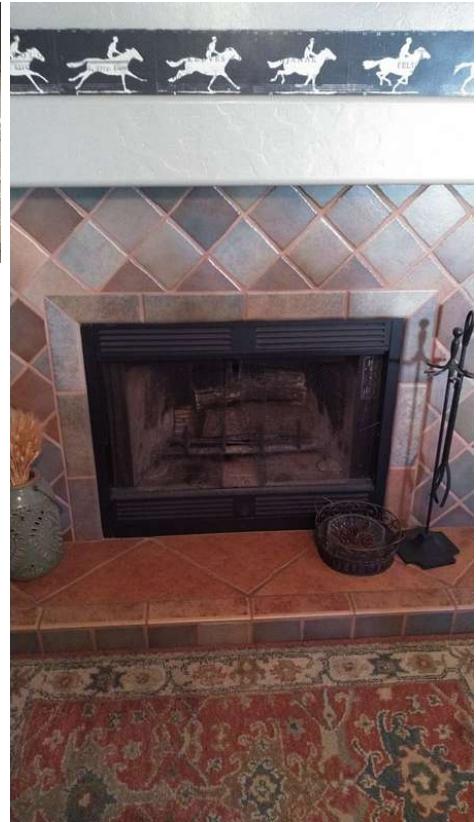


## A/C temperature Splits: Normal temperature split reading

The AC system had normal temperature splits at the time of inspection. Temperature split was measured by taking temperature readings at the return air duct and Supply air duct, the difference is the temperature split. Acceptable temperature split ranges between 14 F and 24 F, with 18 F to 20 F being ideal.

**Fireplace: Type**

Gas



# 7: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

## Information

**Inspection Method**

Visual, No crawl space, No attic access

**Foundation: Material**

Concrete

**Floor Structure: Material**

Concrete slab on grade

**Floor Structure: Sub-floor**

Subfloor is not visible/no access

**Floor Structure:****Basement/Crawlspacce Floor**

No Basement/Crawlspacce

**Wall Structure: Wall structure**

Wood

**Ceiling Structure: Ceiling****structure**

Wood

**Floor Structure: Concrete Floor Structure**

Because of the interior floor coverings, not all of the concrete floor structure was visible to be inspected. At the time of inspection the floor structure and materials appeared to be in good condition. Any specific defects will be listed in the report.

**Floor Structure: Wood floor structure**

Because of the interior floor coverings, not all of the wood floor structure was inspected. At the time of inspection the floor structure and materials appeared to be in good condition. Any specific defects will be listed in the report.

**Wall Structure: Wood Wall Structure**

Because of the exterior and interior wall coverings, not all structural members could be fully inspected. At the time of inspection the wall structure and materials appeared to be in good condition. Any specific defects will be listed in the report.

**Ceiling Structure: Wood Ceiling Structure**

Because of the interior ceiling coverings and insulation, not all structural members were visible to be inspected. At the time of inspection the ceiling structure and materials appeared to be in good condition. Any specific defects will be listed in the report.

## 8: INTERIOR

### Information

#### Ceilings: Ceiling Material

Drywall

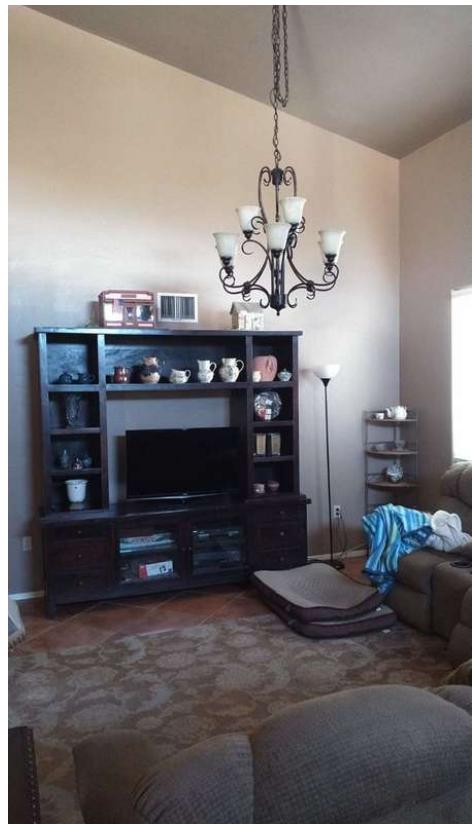
#### Steps, Stairways & Railings:

#### Steps, Stairs, Railing

Safe secure hand railing, Proper  
Tread height and depth



#### Interior pictures





### Doors: Interior doors

The interior doors are hollow core



**Floors: Floor Coverings**

Tile, Carpet

**Walls: Wall Material**

Shower enclosure, Drywall



## Countertops & Cabinets: Countertop Material

Composite, Granite

Minor cracking noted in the downstairs composite sink. No leaking underneath at the time of inspection.



## Countertops & Cabinets: Cabinetry

Wood





## Observations

### 8.1.1 Doors

#### **DOOR IN NEED OF ADJUSTMENT**

##### UPSTAIRS BEDROOM

At the time of inspection I observed a closet door that did not open/close as it should and rubbed the frame. I recommend having a door installer evaluate and adjust or repair as needed to achieve proper operation.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



## 8.3.1 Walls

 Recommendation**SHOWER ENCLOSURE SEALING RECOMMENDED**

DOWNSTAIRS BATHROOM / MASKER BATHROOM

At the time of inspection I observed sections of the shower enclosure that are in need of sealant and /or gasket repaired to prevent moisture leaking/intrusion. I recommend having a qualified professional evaluate and properly prep repair or seal these areas.

Recommendation

Contact a qualified professional.



## 9: ATTIC, INSULATION & VENTILATION

### Information

**Flooring Insulation**

Lower level concrete floors, No subfloor access

**Attic access**

None

**Attic Insulation: Insulation Type**

No attic access, Unknown

**Exhaust Systems: Exhaust Fans**

The bathrooms and laundry room had powered exhaust fans or windows to vent moisture from the room to the exterior

**Attic acces: Attic access**

None

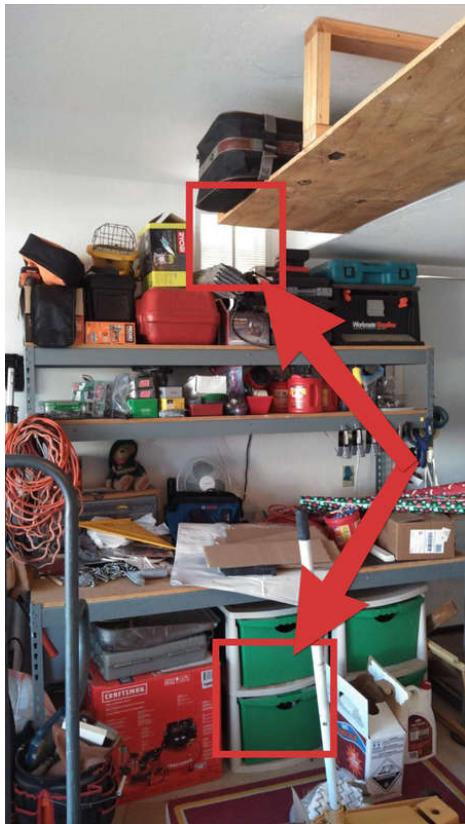
**Ventilation: Ventilation Type**

Soffit Vents, Roof vents



## Ventilation: High/low venting

The High/Low venting is in place to provide gas appliances combustible air needed for proper combustion. Keep the vents clear and unobstructed for proper ventilation.



## Observations

### 9.2.1 Ventilation

#### HIGH / LOW VENTING BLOCKED

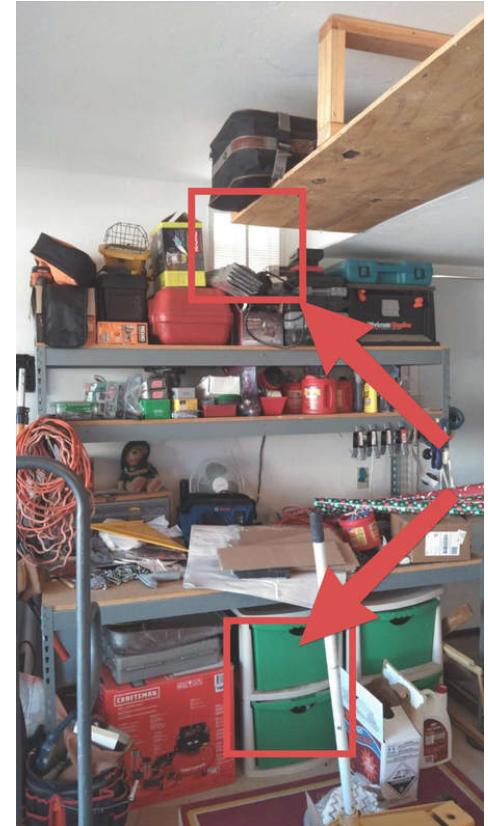
GARAGE

At the time of inspection the lower vent in the combustible air high / low vent system was blocked by a personal items. These vents should remain unobstructed to allow for proper combustible air to the gas burning appliances. I recommend moving personal items and keep the vents clear at all times.

Recommendation

Recommended DIY Project

Recommendation



# 10: BUILT-IN APPLIANCES

## Information

**Dishwasher: Brand**

Kenmore

**Range/Oven/Cooktop:****Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop: Exhaust****Hood Type**

Vented

**Garbage Disposal: Brand  
Badger**



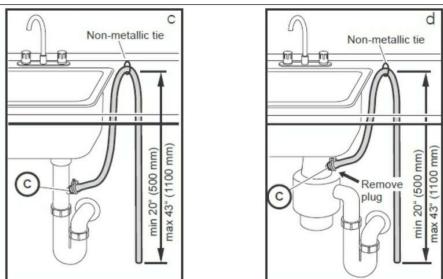
**Dryer Hook-ups: Dryer Power  
Source**  
220 Electric



**Dryer Hook-ups: Dryer Vent  
Metal (Flex)**

**Dishwasher: High Loop Present**

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



The dishwasher drain hose may be connected to the drain plumbing using a high loop in one of two ways:

- Connect to the under sink dishwasher drain connection (25c).
- Connect to a disposer dishwasher drain connection (25d).

**Refrigerator: Brand**

Kenmore

**Range/Oven/Cooktop: Range/Oven Brand**

Kenmore

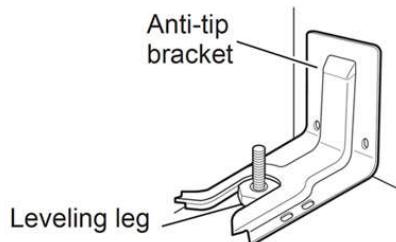


## Range/Oven/Cooktop: Anti-tip device

Not present

The anti tip devise is a metal bracket mounted to the floor or the wall behind a free standing range to prevent it from tipping if weight is applied to the open door.

[Here is a helpful link](#) that further explains anti-tip devices.



## Observations

### 10.3.1 Range/Oven/Cooktop

Recommendation

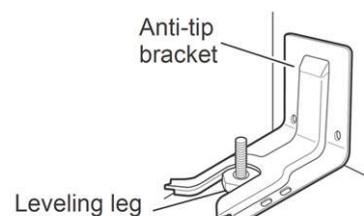
#### NO ANTI-TIP DEVISE PRESENT

There was no anti-tip devise present at the time of inspection. The anti tip devise is a metal bracket mounted to the floor or the wall behind a free standing range to prevent it from tipping if weight is applied to the open door. I recommend installation of an anti-tip device to eliminate this hazard.

[Here is a helpful link](#) that further explains anti-tip devices.

Recommendation

Contact a qualified professional.



# 11: GARAGE

## Information

**Ceiling: Ceiling Material**

Finished drywall

**Floor: Garage floor material**

Concrete

**Walls & Firewalls: Fire walls**

sealed

Visible sections of the firewall are sealed and intact

**Garage Door: Material**

Metal, Insulated

**Garage Door: Type**

Up-and-Over

**Garage Door: Safety features**

Auto retract beams, auto retract contact sensor



**Garage Door Opener: Garage door opener**  
Craftsman



**Occupant Door (From garage to inside of home): Walk through door**  
Self closing

## Observations

### 11.4.1 Garage Door

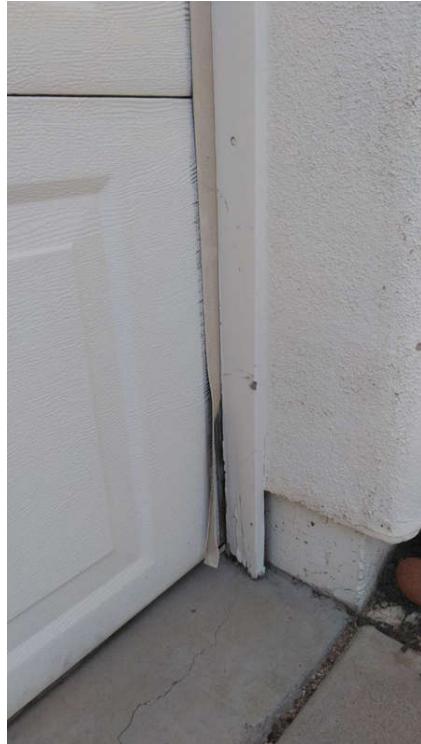
#### TRIM/WEATHER STRIP DAMAGE

At the time of inspection I observed damage to the trim/weather stripping against the garage door. I recommend having a qualified professional repair or replace to prevent pests from entering the garage.

 Recommendation

Recommendation

Contact a qualified professional.



## 12: POOL

### Information

**Pool style: Pool Type**

Below ground, pool/spa combo

**Pool style: Interior finish material**

Plaster, Tile border

**Electrical components:**

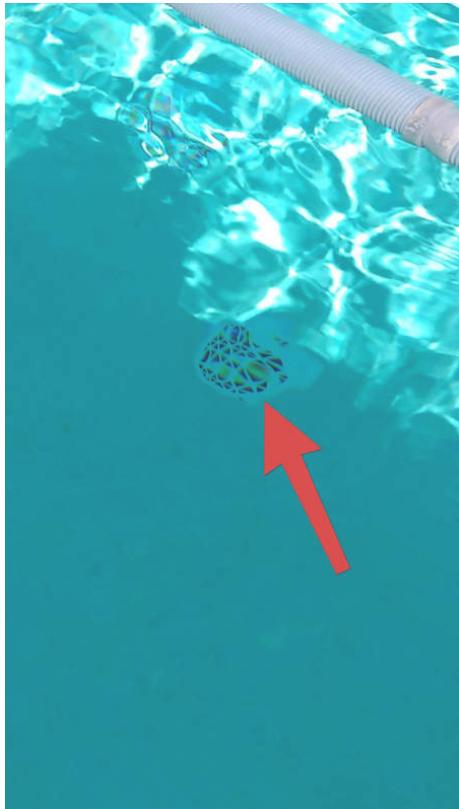
Underwater lighting

**Electrical components: Timer****Pool equipment: Cleaning system**

Side wall whips

**Safety: Child safety barriers**

Fencing w/self closing gate

**Safety: Entrapment prevention  
(strainer on bottom drain)**

**Filter, cross connection device: Filter type**

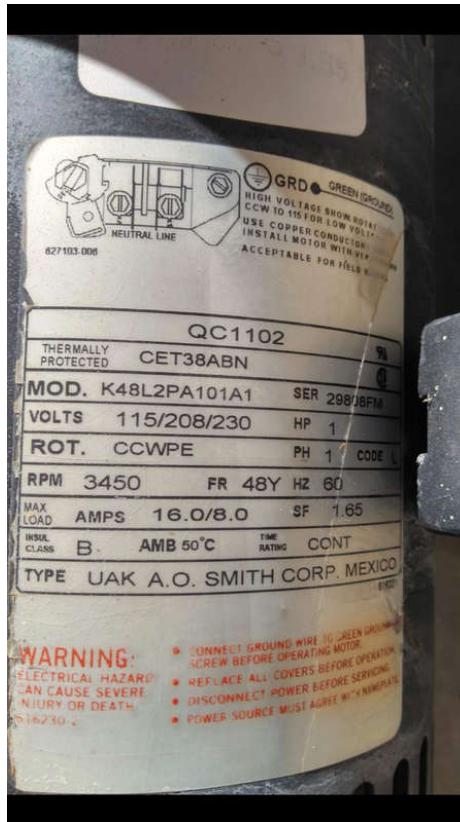
Sand filter

**Filter, cross connection device: Cross connection device**

The pool had no cross connection or autofill device and is filled with a hose as needed.

**Electrical components: Bonding of electrical components**

## Pool equipment: Pumps, motors, blowers



## Pool equipment: Pool heat type

Gas



## Observations

## 12.1.1 Pool style

**LOOSE TILE**

At the time of inspection I observed a loose tile between the spa to pool spilway. I recommend having a pool professional repair or replace as needed.

Recommendation

Contact a qualified professional.

 Recommendation



## 12.3.1 Electrical components

**POOL UNDERWATER LIGHT IS NON OPERATIONAL**

At the time of inspection the underwater pool light did not respond when turned on. I recommend having a pool repairman evaluate and repair as needed for proper function.

Recommendation

Contact a qualified Swimming Pool Contractor

 Recommendation

## 12.5.1 Safety

**SELF CLOSING GATE DID NOT SELF CLOSE**

At the time of inspection the self-closing gate did not close on its own. The gate did have the proper self-closing hardware but may need to be adjusted. I recommend having a qualified professional evaluate and adjust or repair as needed to prevent unattended children from entering the pool area. (The fence and gate also had heavy rust on the lower tube)

Recommendation

Contact a qualified professional.

 Recommendation

