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INSPECTION REPORT

1234 Main St.
Tucson, Az 85704

Buyer Name
01/08/2020 9:00AM



Inspector
Jason Brown
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Agent
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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

- ⊖ 2.2.1 Exterior - Exterior Doors: Gap in weather stripping
- ⊖ 2.3.1 Exterior - Windows: Missing/damaged Screen
- ⊖ 4.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 4.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Obstruction in receptacle
- ⚠ 4.7.1 Electrical - Carbon Monoxide Detectors: No carbon monoxide detectors present
- ⊖ 5.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Plunger missing / not functioning properly
- ⊖ 5.2.2 Plumbing - Drain, Waste, & Vent Systems: Toilet - loose at the base
- ⊖ 5.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Hose bib handle broken
- ⊖
5.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: No anti-siphon device on exterior hose bib(s)
- ⊖
7.2.1 Foundation, Basement, Crawlspace & Structure - Floor Structure: Evidence of wood destroying organisms
- ⊖ 8.1.1 Interior - Doors: Closet doors missing guide plate.
- ⊖ 8.1.2 Interior - Doors: Interior doors - need adjustment
- ⚠ 10.1.1 Built-in Appliances - Dishwasher: Missing high loop
- ⊖ 10.3.1 Built-in Appliances - Range/Oven/Cooktop: No anti-tip devise present
- ⊖ 10.3.2 Built-in Appliances - Range/Oven/Cooktop: Missing knobs
- ⊖ 10.5.1 Built-in Appliances - Dryer Hook-ups: Washing machine drip pan not sealed
- ⊖ 10.6.1 Built-in Appliances - Built-in Microwave: Stovetop lights - not operational

1: INSPECTION DETAILS

Information

Ambient Temperature

77 Fahrenheit (F)

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Contemporary

Type of Building

Single Family

Weather Conditions

Clear, Dry, Warm

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style

Textured stucco

Windows: Window Type

Double pane, Sliders, Fixed,
Single-hung

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

Concrete

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

Concrete

Decks, Balconies, Porches:**Appurtenance**

Covered back porch

Decks, Balconies, Porches:**Material**

Stucco, Drywall ceiling

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

Clean and clear around the perimeter

Inspection Method

Attic Access, Visual, No Crawlspace

Inspection of the home exterior typically includes visual inspection of the; exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Siding, Flashing & Trim: Siding Material

Stucco

**Siding, Flashing & Trim: Stucco siding condition-Good**

The stucco siding was in overall good condition with minor/hairline cracks observed. These hairline cracks are normal and generally the result of minor settling or expansion/contraction from temperature change. These minor/hairline cracks are not a structural concern but should be filled to seal against moisture intrusion.

Exterior Doors: Exterior Entry Door

Sliding glass rear, Fiberglass front entry door

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

Wood Eaves/Soffit/Fascia



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

2.2.1 Exterior Doors

GAP IN WEATHER STRIPPING

FRONT DOOR

The front door had a gap in the threshold weather stripping which allows conditioned air to escape lowering the homes efficiency. Lack of weather stripping can also allow pests to enter the home. I recommend having a qualified professional adjust the door and / or replace the missing sections of weather stripping properly seal the door and prevent these issues.

Recommendation

Contact a qualified professional.



Recommendation



2.3.1 Windows

MISSING/DAMAGED SCREEN

EXTERIOR WINDOWS

At the time of inspection I observed various windows with damaged or missing screens. I recommend replacing damaged/missing window screens to prevent pests, birds and bugs from entering the home when windows are open.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



3: ROOF

Information

Roof Type/Style

Gambrel, Combination

Roof Drainage Systems:**Drainage Material**

Drip edge only

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

No Chimney

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.

Inspection Method

Walked the roof

**Roof condition-Good**

The roof was in overall good condition with no signs of moisture intrusion. Any specific defects or observations will be noted in the observation/summary section.

Coverings: Material

Concrete tile, Rolled roofing with elastomeric top coat

**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).

Flashings: Material

Metal

**Roof Penetrations, Skylights, Chimneys: Roof penetrations**

The roof penetrations consist of drain / wastewater venting, moisture venting, gas appliance venting, roof venting, ECT. No signs of moisture intrusion around the roof penetrations at the time of inspection.



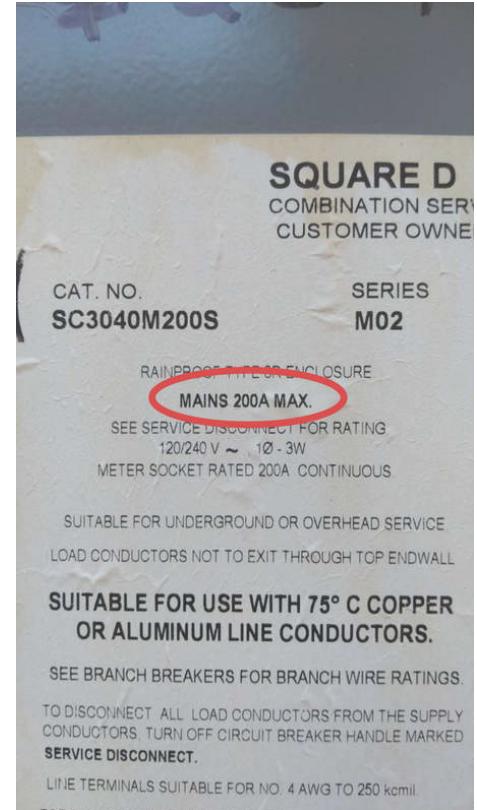
4: ELECTRICAL

Information

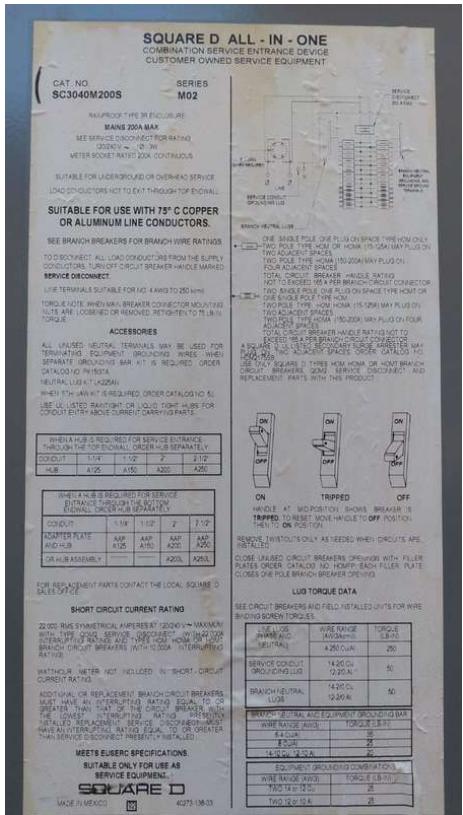
Service Entrance Conductors:
Electrical Service Conductors
Below Ground

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

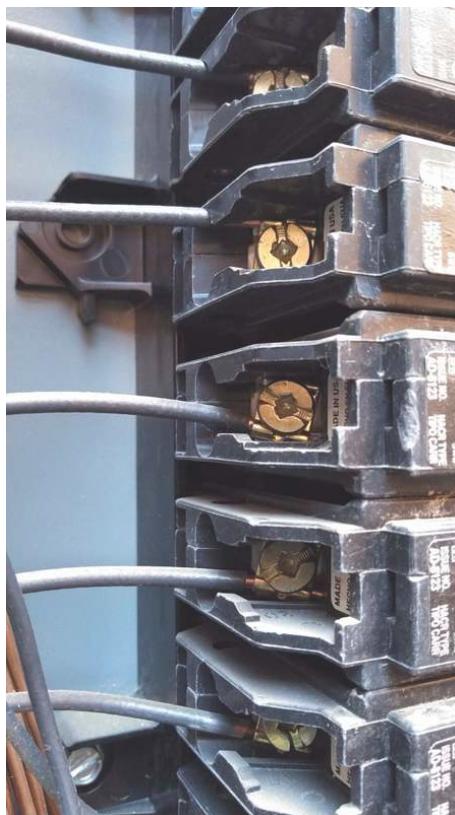
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical bonding

Bonded to the gas pipe/meter



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

Copper



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



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

Working except otherwise noted
in the observation/summary
section

GFCI & AFCI: GFCI's

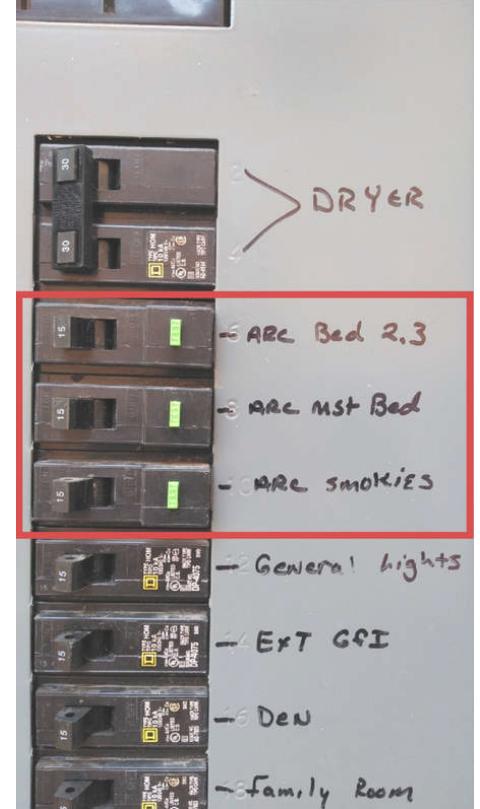
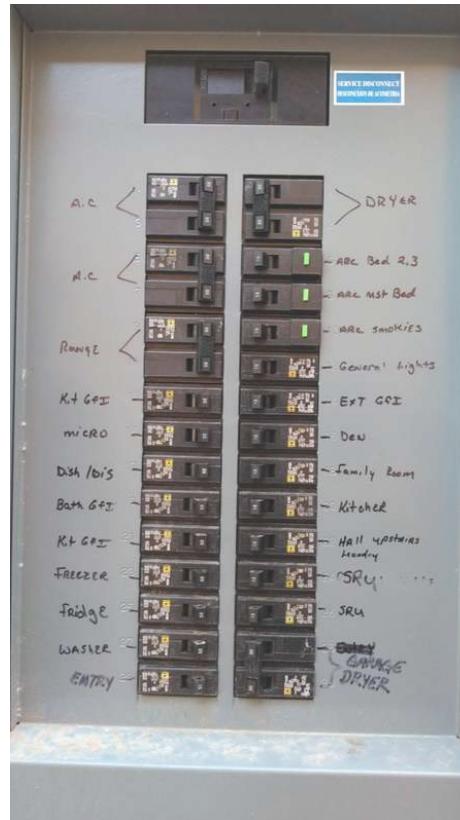
Present exterior-garage-baths-kitchen, Working as intended

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

GFCI & AFCI: AFCI circuits

AFCI breakers

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

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

Smoke Detectors: Smoke detectors

Present/working at the time of Inspection, 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

4.4.1 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

DINING ROOM

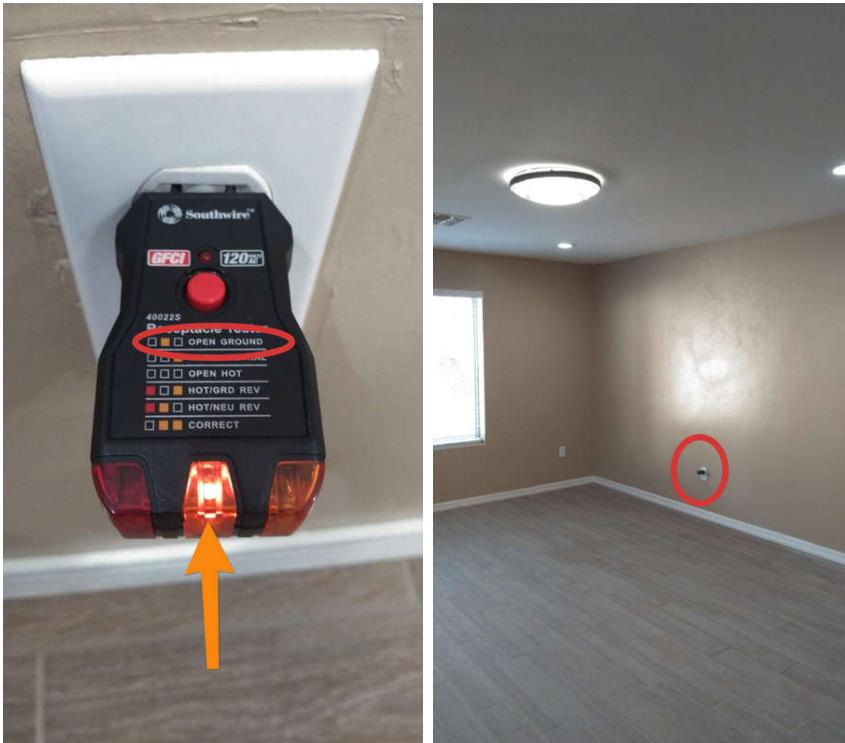
A receptacle was ungrounded at the time of inspection. To eliminate safety hazards, I recommend having an electrical professional repair or replace as needed for proper grounding.



Recommendation

Recommendation

Contact a qualified electrical contractor.



4.4.2 Lighting Fixtures, Switches & Receptacles

OBSTRUCTION IN RECEPTACLE

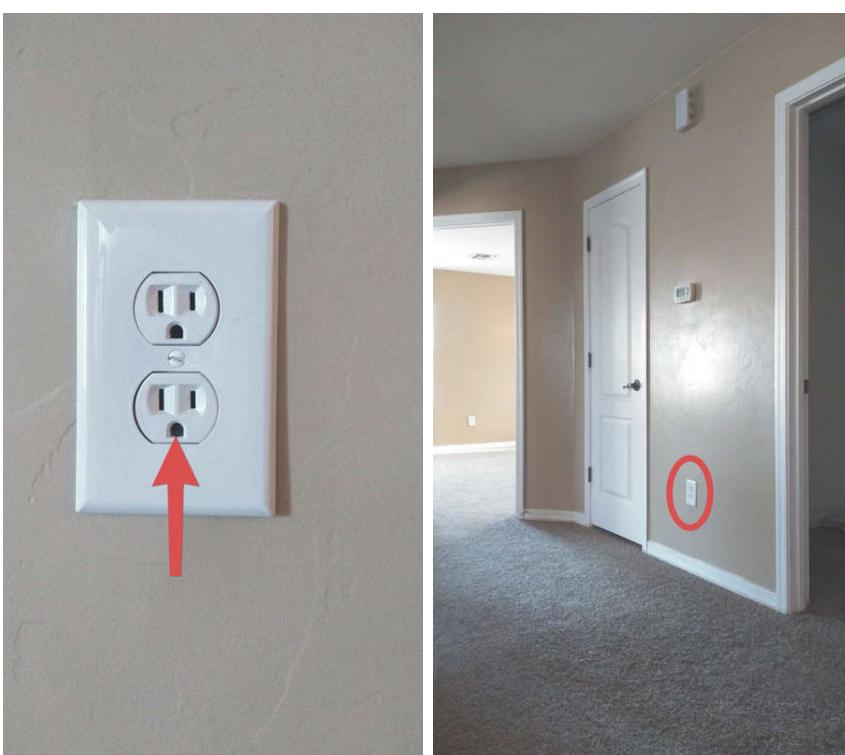
LOFT

At the time of Inspection there was an obstruction in a receptacle which does not allow a grounded plug to be plugged into it. I recommend having an electrical professional repair or replace as needed for proper function.

 Recommendation

Recommendation

Contact a qualified electrical contractor.



4.7.1 Carbon Monoxide Detectors

**NO CARBON MONOXIDE DETECTORS PRESENT**

At the time of inspection there was no visible 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 softener loop installed

Water Source

Public

Drain, Waste, & Vent Systems:

Material

ABS

The visible sections of drain wastewater venting were ABS material.

Hot Water Systems, Controls, Flues & Vents: Power

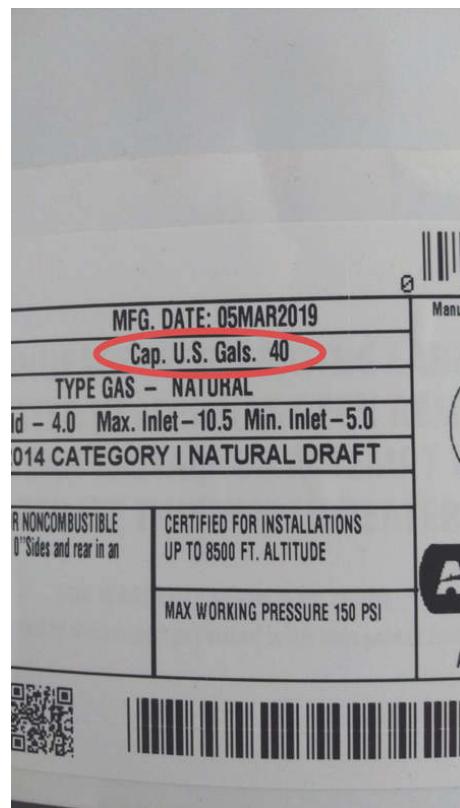
Source/Type

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

03/05/2019

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

42 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

PEX with copper stub-outs

The visible sections of water distribution pipe were PEX material with copper stub outs.

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

Copper

Copper water supply pipe was observed in the water meter box and at the house connection near the main shut off valve.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

At the Gas Meter-Side Yard

**Observations**

5.2.1 Drain, Waste, & Vent Systems

**SINK - PLUNGER MISSING / NOT
FUNCTIONING PROPERLY**

DOWNSTAIRS BATHROOM

The sink plunger (stopper) was not functioning properly at time of inspection. The plunger does not move with the rod. I recommend having a qualified professional evaluate and repair as needed for proper operation.

Recommendation

Contact a qualified professional.

Recommendation



5.2.2 Drain, Waste, & Vent Systems

TOILET - LOOSE AT THE BASE

UPSTAIRS LOFT BATHROOM

At the time of inspection I observed a toilet that was loose at the base. A loose toilet can leak from the base wax ring/gasket. I recommend having a plumbing professional evaluate and secure / repair as needed to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.



5.3.1 Water Supply, Distribution Systems & Fixtures

HOSE BIB HANDLE BROKEN

NORTH SIDE YARD (NEAR THE MAIN WATER SHUT OFF)

At the time of inspection I observed a broken hose bib handle. I recommend having a qualified professional repair or replace as needed for proper function.

Recommendation

Contact a qualified professional.



5.3.2 Water Supply, Distribution Systems & Fixtures

NO ANTI-SIPHON DEVICE ON EXTERIOR HOSE BIB(S)

EXTERIOR HOSE BIBS

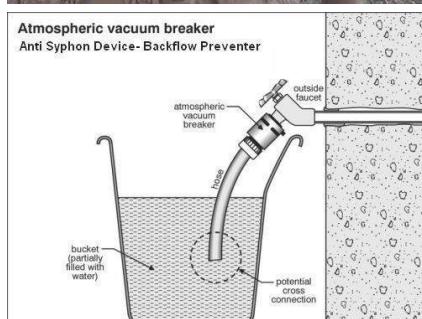


At the time of inspection there was no anti-siphon device on the exterior hose bib(s). I recommend having an anti-siphon device installed to prevent the possibility of contamination.

To avoid contamination of the fresh water supply, it's critical that no dirty water is allowed to be drawn back (siphoned) into the water supply system. This can be especially problematic in outdoor faucet spigots, where a garden hose may lie on the ground or in water puddles. Should a sudden drop in pressure somewhere in the water supply pipes occur, dirty water can be sucked back into the pipes through the garden hose, contaminating your home's fresh water.

Recommendation

Contact a qualified professional.



6: HEATING AND COOLING

Information

Cooling Equipment (upstairs):
Energy Source/Type

Electric

Cooling Equipment (upstairs):
Refrigerant type

410A

Cooling Equipment (upstairs):
Location

Exterior North

Heating Equipment (upstairs):
Brand

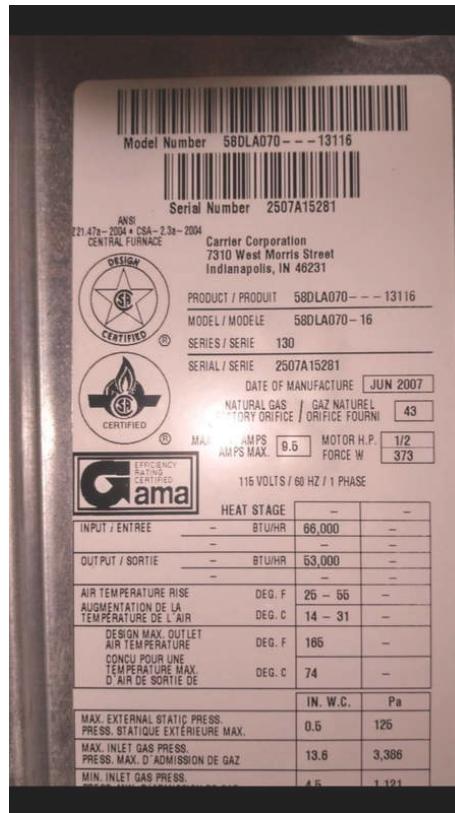
Carrier

Cooling Equipment (upstairs):
Manufacturer date

07/02/2007

Heating Equipment (upstairs):
Energy Source

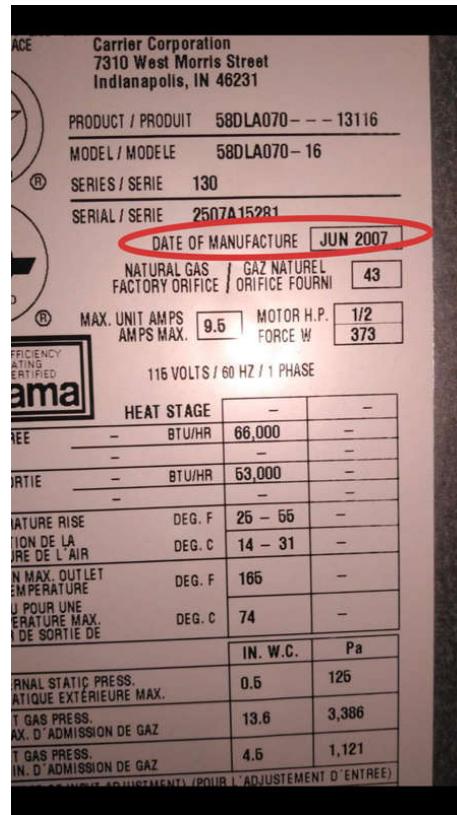
Gas


Heating Equipment (upstairs):
Heat Type

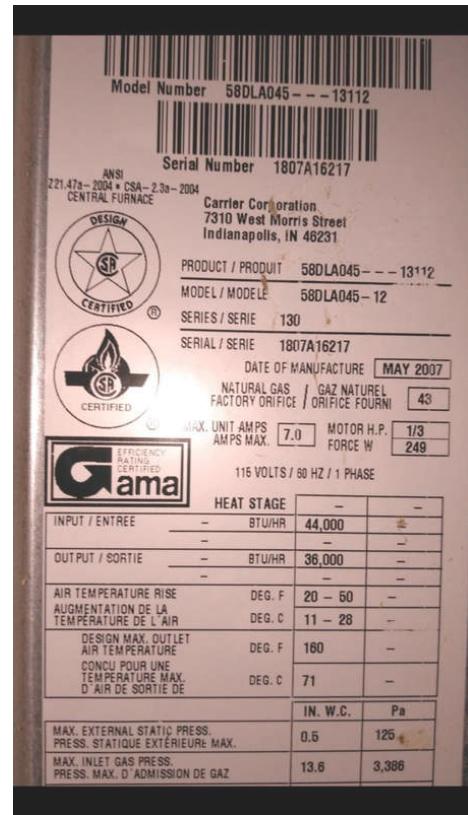
Gas-Fired Heat, Forced Air

Heating Equipment (upstairs):**Manufacture date**

06/01/2007

**Heating Equipment (downstairs): Brand**

Carrier

**Heating Equipment (downstairs): Energy Source**

Gas

**Heating Equipment (downstairs): Heat Type**

Gas-Fired Heat, Forced Air

Heating Equipment (downstairs): Manufacture date

05/01/2007



Cooling Equipment (downstairs): Cooling Equipment (downstairs): Cooling Equipment (downstairs):**Energy Source/Type**

Electric

Location

Exterior North

Manufacturer date

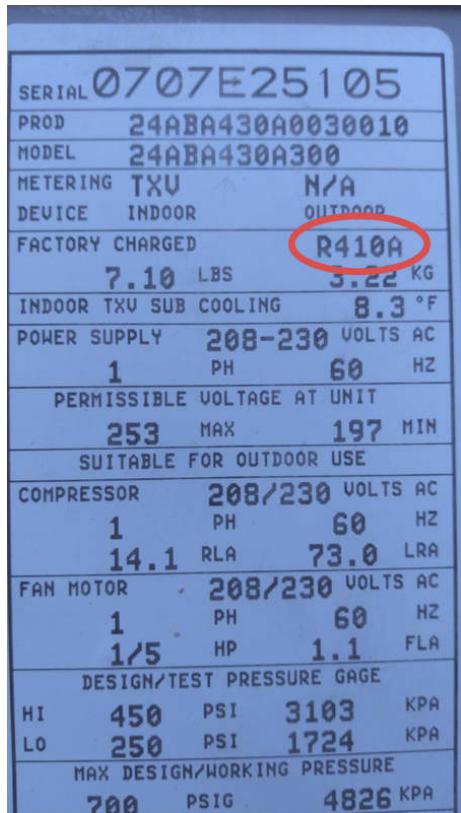
02/12/2007

Cooling Equipment (downstairs): Normal Operating Controls:**Refrigerant type**

410A

ThermostatWall mount, Loft (upstairs),
Hallway (downstairs)**Distribution System:****Configuration**

Split system

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

Cooling Equipment (upstairs): Brand

Carrier



SERIAL	2907E08477
PROD	24ABA436A0031010
MODEL	24ABA436A310
METERING	TXU N/A
DEVICE	INDOOR OUTDOOR
FACTORY CHARGED	R410A
7.25 LBS	3.29 KG
INDOOR TXU SUB COOLING	10 °F
POWER SUPPLY	208-230 VOLTS AC
1 PH	60 HZ
PERMISSIBLE VOLTAGE AT UNIT.	
253 MAX	197 MIN
SUITABLE FOR OUTDOOR USE	
COMPRESSOR	208/230 VOLTS AC
1 PH	60 HZ
16.7 RLA	79.0 LRA
FAN MOTOR	208/230 VOLTS AC
1 PH	60 HZ
1/5 HP	1.2 FLA
DESIGN/TEST PRESSURE GAGE	
HI 450 PSI	3103 KPA
LO 250 PSI	1724 KPA
MAX DESIGN/WORKING PRESSURE	
700 PSIG	4826 KPA
MINIMUM CIRCUIT AMPS	22.0
MAX FUSE	MAX CKT-BKR(*) 35 A
35 A	* HACR TYPE RECOMMENDED
MODEL NUMBER 24ABA436A0031010	

Cooling Equipment (upstairs): Air filter size and location

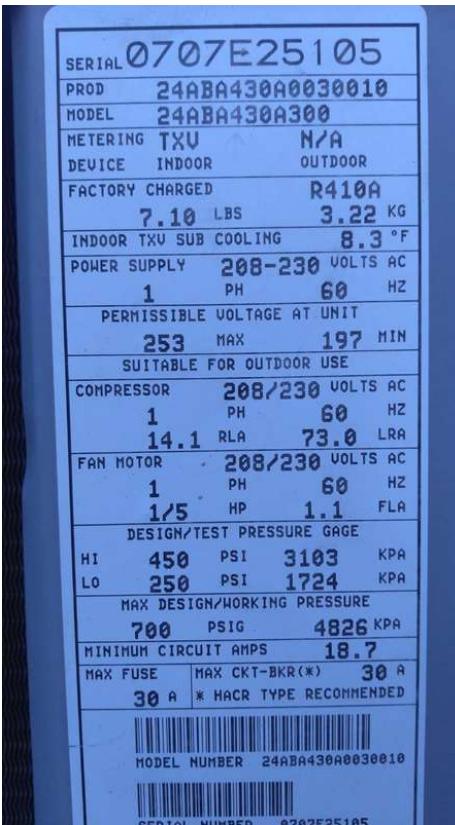
20X20X1, Located in the loft and master bedroom ceiling

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



Cooling Equipment (downstairs): Brand

Carrier

**Cooling Equipment (downstairs): Air filter size and location**

20X30X1, Located in the loft ceiling

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



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.

Distribution System: Ductwork

The visible sections of ductwork are insulated



Vents, Flues & Chimneys: Gas venting



7: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Attic Access, Visual, No crawl space

Foundation: Material

Post tension concrete

Floor Structure: Material

Post tension concrete

**Floor Structure: Sub-floor**

Subfloor is not visible/no access

Floor Structure:**Basement/Crawlspacce Floor**

No Basement/Crawlspacce

Wall Structure: Wall 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: Post Tension concrete

WARNING! Do not cut, core or drill post tension slabs. [Click here for more info](#) on post tension slabs and the potential hazards associated with this type of floor structure.

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: Ceiling structure

Wood trusses

**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.

Observations

7.2.1 Floor Structure

EVIDENCE OF WOOD DESTROYING ORGANISMS

Recommendation

There is evidence of wood destroying organisms in the homes foundation/floor structure. The home inspector is permitted to report damage/evidence caused by insects, but may not identify or attempt to identify the type of pest causing the damage. I recommend having a pest control professional evaluate and discuss a treatment plan as needed.

Recommendation

Contact a qualified pest control specialist.



8: INTERIOR

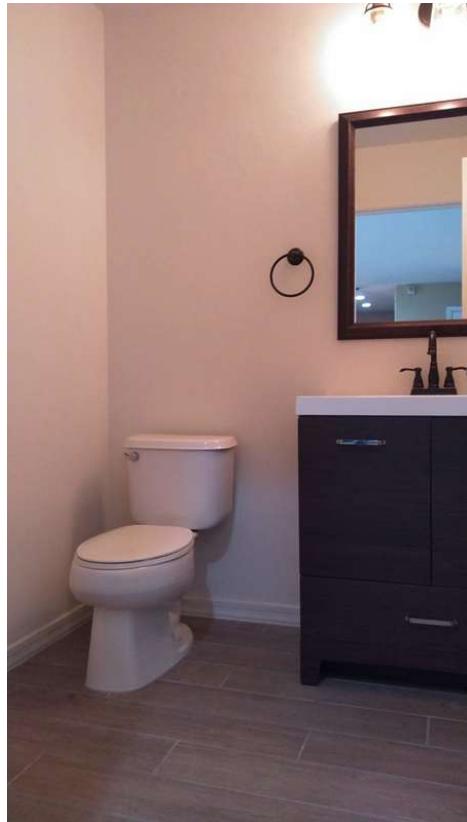
Information

Ceilings: Ceiling Material

Drywall

Interior pictures





**Doors: Interior doors**

The interior doors are hollow core raised and flat panel construction with traditional swing and bi-pass configurations.

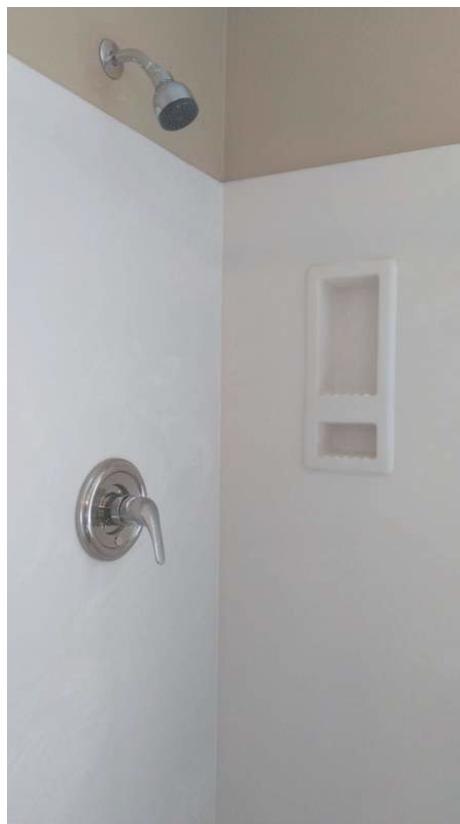


Floors: Floor Coverings

Tile, Carpet

**Walls: Wall Material**

Drywall, Tile shower walls, Shower enclosure



Steps, Stairways & Railings: Steps, Stairs, Railing

Safe secure hand railing, Proper Tread height and depth

**Countertops & Cabinets: Countertop Material**

Composite, Granite

**Countertops & Cabinets: Cabinetry**

Wood



Observations

8.1.1 Doors

CLOSET DOORS MISSING GUIDE PLATE.

ALL 3 BEDROOMS

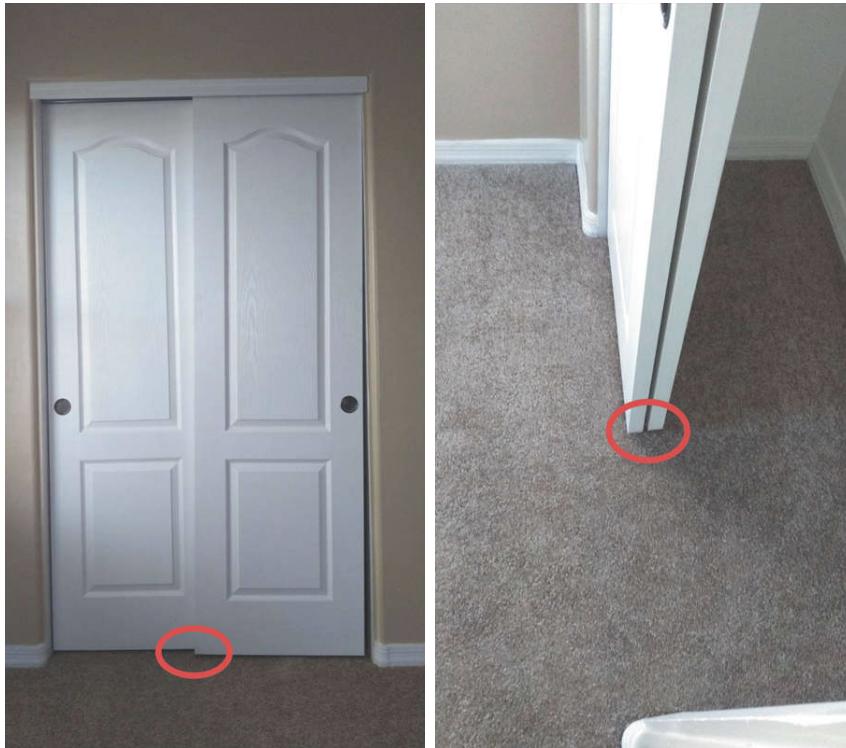


Recommendation

The closet doors are missing the guide plates at the base. These guide plates keep the doors from swinging and causing damage to the track and rollers. I recommend installing the proper guide plates to prevent damage.

Recommendation

Contact a qualified professional.



8.1.2 Doors

INTERIOR DOORS - NEED ADJUSTMENT

OFFICE, DOWNSTAIRS BATHROOM, MASTER BEDROOM, UPSTAIRS BEDROOM

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

Recommendation

Contact a qualified door repair/installation contractor.

Recommendation

9: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

Concreter lower level floors, No
subfloor access

Attic access

Loft area

Exhaust Systems: Exhaust Fans

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

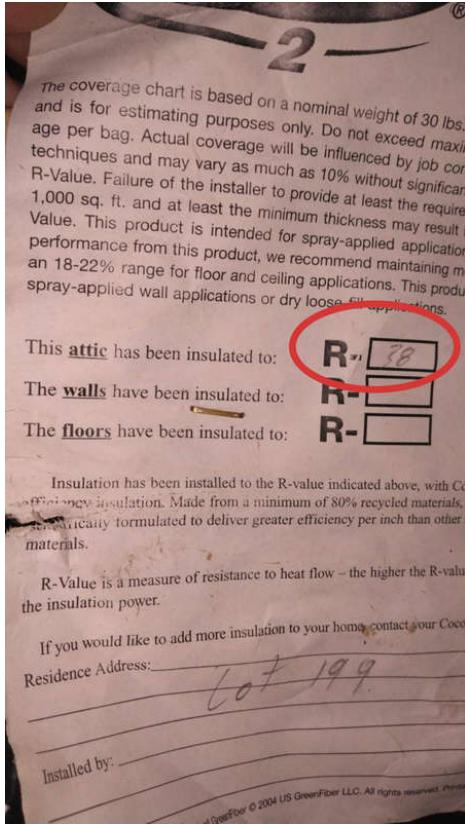
Attic acces: Attic access

Yes, scuttle hatch



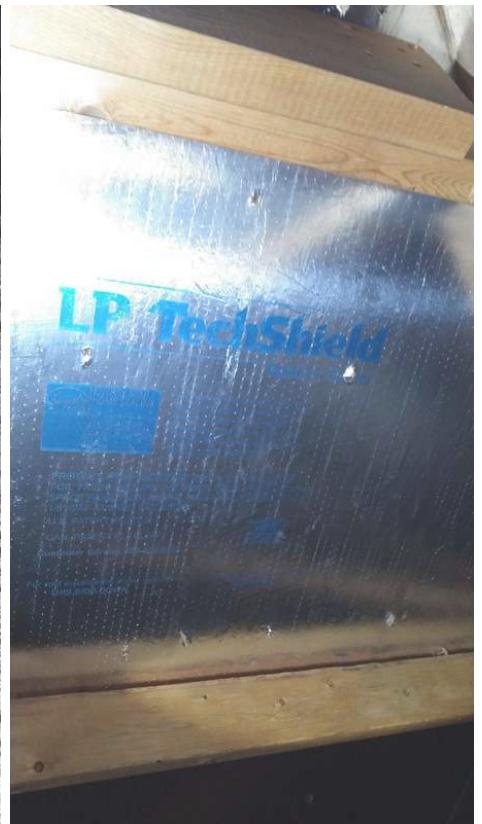
Attic Insulation: R-value

38



Attic Insulation: Insulation Type

Blown in, Radiant barrier



Ventilation: Ventilation Type

Soffit Vents, Gable 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.



10: BUILT-IN APPLIANCES

Information

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

Gas with optional electric

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

Re-circulate

Garbage Disposal: Brand

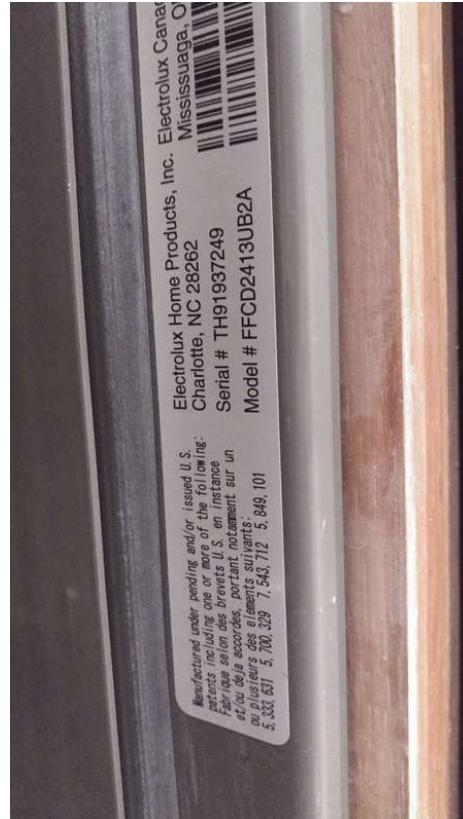
Badger

**Dryer Hook-ups: Dryer Vent**

Metal (Flex)

Dishwasher: Brand

Frigidaire

**Refrigerator: Brand**

Frigidaire



Range/Oven/Cooktop: Range/Oven Brand

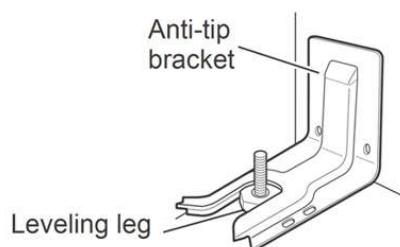
Whirlpool

**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.



Dryer Hook-ups: Dryer Power Source

220 Electric, Optional Gas/Electric

**Built-in Microwave: Microwave brand**

Samsung

**Observations**

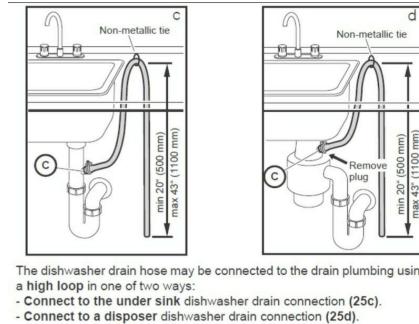
10.1.1 Dishwasher

MISSING HIGH LOOP

There was no drain high loop present in the dishwasher drain system. The reason for a high loop in the dishwasher drain is to prevent potential back flow of waste water into the dishwasher and to prevent improper drainage of water. I recommend having a qualified professional properly route the drain line to prevent these possible issues. (See illustration)

Recommendation

Contact a qualified professional.



10.3.1 Range/Oven/Cooktop

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.



10.3.2 Range/Oven/Cooktop

MISSING KNOBS

At the time of inspection the stovetop controls were missing 3 knobs.
I recommend installing the proper knobs as needed.

Recommendation

Contact a qualified professional.



Recommendation



10.5.1 Dryer Hook-ups

WASHING MACHINE DRIP PAN NOT SEALED

UPSTAIRS LAUNDRY ROOM

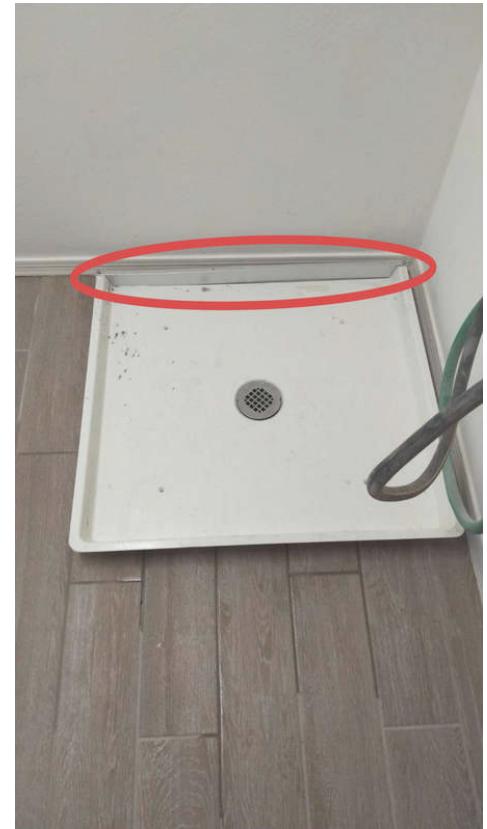


Recommendation

At the time of inspection the washing machine drip pan was not sealed at the removable panel. The removable panel should be at the front side to gain access when installing or removing the washing machine. I recommend having a qualified professional install the pan in the correct orientation and make sure the pan seals as intended.

Recommendation

Contact a qualified professional.



10.6.1 Built-in Microwave

STOVETOP LIGHTS - NOT OPERATIONAL

BOTTOM SIDE OF THE MICROWAVE

At the time of Inspection the stove top lights were not operational. This could be due to a number of issues such as a bad bulb, faulty switch or another issue. I recommend replacing the bulb, if the lights still don't work have an appliance repairman evaluate and repair as needed.

Recommendation

Contact a qualified appliance repair professional.

Recommendation



11: GARAGE

Information

Ceiling: Ceiling Material

Finished drywall

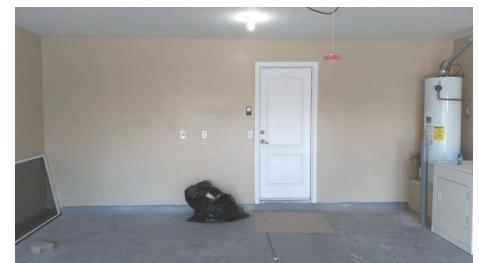
Floor: Garage floor material

Post tension concrete slab

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

Lift Master



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

Self closing, solid