



ON POINT HOME INSPECTIONS LLC

(520) 270-9853

Jason@OnPointTucson.com

<https://www.onpointhomeinspectionsaz.com>



INSPECTION REPORT

1234 Main St.
Tucson, Az 85704

Buyer Name
07/21/2019 9:00AM



Inspector
Jason Brown
(520) 270-9853
brownjason1967@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: EXTERIOR	6
3: ROOF	13
4: PLUMBING	20
5: ELECTRICAL	27
6: COOLING	33
7: HEATING	37
8: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE	40
9: INTERIOR	41
10: ATTIC, INSULATION & VENTILATION	47
11: BUILT-IN APPLIANCES	52
12: GARAGE	55

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

- ⊖ 2.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.1.1 Roof - Coverings: Tiles Cracked/Broken
- ⊖ 9.4.1 Interior - Walls: Minor Drywall Cracks

1: INSPECTION DETAILS

Information

Ambient Temperature

80 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 Style

Textured stucco

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

Concrete



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

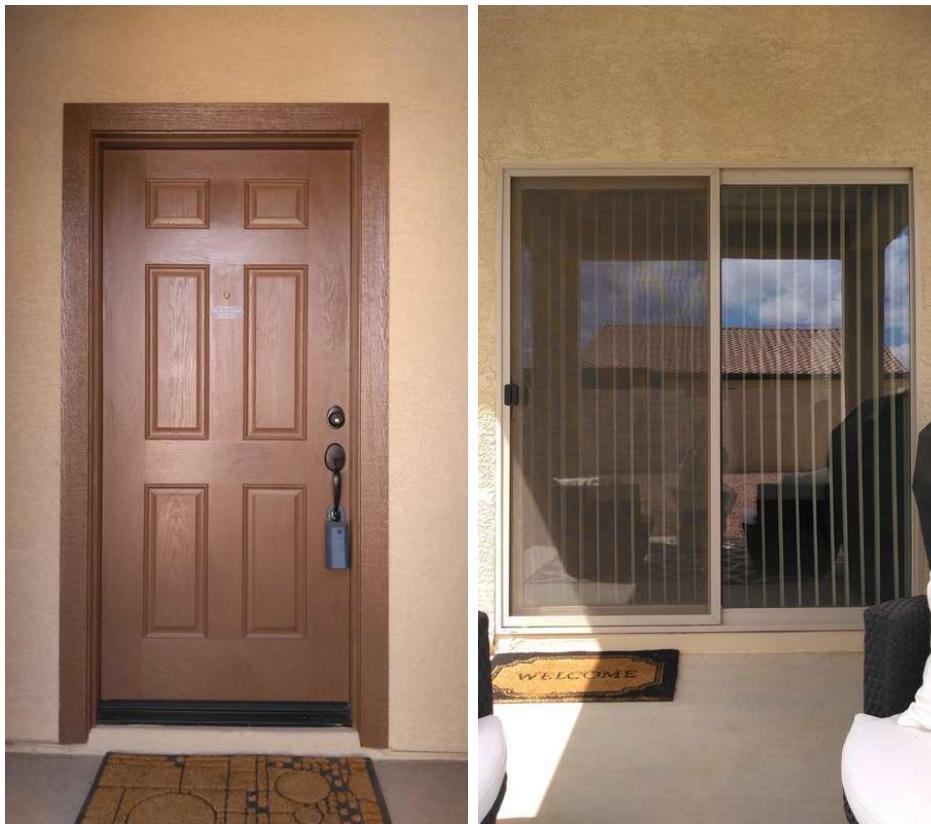
The stucco siding was in overall good condition with some minor cracking observed. See the observations/summary section for more details.



Exterior Doors: Exterior Entry Door

Sliding glass rear, Fiberglass front entry door

The exterior doors had good seals and operated with ease. No defects noted at the time of inspection.

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

Concrete

The concrete was in good condition with minimal cracking and no shifting, lifting or settling noted at the time of inspection.



Decks, Balconies, Porches: Appurtenance

Covered back porch



Decks, Balconies, Porches: Material

Stucco, Drywall



Eaves, Soffits & Fascia: Eaves, soffit and fascia

Combination parapet wall and wood fascia-soffit-eaves

The house had a combination of parapet wall and wood fascia, soffit and eaves. These wood areas will need an occasional coat of paint. The paint acts as a protective layer against moisture intrusion, wood rot and deterioration.



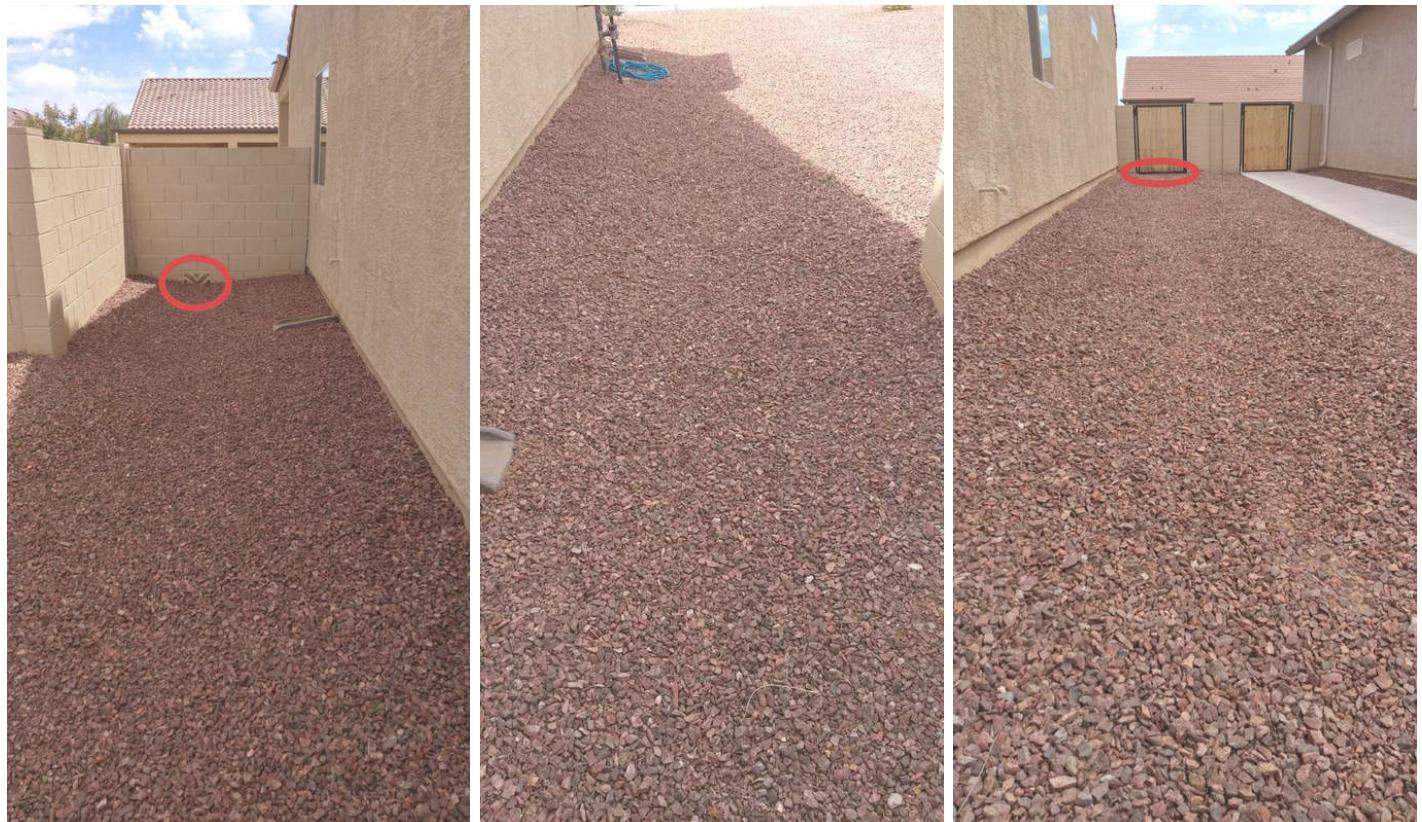
Vegetation, Grading, Drainage & Retaining Walls: Vegetation

Clean and clear around the perimeter

**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

CRACKING - MINOR

EXTERIOR (MOSTLY SOUTH FACING)

 Recommendation

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

Recommendation

Contact a qualified professional.



3: ROOF

Information

Skylights, Chimneys & Other

Roof Penetrations: 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 Type/Style

Gable, Combination, Low pitch

**Coverings: Material**

Concrete tile, Rolled roofing

The house had concrete tile roof covering with rolled roofing on the low pitched back porch. The coverings are in overall good condition with a couple cracked tile noted. See the observation/summary section for more details.



Roof Drainage Systems: Drainage Material

Metal gutter system

The house had a metal gutter system around the roof to direct water off the roof and away from the house. Keep the gutters and drains clean to prevent water from backing up.



Flashings: General flashing description

Flashing is a general term used to describe 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).

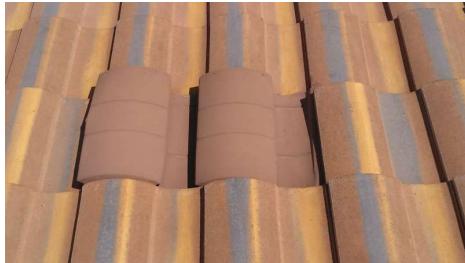
Flashings: Material

Metal



Skylights, Chimneys & Other Roof Penetrations: Roof penetrations

The roof penetrations consist of drain/waste venting, roof vents, bathroom moisture venting, clothes dryer venting, ECT. No signs of moisture intrusion at the time of inspection.



Observations

3.1.1 Coverings

TILES CRACKED/BROKEN

The roof had cracked/broken tiles. I recommend having a qualified roofing professional evaluate and repair as needed prevent moisture intrusion.



Recommendation

Recommendation

Contact a qualified roofing professional.



4: PLUMBING

Information

Filters

None

Water Source

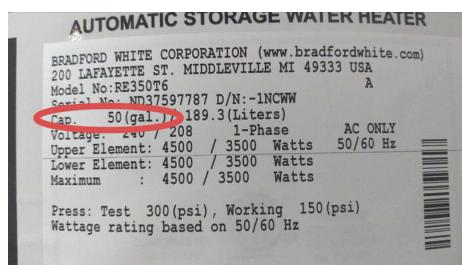
Public

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

Electric

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

50 gallons



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



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

No gas to the property

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

63 Psi

The water pressure was 63 PSI at the time of inspection. 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**

East side yard

The house had 2 water shut off valves. The first is in the water meter box at the street and will shut off the water after the meter. The second is at the house in will shut off the house water distribution system while leaving the section from the street to the house active. See pictures below.



Drain, Waste, & Vent Systems: Material

ABS



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

The visible sections of water distribution pipe are PEX material.

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

At the time of inspection copper supply pipe was observed at the water meter and at the house (water inlet). The indicates the main water supply is copper material.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

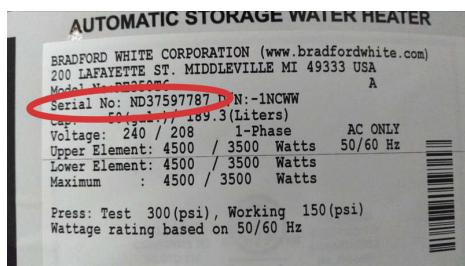
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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



Hot Water Systems, Controls, Flues & Vents: Manufacture date

04/01/2016



Bradford White® Water

The date of manufacture is coded in the serial number and represent the year.

DG6327

YEAR MONTH

2nd Digit	Month	2nd Digit	Month
A	Jan	G	Jul
B	Feb	H	Aug
C	Mar	J	Sep
D	Apr	K	Oct
E	May	L	Nov
F	Jun	M	Dec

Using the chart above, a serial number of DG6322957 could have been built in either the year 2007 or 1987 in the month of July. Use the ANSI date and general appearance of the unit to narrow your choice. In this instance July 1987 would be the choice based on the listed ANSI Date of 1985. Bradford White uses a 20-year letter designation rotation system for serial numbers. Water heaters manufactured 20 years apart will have the same 1st letter designation.

5: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground



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



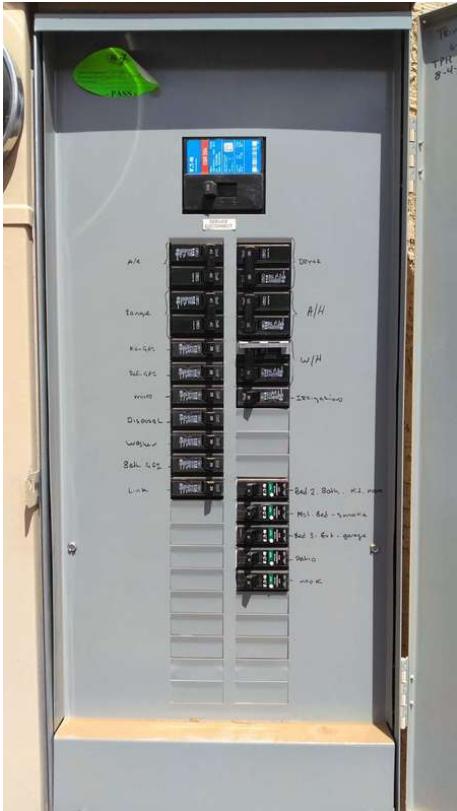
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Eaton



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 system



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

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

Working at the time of inspection except otherwise noted in the defects section

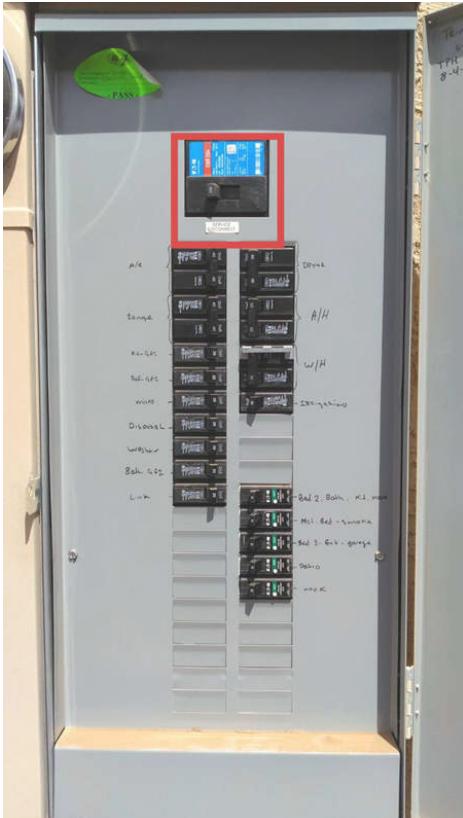


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

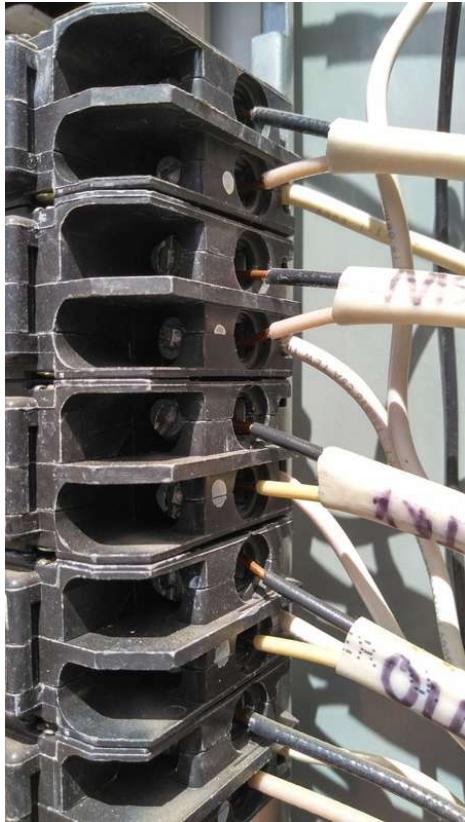


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric disconnect



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

Copper

**GFCI & AFCI: GFCI's**

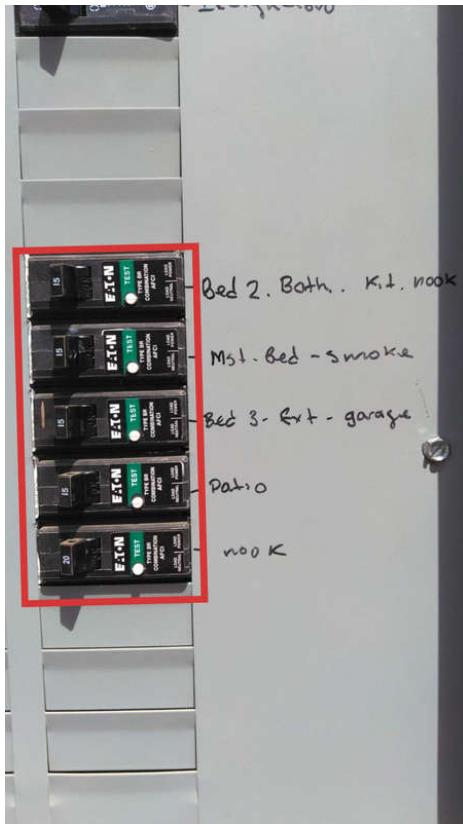
Present exterior-garage-baths-kitchen

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

GFCI & AFCI: AFCI circuits

AFCI Breakers working as intended

The main electric panel had 5 AFCI circuits. Here is a [link](#) with more info about ARC Fault Circuit Interrupters



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](#)



6: COOLING

Information

Equipment: Location

Exterior East

**Normal Operating Controls:****Thermostat**

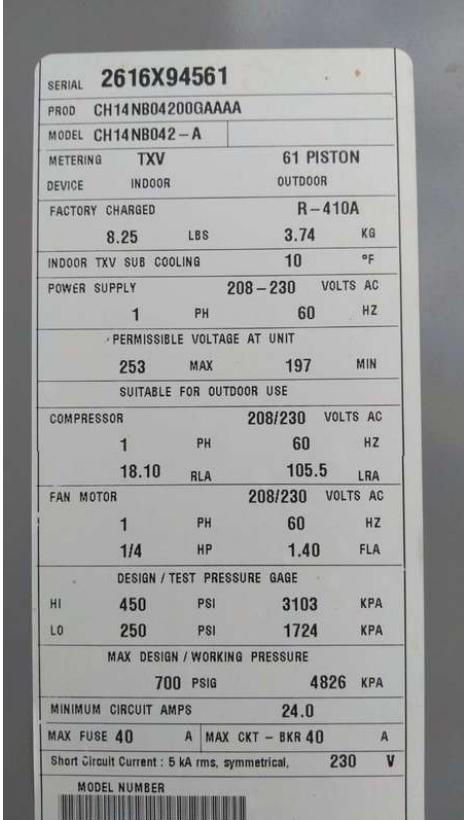
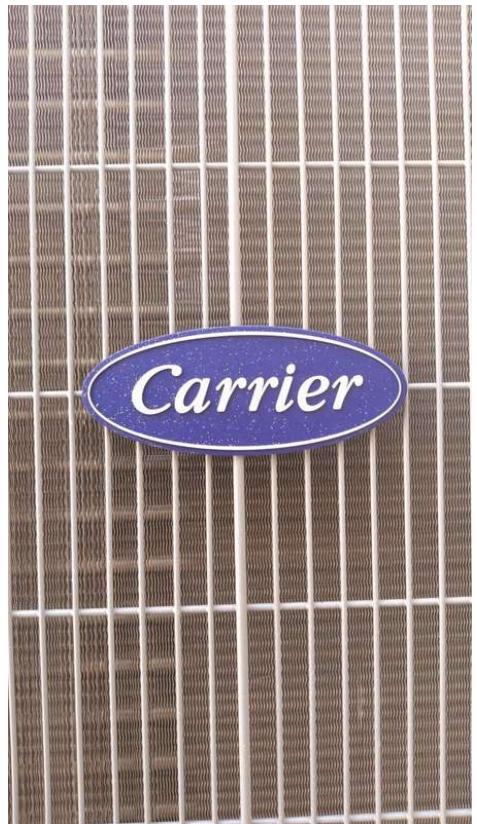
Wall mount, Honeywell

**Distribution System:****Configuration**

Split system

Equipment: Brand

Carrier



Equipment: Energy Source/Type

Electric



2616X94561			
SERIAL			2616X94561
PROD		CH14NB04200GAAAA	
MODEL	CH14NB042-A	METERING	TXV
DEVICE	INDOOR	OUTDOOR	61 PISTON
FACTORY CHARGED		R-410A	
8.25	LBS	3.74	KG
INDOOR TXV 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
18.10	RLA	105.5	LRA
FAN MOTOR	208/230	VOLTS AC	
1	PH	60	Hz
1/4	HP	1.40	FLA
DESIGN / TEST PRESSURE GAGE			
HI	450	PSI	3103
LO	250	PSI	1724
KPA			
MAX DESIGN / WORKING PRESSURE			
700	PSIG	4826	KPA
MINIMUM CIRCUIT AMPS			
MAX FUSE	40	A	MAX CKT - BKR 40
Short Circuit Current : 5 kA rms, symmetrical,			230
V			
MODEL NUMBER			

Equipment: Manufacturer date

07/15/2016

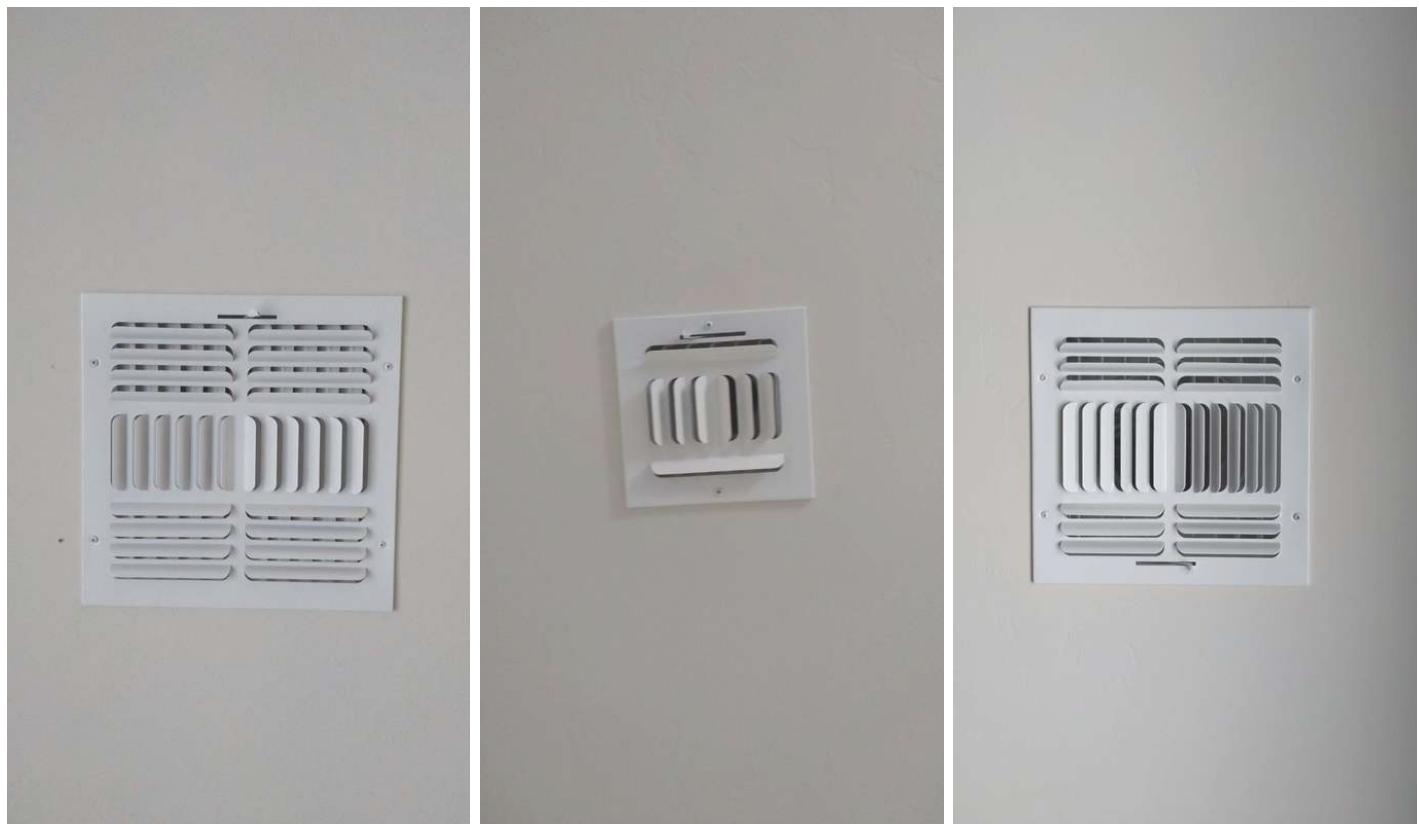
Typical air conditioners can last 20 years or more if properly maintained. [Here is a link](#) with more info on air conditioner and heat pump units.

Distribution System: Ductwork

Insulated

**Presence of Installed Cooling Source in Each Room: Installed cooling source**

installed cooling to each room



7: HEATING

Information

Equipment: Energy Source

Electric

Equipment: Heat Type

Forced Air

Equipment: Manufacture date

05/01/2016

Normal Operating Controls:

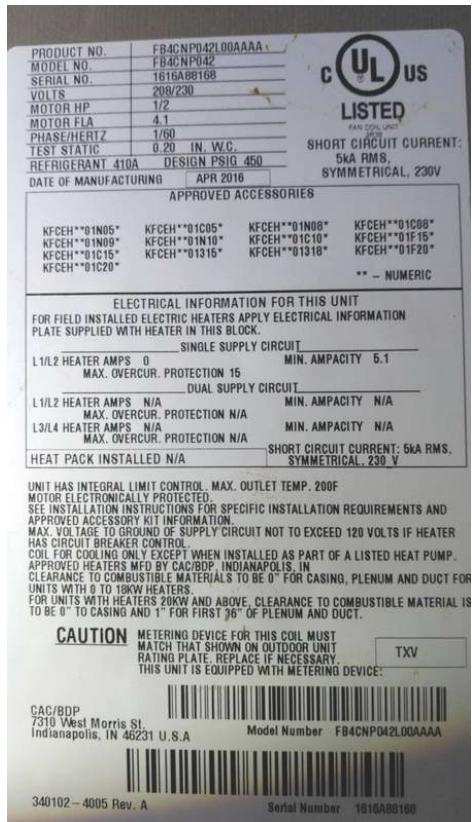
Thermostat

Wall mounted, Honeywell



Equipment: Brand

Carrier



Distribution Systems: Ductwork

Insulated

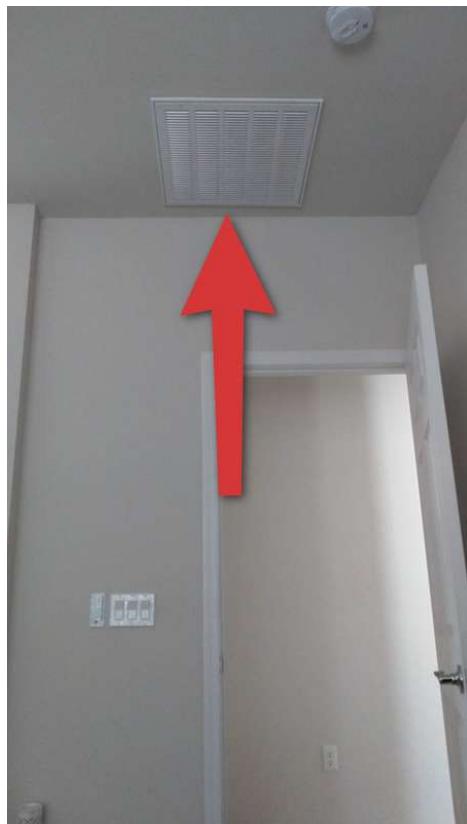
**Presence of Installed Heat Source in Each Room: Heat source in each room**

present



Air filter size and location: Air filter size and location

The air filter system has 2 filters, the first is a 20X30X1 and is located in the hallway ceiling. The second is a 20X20X1 and is in the master bedroom ceiling.



8: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

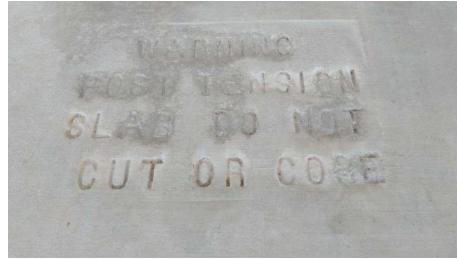
Information

Inspection Method

Attic Access, Visual, No crawl space

Foundation: Material

Post tension concrete

**Floor Structure: Material**

Post tension concrete

Floor Structure: Sub-floor

No subfloor

Floor Structure:**Basement/Crawlspac Floor**

No Basement/Crawlspac

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

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

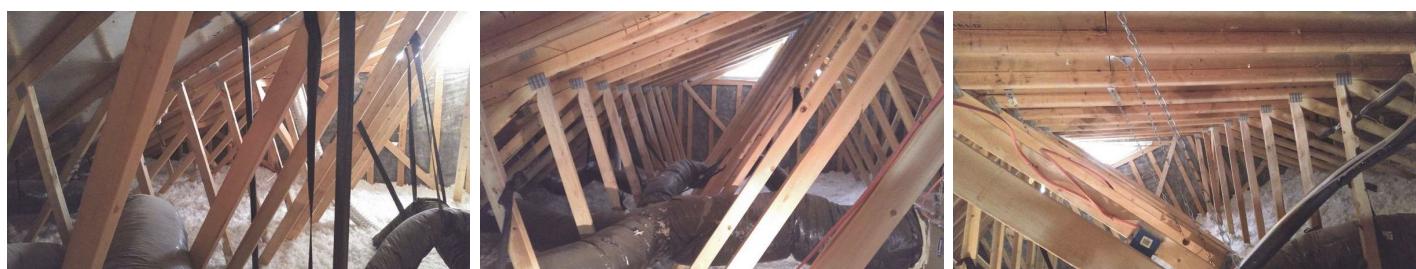
Wall Structure: Wood Wall Structure

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

The ceiling structure was in good condition, no defects noted at the time of inspection.

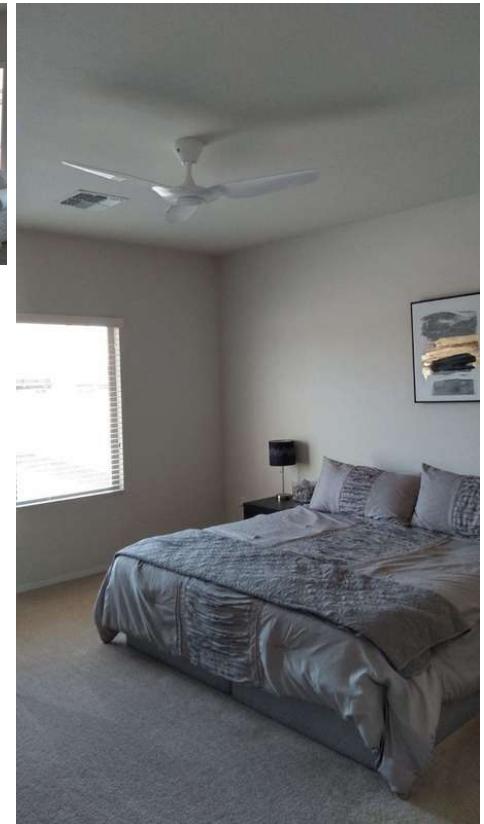
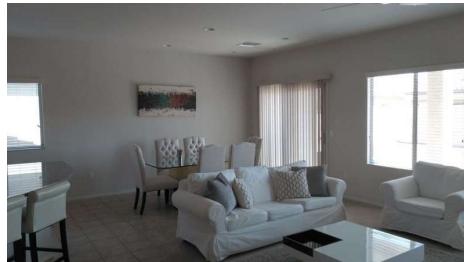
**Ceiling Structure: Wood Ceiling Structure**

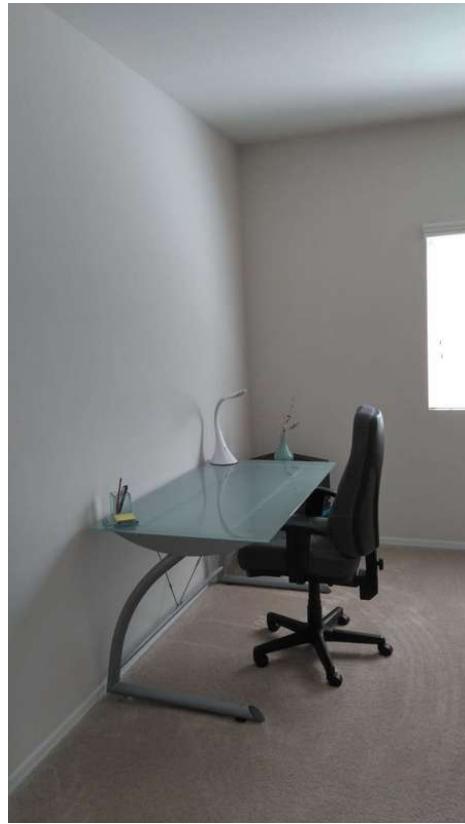
Because of the interior ceiling coverings, not all structural members were visible to be fully inspected. At the time of inspection the ceiling structure and materials appeared to be in good condition. Any specific defects will be listed in the report.

9: INTERIOR

Information

Interior pictures





Doors: Interior doors

The interior doors are hollow core raised panel construction, traditional swing with bi-pass closet doors.

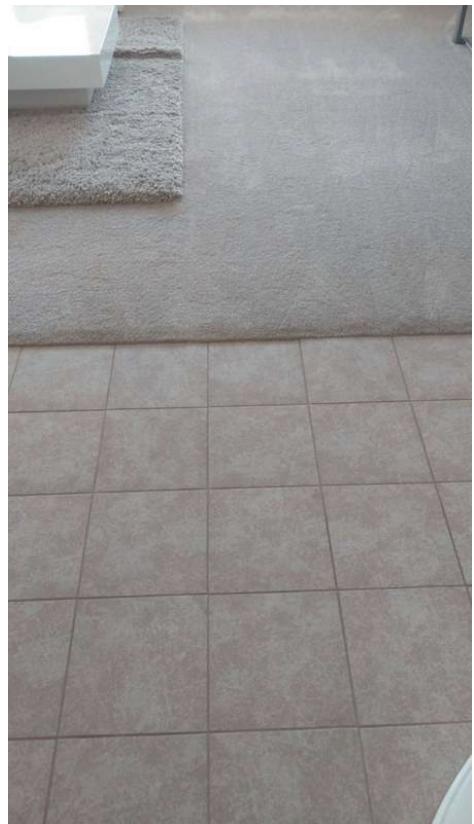


Windows: Window Type

Double pane, Sliders, Fixed

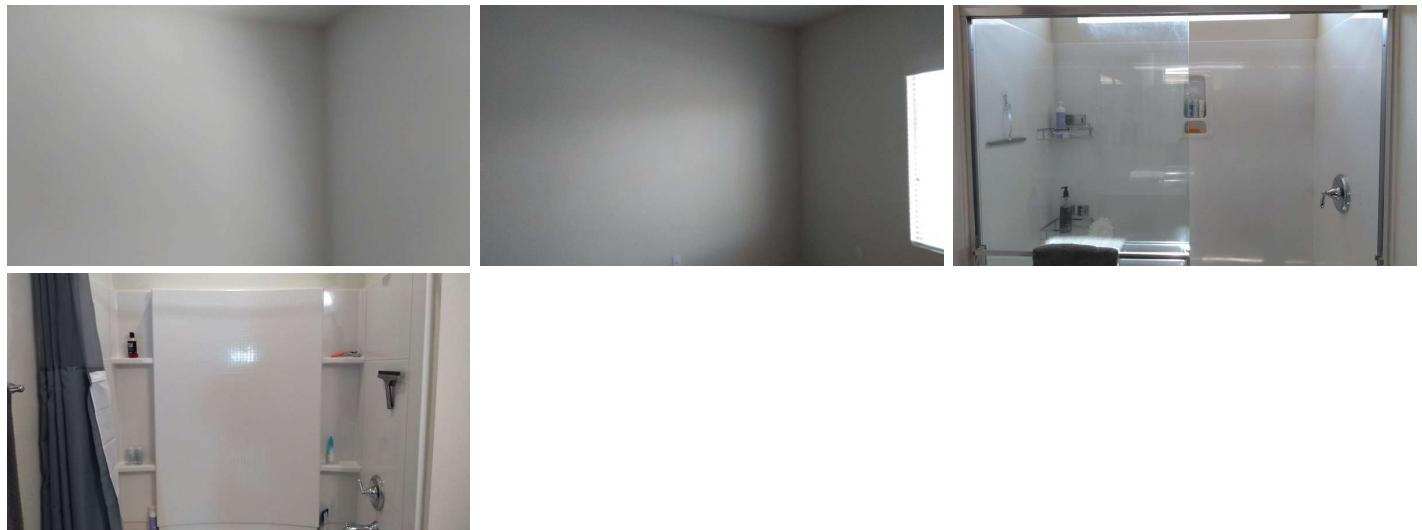
**Floors: Floor Coverings**

Carpet, Tile



Walls: Wall Material

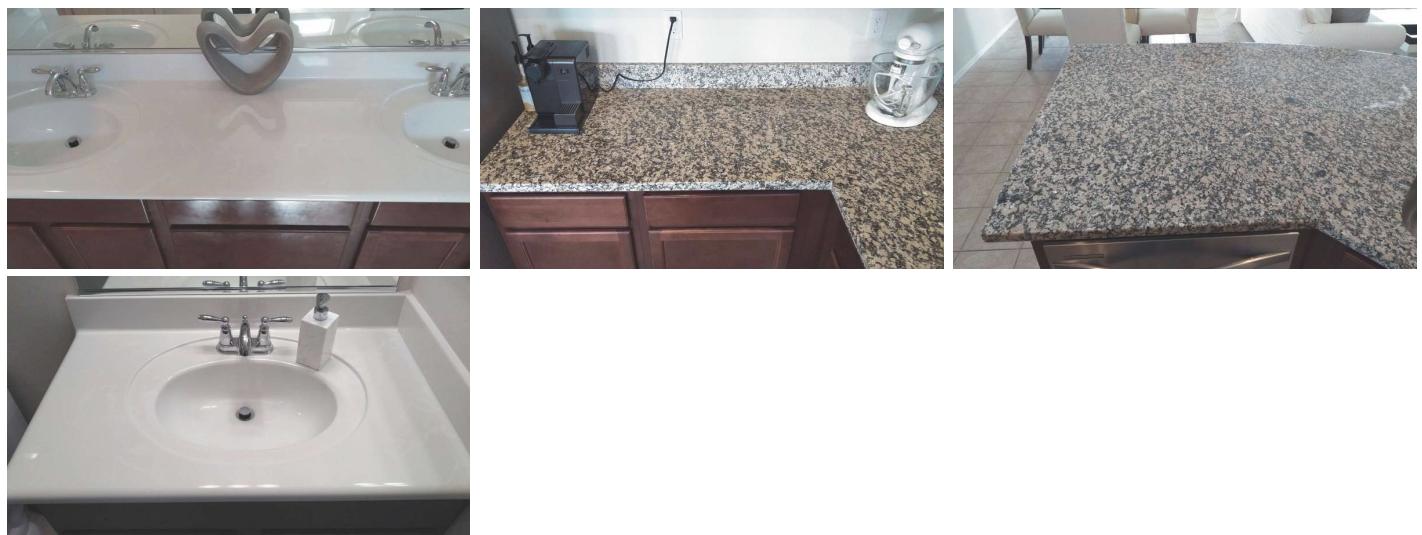
Shower enclosure, Drywall

**Ceilings: Ceiling Material**

Drywall

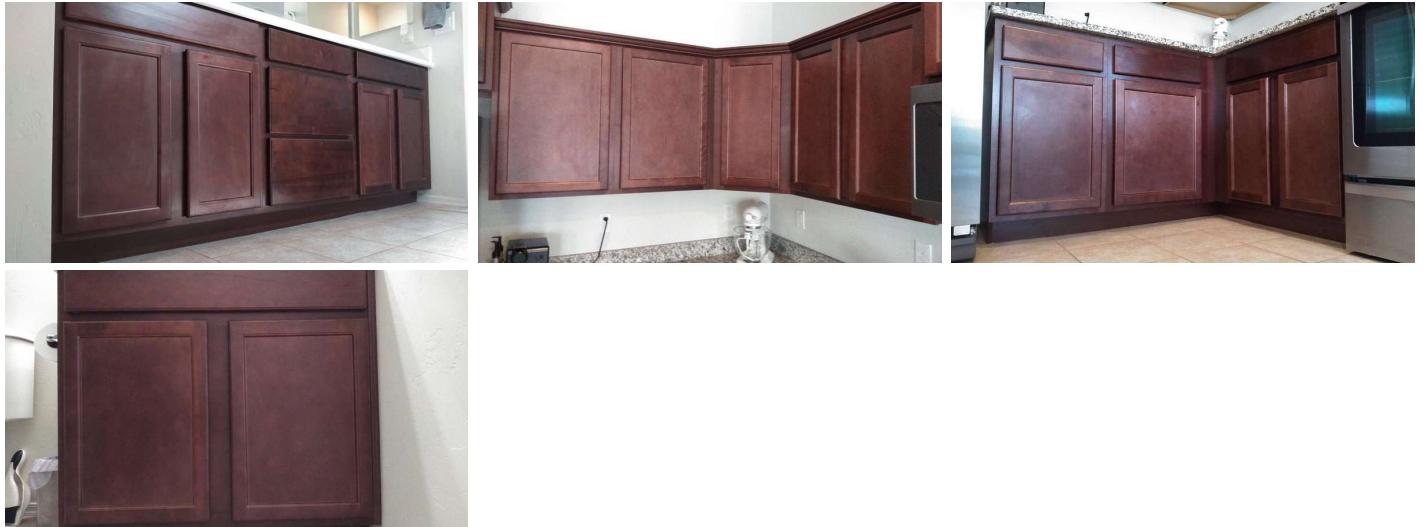
**Countertops & Cabinets: Countertop Material**

Composite, Granite



Countertops & Cabinets: Cabinetry

Wood



Observations

9.4.1 Walls

MINOR DRYWALL CRACKS

MASTER BEDROOM- GUEST BATHROOM

Recommendation

Minor cracks at the corners of doors and/or windows appeared to be the result of long-term, minor settling/movement. Some settling is not unusual in a home of this age and these cracks are not a structural concern. I recommend having these cracks repaired by a drywall professional.

Recommendation

Contact a qualified professional.





10: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

None-concrete floors

Attic access

Closet



Vapor Retarders (Crawlspace or Basement): Vapor retarder

None-no crawlspace

Attic access: Attic access

Yes, scuttle hatch



Attic Insulation: R-value

30

Builders Statement

CertainTeed
SAINT-GOBAIN

InsulSafe® SP Fiber Glass Blowing Insulation

Homeowner Name / Jobsite Name: Put Her Red Rock Lot #823
Address: Mario L.
Master / Contractor (sign): Gale Date: 7-14-16
Builder (sign): Company Name: Date:
Insulated (sign): Company Name: Date:
Inspected by (sign if required): Date:

OPEN ATTIC APPLICATION						
R-VALUE	NO. BAGS PER 1,000 SQ. FT. NET AREA	MATERIAL COVERAGE	MINIMUM WEIGHT	INFLATE INSULATED	MINIMUM NETTED THICKNESS	
To attics having insulation (R) of	Number of bags	Weight required to cover 1,000 sq. ft. net area	Weight required to cover more than 1,000 sq. ft.	Weight required to cover 1,000 sq. ft. net area	Weight required to cover more than 1,000 sq. ft.	
40	20.2	20.2	20.2	20.2	20.2	
44	20.3	20.3	20.3	20.3	20.3	
36	21.7	21.7	21.7	21.7	21.7	
30	11.8	30.7	30.7	30.7	30.7	
22	11.0	24.2	24.2	24.2	24.2	
16	9.2	34.4	34.4	34.4	34.4	
12	6.3	51.2	51.2	51.2	51.2	
11	5.7	59.3	59.3	59.3	59.3	

THERMAL PERFORMANCE—ATTIC BLOWING APPLICATION

- In accordance with the chart above, you must install the minimum number of bags per 1,000 sq. ft. of net area for each R-value listed.
- The maximum net coverage must not exceed the specified for each R-value.
- The minimum net weight must be installed at or above the specified minimum thickness for each R-value.
- Failure to install the required minimum weight per sq. ft. of insulation at or above the stated thickness will result in reduced R-value.
- This product should not be mixed with other blown insulations or the thermal claims will become invalid.

DANGER: RECESSED LIGHT FIXTURES—TO PREVENT OVERHEATING, DO NOT INSULATE ON TOP OF FLUORESCENT FIXTURES OR THERMALLY PROTECTED BALLASTS.

CEILINGS						
R-VALUE	THICKNESS	NET AREA (SF. FT.)	BLOWRATE SF./HR.	NO. BAGS USED	BATTERROLLS (M)	
R-30	11.75	1656	✓ 25	✓	✓	
WALLS						
FLOORS						

THERMAL PERFORMANCE—ATTIC BLOWING APPLICATION

- In accordance with the chart above, you must install the minimum number of bags per 1,000 sq. ft. of net area for each R-value listed.
- The maximum net coverage must not exceed the specified for each R-value.
- The minimum net weight must be installed at or above the specified minimum thickness for each R-value.
- Failure to install the required minimum weight per sq. ft. of insulation at or above the stated thickness will result in reduced R-value.
- This product should not be mixed with other blown insulations or the thermal claims will become invalid.

DANGER: RECESSED LIGHT FIXTURES—TO PREVENT OVERHEATING, DO NOT INSULATE ON TOP OF FLUORESCENT FIXTURES OR THERMALLY PROTECTED BALLASTS.



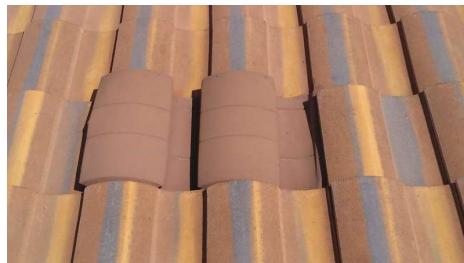
Attic Insulation: Insulation Type

Blown in, Conditioned attic



Ventilation: Ventilation Type

Gable Vents, Roof vents



Exhaust Systems: Exhaust Fans**Fan Only**

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



11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand

Whirlpool



Refrigerator: Brand

Whirlpool



Range/Oven/Cooktop:

Range/Oven Energy Source:

Electric



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

Whirlpool

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

Re-circulate

**Garbage Disposal: Brand**

Badger

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

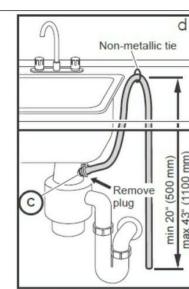
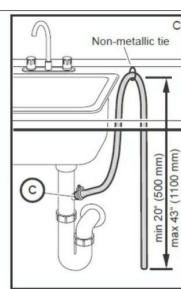
220 Electric

**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:

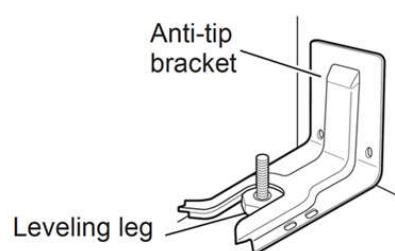
- Connect to the under sink dishwasher drain connection (25c).
- Connect to a disposer dishwasher drain connection (25d).

Range/Oven/Cooktop: Anti-tip device

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.

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

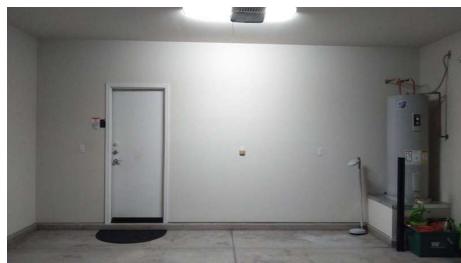


12: GARAGE

Information

Walls & Firewalls: Fire walls sealed

Visible sections of the firewall are sealed and intact

**Garage Door: Type**
Up-and-Over**Garage Door: Safety features**
Auto retract beams**Garage Door Opener: Garage door opener**

Lift Master

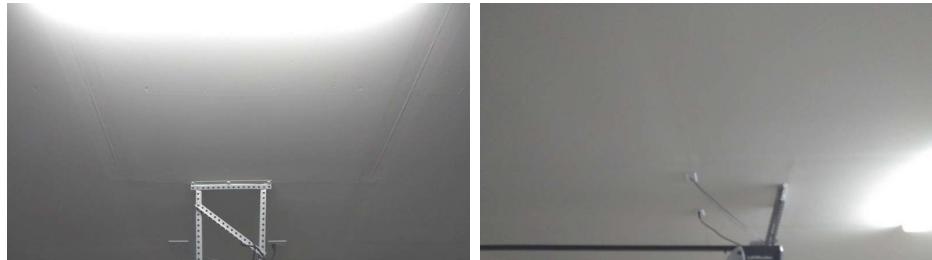


Occupant Door (From garage to inside of home): Walk through door
Self closing, solid



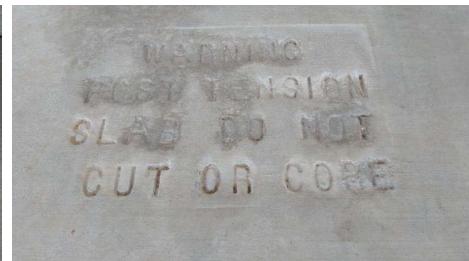
Ceiling: Ceiling Material

Rough drywall



Floor: Garage floor material

post tension concrete

**Garage Door: Material**

Metal, Non-insulated

