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
09/30/2020 9:00AM

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

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

TABLE OF CONTENTS

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

4 MAINTENANCE ITEM

15 RECOMMENDATION

4 SAFETY HAZARD

2.1.1 Exterior - Siding, Flashing & Trim: Masonry spalling
2.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation against the house
3.1.1 Roof - Coverings: Moisture Ponding
3.2.1 Roof - Roof Drainage Systems: Accumulation of debris in the gutters and scuppers
4.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Inoperable receptacle(s)
4.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged receptacles
4.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Unknown switches in the home
4.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Improper 3 way switches
4.5.1 Electrical - GFCI & AFCI: No GFCI protection in the double garage
4.5.2 Electrical - GFCI & AFCI: No GFCI protection in bathrooms
4.5.3 Electrical - GFCI & AFCI: No GFCI protection at exterior receptacles
5.2.1 Plumbing - Drain, Waste, & Vent Systems: Drain pipe - loose
5.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: No anti-siphon device on exterior hose bib(s)
5.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Water shut off valve - stuck / seized
5.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Leaking / dripping faucet valves
5.3.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Stuck shower valve
6.10.1 Heating and Cooling - Fireplace: Chimney - excessive soot build up
7.1.1 Foundation & Structure - Foundation: Loose parging material
7.3.1 Foundation & Structure - Wall Structure: Efflorescence observed
7.4.1 Foundation & Structure - Ceiling Structure: Evidence of rodents/pests in the tub access panel
10.1.1 Built-in Appliances - Dishwasher: No dishwasher drain high loop
10.7.1 Built-in Appliances - Central Vacuum: Central vacuum unit removed
11.4.1 Garage - Garage Door: Trim/weather stripping loose or damaged

1: INSPECTION DETAILS

Information

Ambient temperature (°F)
90-100

In Attendance
Client's Agent

Occupancy
Vacant, Staged

Style
Ranch

Type of Building
Single Family

Weather Conditions
Hot, Humid, Light wind

2: EXTERIOR

Information

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

Exterior Doors: **Exterior Entry Door**
Wood/glass French doors

Walkways, Patios & Driveways: **Driveway Material**
Exposed aggregate concrete

Walkways, Patios & Driveways: **Walkways**
Concrete, Brick pavers, Flagstone stepping Stones

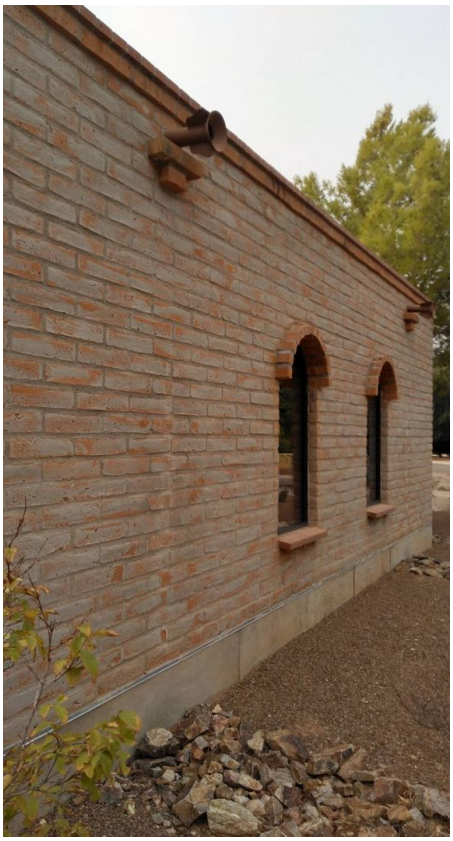
Decks, Balconies, Porches: Appurtenance
Covered back porch

Vegetation, Grading, Drainage & Retaining Walls: Vegetation
Clean and clear around the perimeter, Trees near the house, Plants and vegetation against the house

Eaves, Soffits & Fascia: Eaves, Soffit and Fascia Material
Parapet wall construction

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

Adobe Block, Wood siding material (back porch)

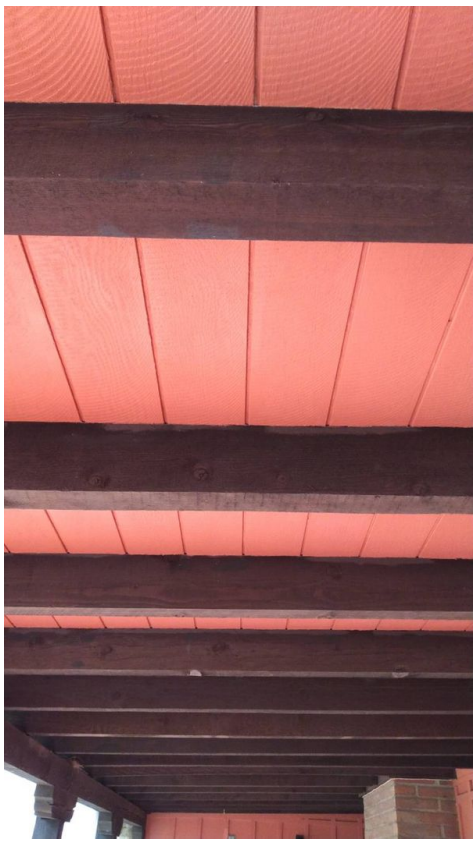


Windows: Window Type

Double pane, Sliders, Fixed

Decks, Balconies, Porches: Material

Wood post/beam, Wood roof structure and decking



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

MASONRY SPALLING

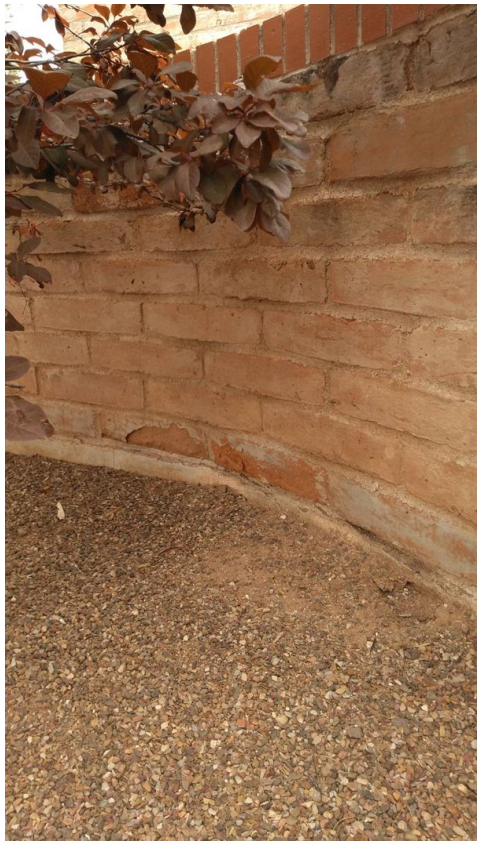
ENTRYWAY, GARAGE

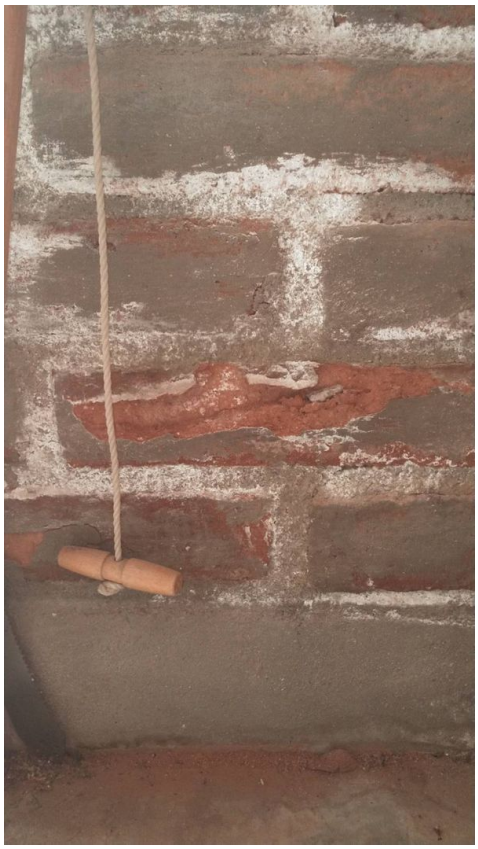
At the time of inspection I observed masonry Spalling. Spalling is generally caused by heavy moisture exposure over a number of years that eventually breaks down the outer surface adobe and begins to deteriorate the masonry material. I recommend having a qualified professional evaluate and patch, repair or seal as needed to prevent further damage.

Recommendation

Contact a qualified professional.








2.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

VEGETATION AGAINST THE HOUSE

At the time of Inspection I observed vegetation against the house. This can allow rodents or pests to nest. Vegetation can also cause damage to the foundation, siding, roof, ETC if not maintained. I recommend having a landscape professional trim, maintain or remove the vegetation as needed to prevent damage.

Recommendation

Contact a qualified landscaping contractor





3: ROOF

Information

Roof Type/Style
Low pitch

Flashings: Material
Metal

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 and the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation or removal of roof covering material such as tiles or shingles to view the underlayment material. 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 - 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

Built up material with elastomeric top coat, Clay tile entryway



Roof Drainage Systems: Drainage Material

The roof drainage consists of scuppers around the house with a gutter and downspout at the back porch

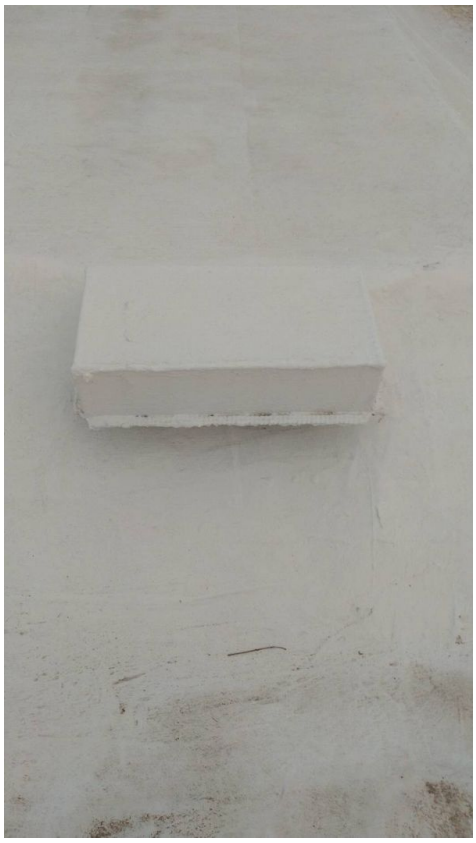


Flashings: General flashing description

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 consist of drain / wastewater venting, moisture venting, gas appliance venting, ETC.



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

Masonry with a mortar crown and metal chimney Cap

Roof Penetrations, Skylights, Chimneys: **Solar Tubes**

The solar tubes were sealed at the time of inspection with no visible cracking.

Roof Penetrations, Skylights, Chimneys: Skylights

The skylights were in overall good condition at the time of inspection with no visible cracking on the dome or frame.

Observations

3.1.1 Coverings

Recommendation

MOISTURE PONDING

BACK PORCH DRIP EDGE

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

Recommendation

Contact a qualified roofing professional.

3.2.1 Roof Drainage Systems

Maintenance Item

ACCUMULATION OF DEBRIS IN THE GUTTERS AND SCUPPERS

Tree leaves and debris has accumulated around the roof drains. I recommend cleaning the roof drains and maintaining as needed to facilitate water flow.

Recommendation

Contact a qualified roofing professional.

4: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

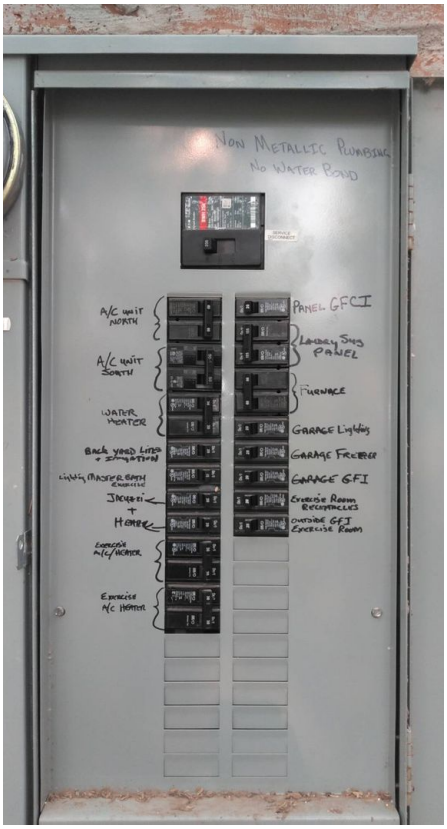
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Back of the house

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
Laundry room

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical bonding
Suspected to be ground rod/ground wire (not visible), Non-water bonded

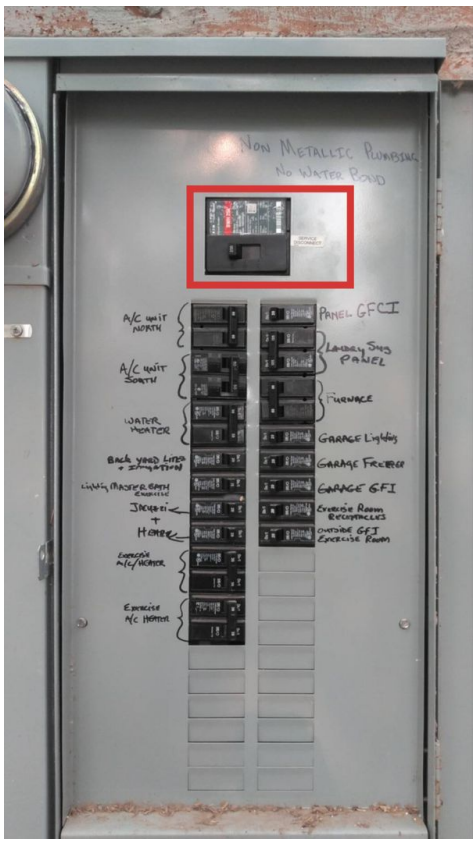


Lighting Fixtures, Switches & Receptacles: Light fixture, Switches, Receptacles
Working at the time of inspection unless otherwise noted in the summary/ observation section

Carbon Monoxide Detectors:
Carbon monoxide detector

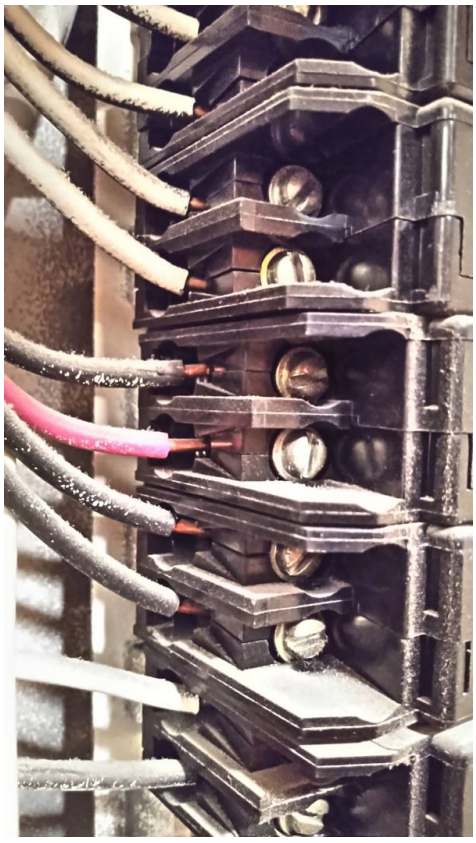
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP, 200 Amp main breaker, 120/240 volts

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



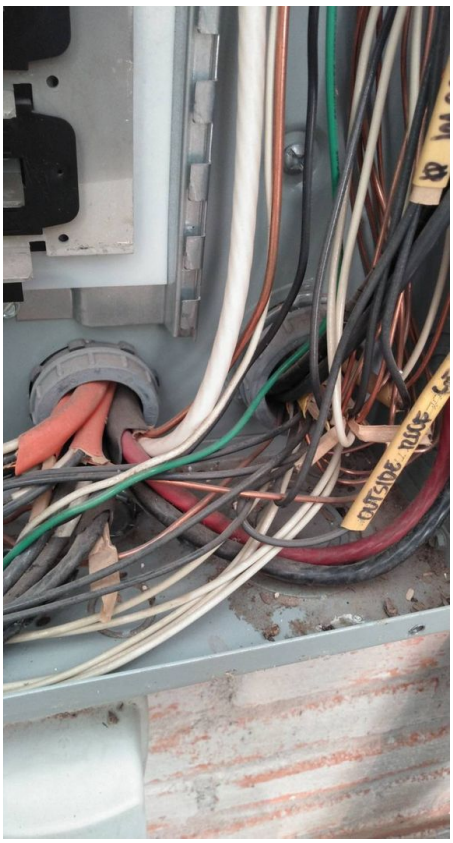
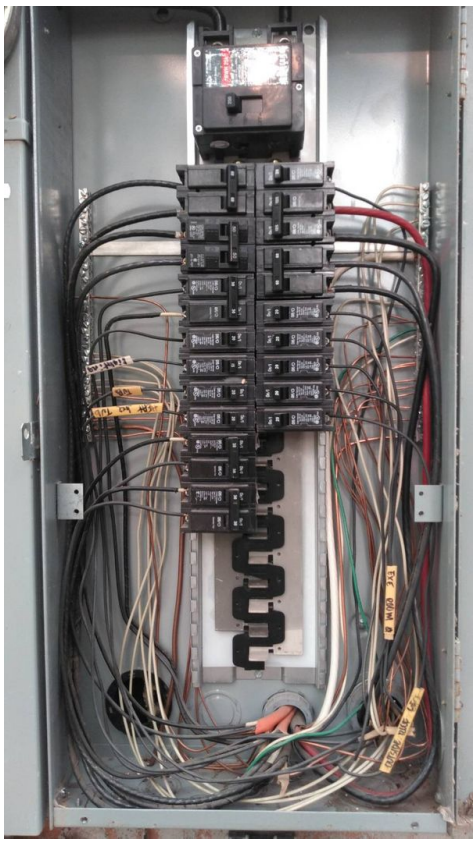
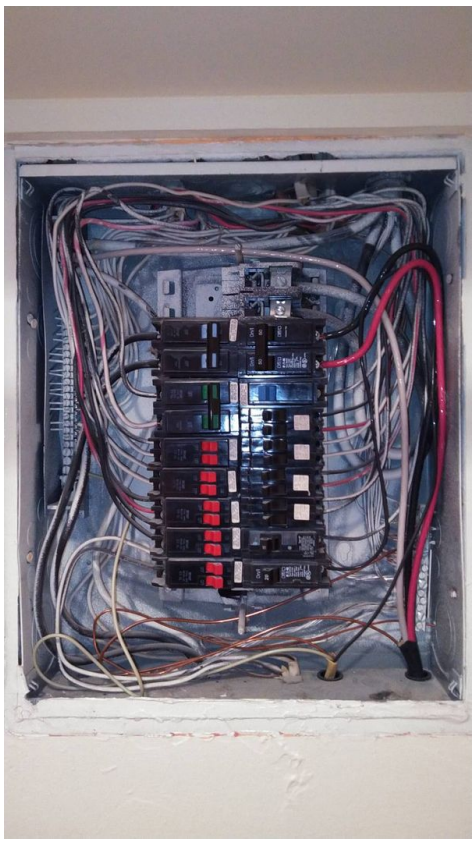
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

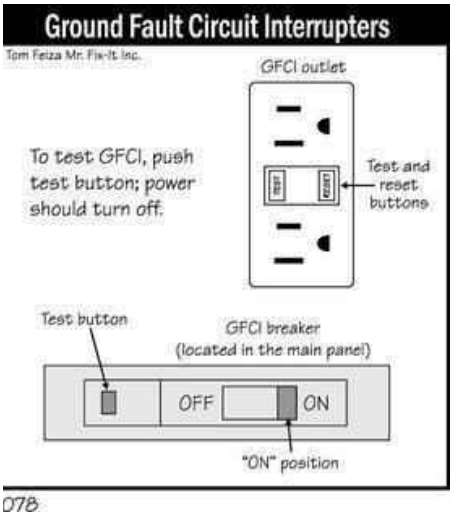
Romex Wiring

GFCI & AFCI: Ground Fault Circuit Interrupter (GFCI)

Present, No GFCI protection in the bathrooms

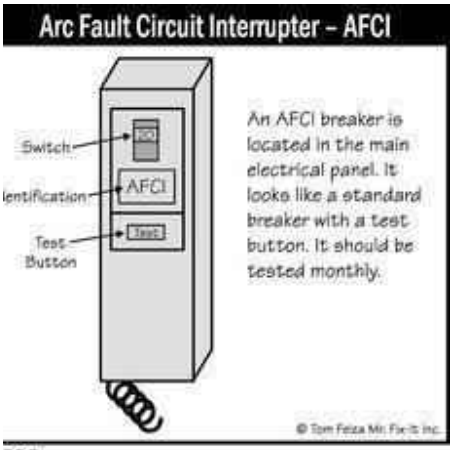
A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.



GFCI & AFCI: Arc Fault Circuit Interrupter (AFCI)

No AFCI present

An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



Smoke Detectors: Smoke detectors

Present/working at the time of Inspection

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

Recommendation

INOPERABLE RECEPTACLE(S)

NORTH (OUTSIDE OF COURTYARD)

At the time of inspection an exterior receptacle had no power when tested. I recommend having an electrical professional repair as needed for proper operation.

Recommendation

Contact a qualified professional.

4.4.2 Lighting Fixtures, Switches & Receptacles

Safety Hazard

DAMAGED RECEPTACLES

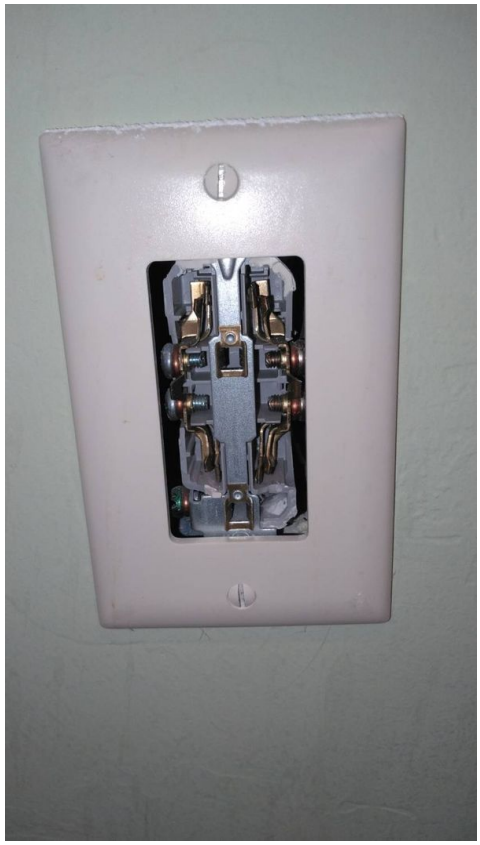
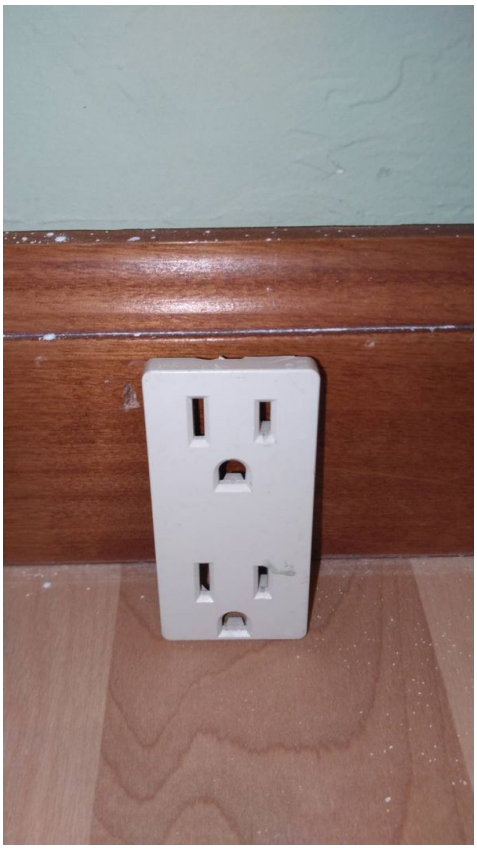
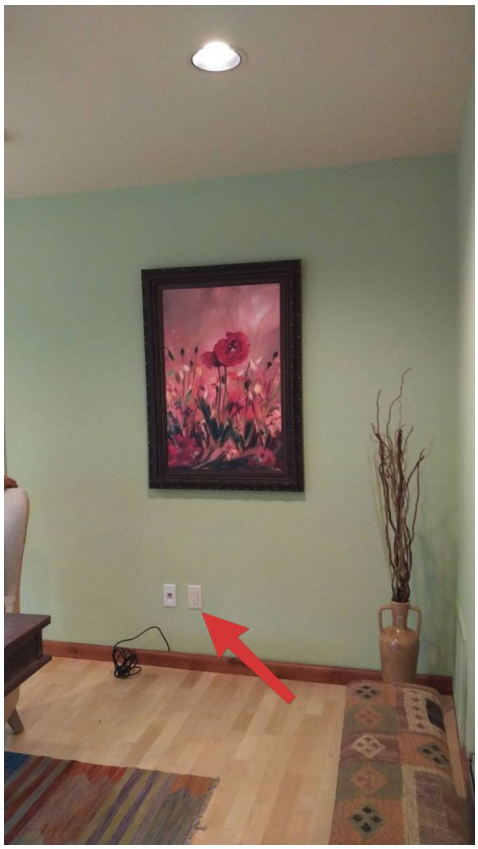
BACK PORCH, STUDIO

At the time of inspection I observed damaged receptacles. Damaged receptacles can function improperly and cause a short/shock hazard. I recommend having an electrical professional evaluate and repair or replace as needed for proper, safe operation.

Recommendation

Contact a qualified electrical contractor.



4.4.3 Lighting Fixtures, Switches & Receptacles

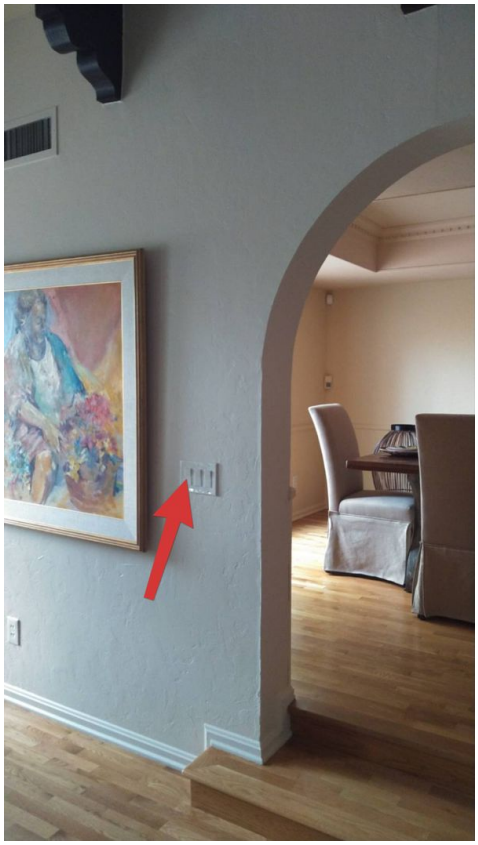
Recommendation

UNKNOWN SWITCHES IN THE HOME

Switches in the home had no obvious function. These switches may have been left after a previous remodel, fixture relocation or fixture delete.

Recommendation

Contact a qualified professional.



4.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

IMPROPER 3 WAY SWITCHES

HALLWAY

The hallway lighting had multiple switch locations. The switches did not function properly (lights on and off) at each switch. The 2 switches at the bedroom ends would turn the hallway lights off but did not turn the lights on. The dimmer switch at the entryway would turn the lights on and off. I recommend having an electrical professional evaluate are repair as needed for proper operation from the switches at all ends of the hallway.

Recommendation

Contact a qualified professional.

4.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION IN THE DOUBLE GARAGE

DOUBLE CAR GARAGE

No GFCI protection present in the double car garage. Although GFCI protection may not have been required in the garage when it was built, it is recommended that it be upgraded as a safety device in possible wet locations. I recommend having an electrical professional evaluate and install as needed.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

4.5.2 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION IN BATHROOMS

NORTH BATHROOM, HALLWAY BATHROOM

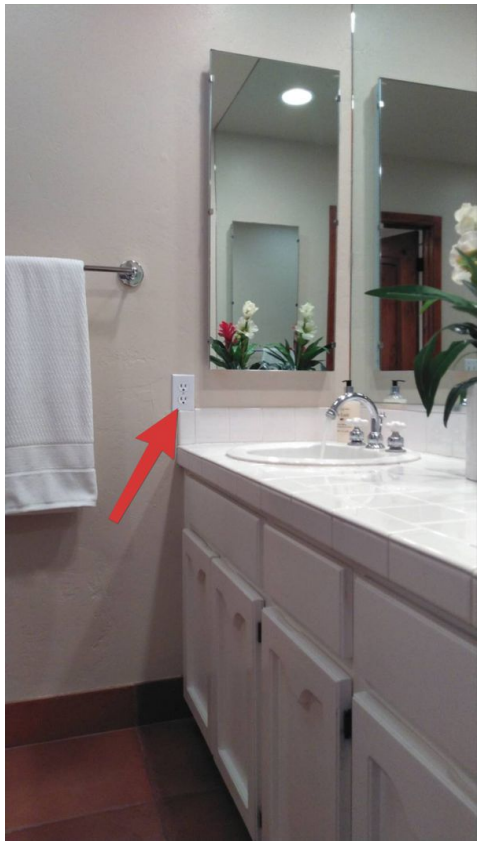
No GFCI protection present in the bathrooms at the time of inspection. Although the age of the house may not have required GFCI protection in the bathroom when it was built, it is recommended that it be upgraded as a safety device near wet locations. I recommend having an electrical professional evaluate and install as needed.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.





4.5.3 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION AT EXTERIOR RECEPTACLES

BACK PORCH, FRONT ENTRYWAY

At the time of inspection I observed exterior receptacles that were not GFCI protected. I recommend having electrical professional upgrade the receptacles with GFCI protection as an exterior safety device.

Recommendation

Contact a qualified electrical contractor.

5: PLUMBING

Information

Water Source
Public

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper water supply pipe was observed at the house connection near the main shut off valve

Hot Water System: Power Source/Type
Electric

Hot Water System: Capacity
80 gallons

Hot Water System: Location
South utility room

Hot Water System: Manufacture date
04/01/2010

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.

Filters

water softener system, Reverse osmosis System

Water pressure

65 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

Front of the house

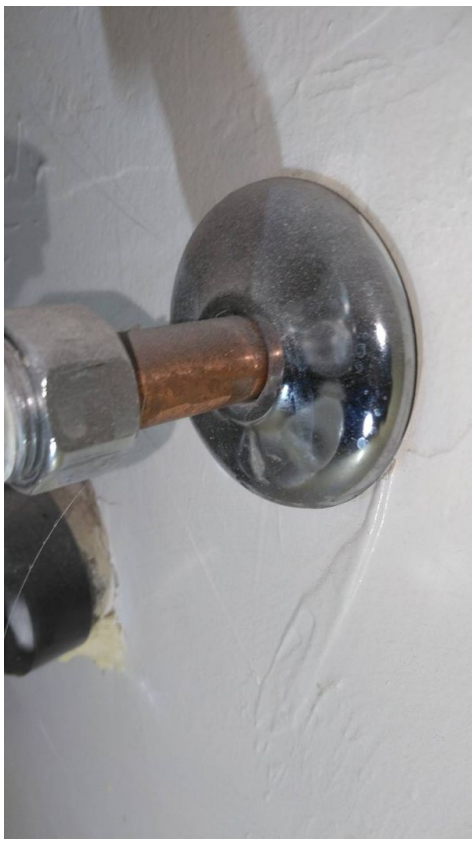
Drain, Waste, & Vent Systems: Material

The visible sections of drain pipe were ABS material observed at the sink drains.

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

Copper water distribution pipe was observed at the sink and toilet connections.





Water Supply, Distribution Systems & Fixtures: **Water Meter location**

Unknown / No visible water meter

The leak indicator was not moving at the time of inspection which indicates no water leaks in the home.

Hot Water System: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater 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.

Observations

5.2.1 Drain, Waste, & Vent Systems

Recommendation

DRAIN PIPE - LOOSE

KITCHEN SINK

At the time of inspection I observed a loose drain pipe fitting. This can result in leaking and/or damage to the cabinet, wall, floor, ETC if not corrected. I recommend having a plumbing professional evaluate and repair as needed to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.

5.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

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

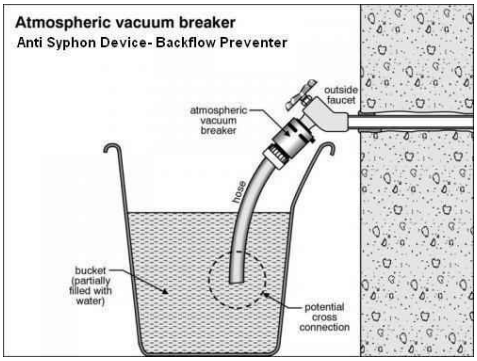
EXTERIOR HOSE BIBS

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.



5.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

WATER SHUT OFF VALVE - STUCK / SEIZED

HALL BATHROOM (RIGHT SINK, LEFT VALVE), MASTER BATHROOM (LEFT VALVE AT BOTH SINKS)

Water shut-off valves in the home were stuck or seized at the time of inspection. This means the valves will not turn with reasonable force to shut the water off in the event of a leak or repairs. I recommend having a plumbing professional repair or replace as needed for proper operation.

Recommendation

Contact a qualified plumbing contractor.



5.3.3 Water Supply, Distribution Systems & Fixtures

Recommendation

LEAKING / DRIPPING FAUCET VALVES

HALL BATHROOM (LEFT SINK, RIGHT VALVE) MASTER BATHROOM (RIGHT SINK, RIGHT VALVE)

At the time of inspection I observed water shut-off valves that were leaking or dripping. I recommend having a plumbing professional evaluate and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.





5.3.4 Water Supply, Distribution Systems & Fixtures

Recommendation

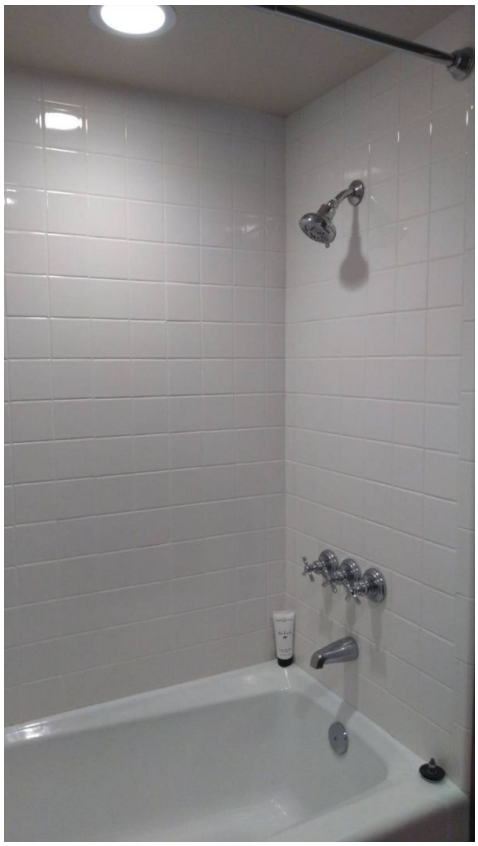
STUCK SHOWER VALVE

HALL BATHROOM

At the time of inspection the shower valve was stuck in the off position. I recommend having a plumbing professional evaluate and repair or replace as needed for proper operation.

Recommendation

Contact a qualified professional.



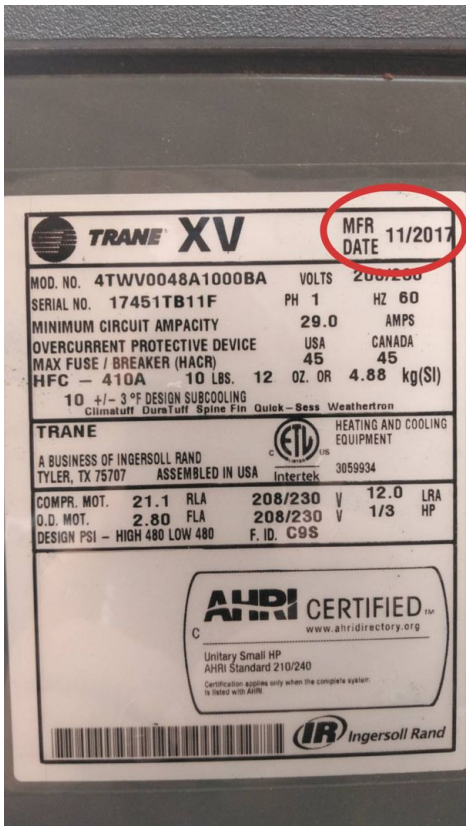
6: HEATING AND COOLING

Information

Cooling Equipment (South unit):
Energy Source/Type
Electric, 45 Amp fuses

Cooling Equipment (South unit):
Location
South side yard

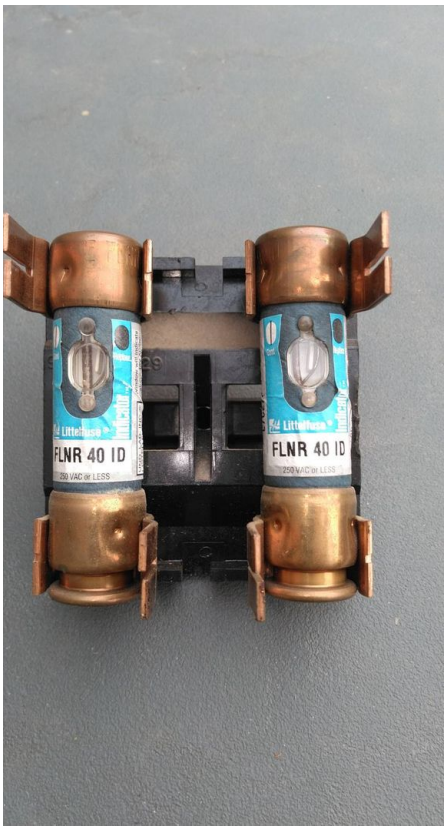
Cooling Equipment (South unit):
Manufacturer date
11/01/2017



Cooling Equipment (South unit):
Refrigerant type
410A

Cooling Equipment (North unit):
Energy Source/Type
Electric, 40 Amp fuses

Cooling Equipment (North unit):
Location
North side yard

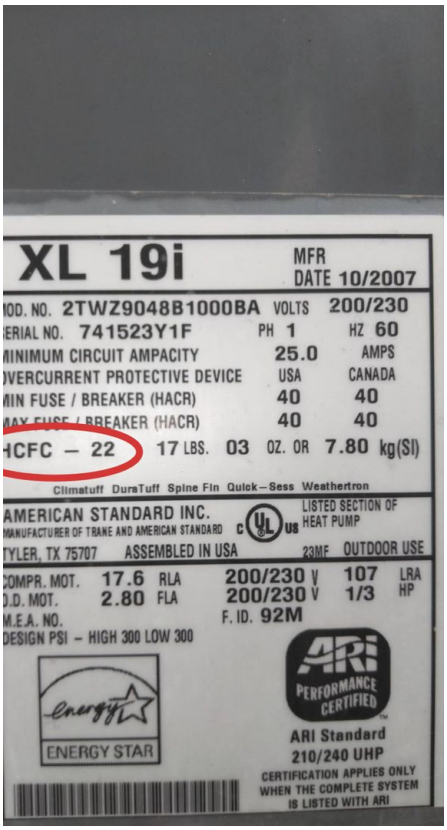


Cooling Equipment (North unit):
Manufacturer date
10/01/2007

Cooling Equipment (North unit):

Refrigerant type

(R-22 refrigerant) the air conditioner uses HCFC-22 refrigerant. Due to the federal ban this refrigerant will no longer be produced after January 1st 2020. if repairs to the system are needed and additional refrigerant is required but unavailable the system may need to be retrofitted to a compatible refrigerant or components upgraded. (This is provided for informational purposes)



Heating Equipment (South unit):

Energy Source

Electric

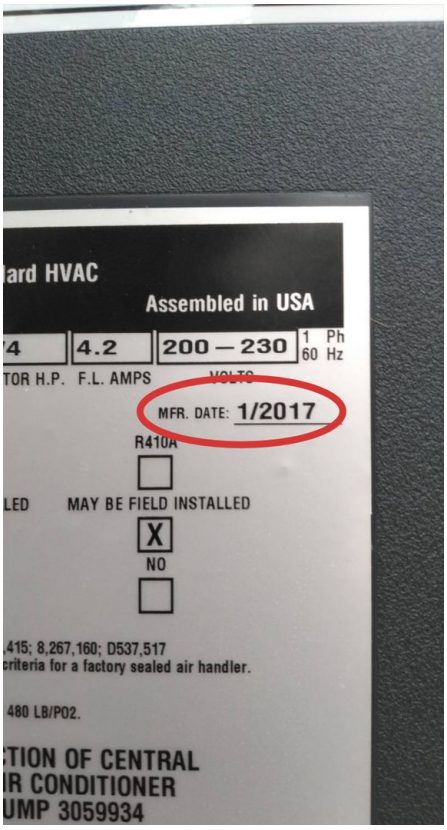
Heating Equipment (South unit):

Heat Type

Heat Pump, Electric heat / forced air

Heating Equipment (South unit):
Manufacture date
01/01/2017

Heating Equipment (North unit):
Energy Source
Electric



Heating Equipment (North unit):
Heat Type
Heat Pump, Electric heat / forced air

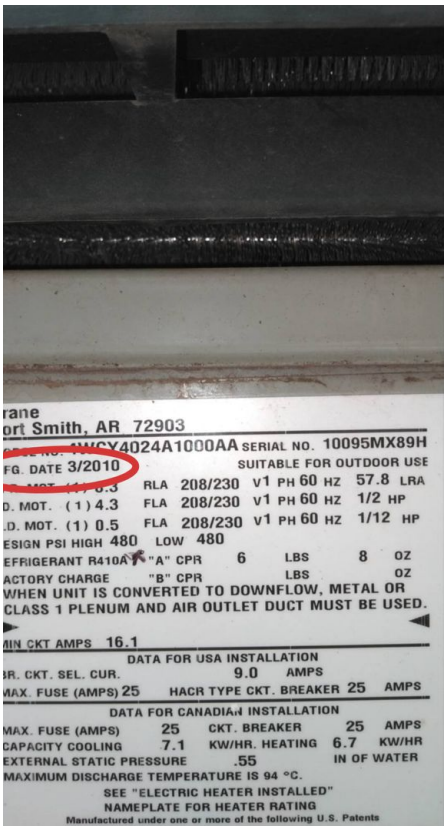
Heating Equipment (North unit):
Manufacture date
11/01/2007

Heating / Cooling Equipment:
Energy Source/Type
Electric

Heating / Cooling Equipment:
Location
South side yard

Heating / Cooling Equipment:
Heat Type
Heat Pump, Electric heat strip

Heating / Cooling Equipment:
Manufacturer date
03/01/2010



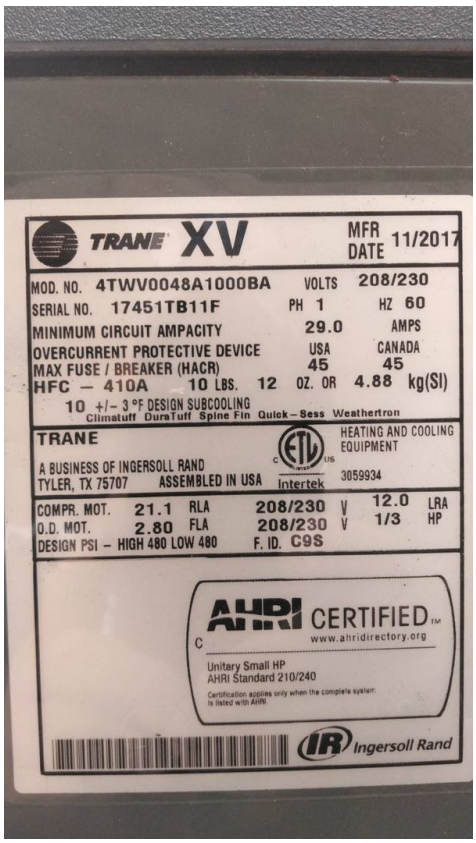
Heating / Cooling Equipment:
Refrigerant type
410A

Distribution System:
Configuration
Central and split systems - multiple units / zones

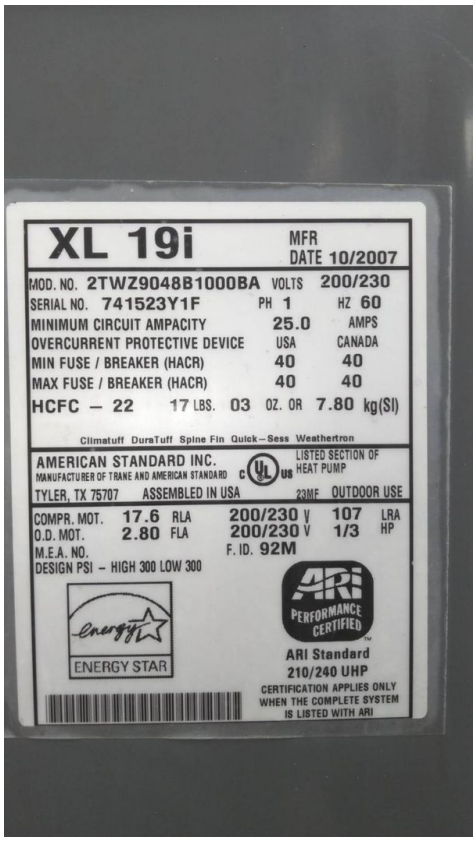
Distribution System: Ductwork
The ductwork is not visible / No attic access

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

Cooling Equipment (South unit): Brand
Trane

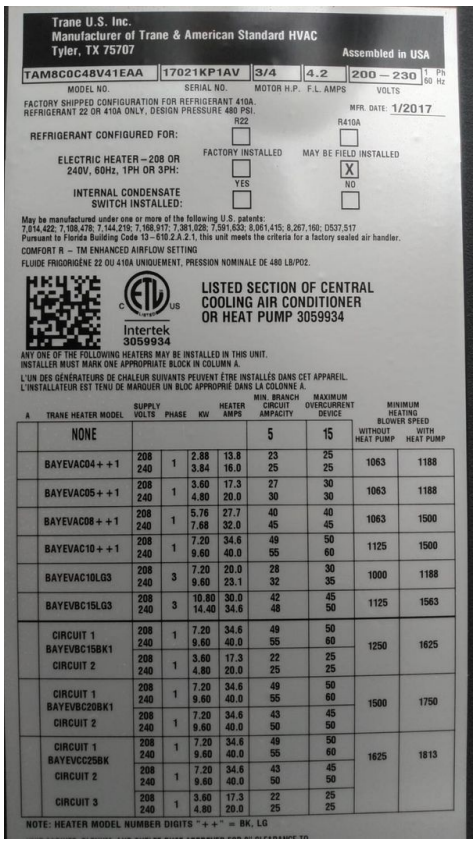


Cooling Equipment (North unit): Brand
Trane



Heating Equipment (South unit): Brand

Trane



Trane U.S. Inc.
Manufacturer of Trane & American Standard HVAC
Tyler, TX 75707
Assembled in USA

MODEL NO.	SERIAL NO.	MOTOR H.P.	F.L. AMPS	VOLTS
TAM8C0C48V41EAA	17021KP1AV	3/4	4.2	200 – 230 1 Ph 60 Hz

FACTORY SHIPPED CONFIGURATION FOR REFRIGERANT 410A.
REFRIGERANT 22 OR 410A ONLY, DESIGN PRESSURE 480 PSI.
MFR. DATE: 1/2017

	R22	R410A
REFRIGERANT CONFIGURED FOR:		
	FACTORY INSTALLED	MAY BE FIELD INSTALLED
ELECTRIC HEATER – 208 OR 240V, 60Hz, 1PH OR 3PH:		X
	YES	NO
INTERNAL CONDENSATE SWITCH INSTALLED:		

May be manufactured under one or more of the following U.S. patents:
7,014,422; 7,108,476; 7,144,219; 7,168,917; 7,381,028; 7,591,633; 8,061,415; 8,267,160; D537,517
Pursuant to Florida Building Code 13 – 610.2.A.2.1, this unit meets the criteria for a factory sealed air handler.
COMFORT R – TM ENHANCED AIRFLOW SETTING
FLUIDE FRIGORIGÈNE 22 OU 410A UNIQUEMENT, PRESSION NOMINALE DE 480 LB/PO2.

Intertek 3059934

LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER OR HEAT PUMP 3059934

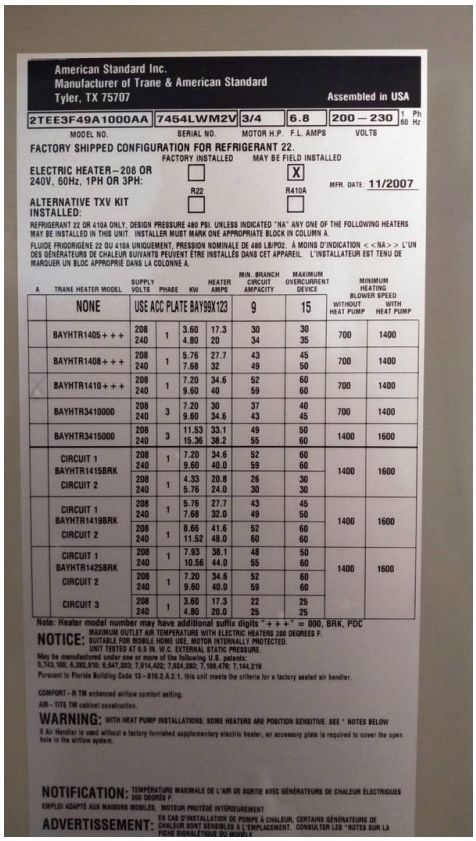
ANY ONE OF THE FOLLOWING HEATERS MAY BE INSTALLED IN THIS UNIT.
INSTALLER MUST MARK ONE APPROPRIATE BLOCK IN COLUMN A.
L'UN DES GÉNÉRATEURS DE CHALEUR SUIVANTS PEUVENT ÊTRE INSTALLÉS DANS CET APPAREIL.
L'INSTALLATEUR EST TENU DE MARQUER UN BLOC APPROPRIÉ DANS LA COLONNE A.

A	TRANE HEATER MODEL	SUPPLY VOLTS	PHASE	KW	HEATER AMPS	MIN. BRANCH CIRCUIT AMPACITY	MAXIMUM OVERCURRENT DEVICE	MINIMUM HEATING BLOWER SPEED WITHOUT HEAT PUMP	MINIMUM HEATING BLOWER SPEED WITH HEAT PUMP
	NONE					5	15		
	BAYEVAC04++1	208 240	1	2.88 3.84	13.8 16.0	23 25	25 25	1063	1188
	BAYEVAC05++1	208 240	1	3.60 4.80	17.3 20.0	27 30	30 30	1063	1188
	BAYEVAC08++1	208 240	1	5.76 7.68	27.7 32.0	40 45	40 45	1063	1500
	BAYEVAC10++1	208 240	1	7.20 9.60	34.6 40.0	49 55	50 60	1125	1500
	BAYEVAC10LG3	208 240	3	7.20 9.60	20.0 23.1	28 32	30 35	1000	1188
	BAYEVBC15LG3	208 240	3	10.80 14.40	30.0 34.6	42 48	45 50	1125	1563
	CIRCUIT 1 BAYEVBC15BK1	208 240	1	7.20 9.60	34.6 40.0	49 55	50 60	1250	1625
	CIRCUIT 2	208 240	1	3.60 4.80	17.3 20.0	22 25	25 25		
	CIRCUIT 1 BAYEVBC20BK1	208 240	1	7.20 9.60	34.6 40.0	49 55	50 60	1500	1750
	CIRCUIT 2	208 240	1	7.20 9.60	34.6 40.0	43 50	45 50		
	CIRCUIT 1 BAYEVCC25BK	208 240	1	7.20 9.60	34.6 40.0	49 55	50 60	1625	1813
	CIRCUIT 2	208 240	1	7.20 9.60	34.6 40.0	43 50	45 50		
	CIRCUIT 3	208 240	1	3.60 4.80	17.3 20.0	22 25	25 25		

NOTE: HEATER MODEL NUMBER DIGITS "++" = BK, LG

Heating Equipment (North unit): Brand

Trane



American Standard Inc.
Manufacturer of Trane & American Standard
Tyler, TX 75707
Assembled in USA

MODEL NO.	SERIAL NO.	MOTOR H.P.	F.L. AMPS	VOLTS
2TEE3F49A1000AA	7454LWM2V	3/4	6.8	200 – 230 1 Ph 60 Hz

FACTORY SHIPPED CONFIGURATION FOR REFRIGERANT 22.
MFR. DATE: 11/2007

	FACTORY INSTALLED	MAY BE FIELD INSTALLED
ELECTRIC HEATER – 208 OR 240V, 60Hz, 1PH OR 3PH:		X
	R22	R410A
ALTERNATIVE TXV KIT INSTALLED:		

REFRIGERANT 22 OR 410A ONLY, DESIGN PRESSURE 480 PSI. UNLESS INDICATED "NA" ANY ONE OF THE FOLLOWING HEATERS MAY BE INSTALLED IN THIS UNIT. INSTALLER MUST MARK ONE APPROPRIATE BLOCK IN COLUMN A.
FLUIDE FRIGORIGÈNE 22 OU 410A UNIQUEMENT, PRESSION NOMINALE DE 480 LB/PO2. À MOINS D'INDICATION < < NA > > L'UN DES GÉNÉRATEURS DE CHALEUR SUIVANTS PEUVENT ÊTRE INSTALLÉS DANS CET APPAREIL. L'INSTALLATEUR EST TENU DE MARQUER UN BLOC APPROPRIÉ DANS LA COLONNE A.

A	TRANE HEATER MODEL	SUPPLY VOLTS	PHASE	KW	HEATER AMPS	MIN. BRANCH CIRCUIT AMPACITY	MAXIMUM OVERCURRENT DEVICE	MINIMUM HEATING BLOWER SPEED WITHOUT HEAT PUMP	MINIMUM HEATING BLOWER SPEED WITH HEAT PUMP
	NONE	USE ACC PLATE BAY99X123				9	15		
	BAYHTR1405+++	208 240	1	3.60 4.80	17.3 20	30 34	30 35	700	1400
	BAYHTR1408+++	208 240	1	5.76 7.68	27.7 32	43 49	45 50	700	1400
	BAYHTR1410+++	208 240	1	7.20 9.60	34.6 40	52 59	60 60	700	1400
	BAYHTR3410000	208 240	3	7.20 9.60	30 34.6	37 43	40 45	700	1400
	BAYHTR3415000	208 240	3	11.53 15.36	33.1 38.2	49 55	50 60	1400	1600
	CIRCUIT 1 BAYHTR1415BRK	208 240	1	7.20 9.60	34.6 40.0	52 59	60 60	1400	1600
	CIRCUIT 2	208 240	1	4.33 5.76	20.8 24.0	26 30	30 30		
	CIRCUIT 1 BAYHTR1419BRK	208 240	1	5.76 7.68	27.7 32.0	43 49	45 50	1400	1600
	CIRCUIT 2	208 240	1	8.66 11.52	41.6 48.0	52 60	60 60		
	CIRCUIT 1 BAYHTR1425BRK	208 240	1	7.93 10.56	38.1 44.0	48 55	50 60	1400	1600
	CIRCUIT 2	208 240	1	7.20 9.60	34.6 40.0	52 59	60 60		
	CIRCUIT 3	208 240	1	3.60 4.80	17.3 20.0	22 25	25 25		

Note: Heater model number may have additional suffix digits "+++" = 000, BRK, PDC

NOTICE: MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRIC HEATERS 200 DEGREES F.
SUITABLE FOR MOBILE HOME USE. MOTOR INTERNALLY PROTECTED.
UNIT TESTED AT 0.5 IN. W.C. EXTERNAL STATIC PRESSURE.
May be manufactured under one or more of the following U.S. patents:
5,743,100; 6,282,910; 6,647,203; 7,014,422; 7,024,282; 7,198,476; 7,144,219
Pursuant to Florida Building Code 13 – 610.2.A.2.1, this unit meets the criteria for a factory sealed air handler.
COMFORT – R TM enhanced airflow comfort setting.
AIR – TITE TM cabinet construction.

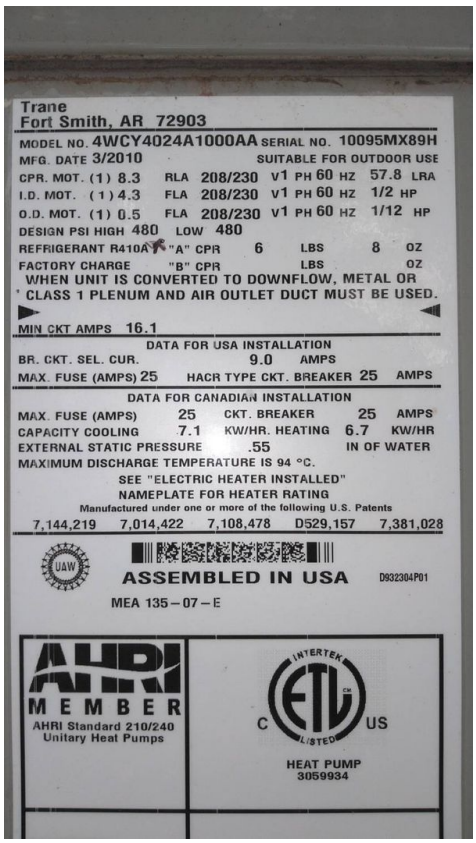
WARNING: WITH HEAT PUMP INSTALLATIONS, SOME HEATERS ARE POSITION SENSITIVE. SEE * NOTES BELOW
If Air Handler is used without a factory furnished supplementary electric heater, an accessory plate is required to cover the open hole in the airflow system.

NOTIFICATION: TEMPÉRATURE MAXIMALE DE L'AIR DE SORTIE AVEC GÉNÉRATEURS DE CHALEUR ÉLECTRIQUES 200 DEGRÉS F.
EMPLOI ADAPTÉ AUX MAISONS MOBILES. MOTEUR PROTÉGÉ INTÉRIEUREMENT

ADVERTISSEMENT: EN CAS D'INSTALLATION DE POMPE À CHALEUR, CERTAINS GÉNÉRATEURS DE CHALEUR SONT SENSIBLES À L'EMPLACEMENT. CONSULTER LES *NOTES SUR LA FICHE SIGNALÉTIQUE DU MODÈLE

Heating / Cooling Equipment: Brand

Trane

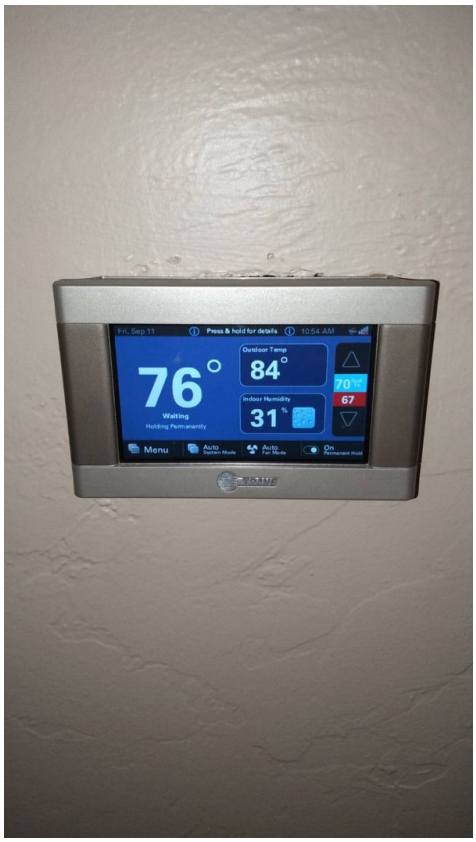


A/C temperature Splits: Normal temperature split reading

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.

Normal Operating Controls: Thermostat

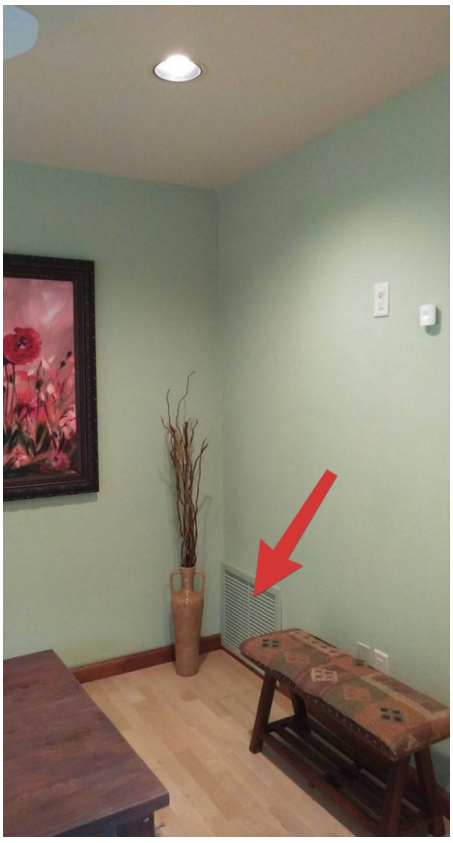
Train thermostats wall mounted in the dining area and hallway, Honeywell thermostat wall mounted in the studio



Distribution System: **Air filter size and location**

Clean effects air filter located at the base of the air handler unit, 16X20X1 located in the studio wall

I recommend changing the filter monthly, or to manufacture recommendations for optimal performance.



Fireplace: Type

Wood burning fire place

Observations

6.10.1 Fireplace

Recommendation

CHIMNEY - EXCESSIVE SOOT BUILD UP

LIVING ROOM, MASTER BEDROOM

At the time of inspection I observed excessive soot build up in the chimneys. I recommend having a qualified chimney sweep service and clean as needed prior to use.

Recommendation

Contact a qualified chimney contractor.

7: FOUNDATION & STRUCTURE

Information

Inspection Method
Visual, No attic access, No crawl space

Foundation: Material
Concrete

Floor Structure: Material
Concrete slab on grade

Floor Structure: Sub-floor
No subfloor

Floor Structure: Basement/Crawlspace Floor
No Basement/Crawlspace

Wall Structure: Wall structure
Masonry

Ceiling Structure: Ceiling structure
No Attic access (suspected to be 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.

Wall Structure: Masonry wall structure

Because of the exterior and/or interior wall coverings all of the exterior wall structure was not visible to be inspected. The exterior wall structure appeared to be in overall good condition. Any specific defects will be notes in the summary/observation section.

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

7.1.1 Foundation

Recommendation

LOOSE PARGING MATERIAL

GARAGE (SOUTH WALL)

At the time of inspection observed loose parging material on the foundation. This is generally the result of minor foundation movement or excessive moisture at the foundation. I recommend having a masonry professional repair as needed.

Recommendation

Contact a qualified masonry professional.

7.3.1 Wall Structure

Recommendation

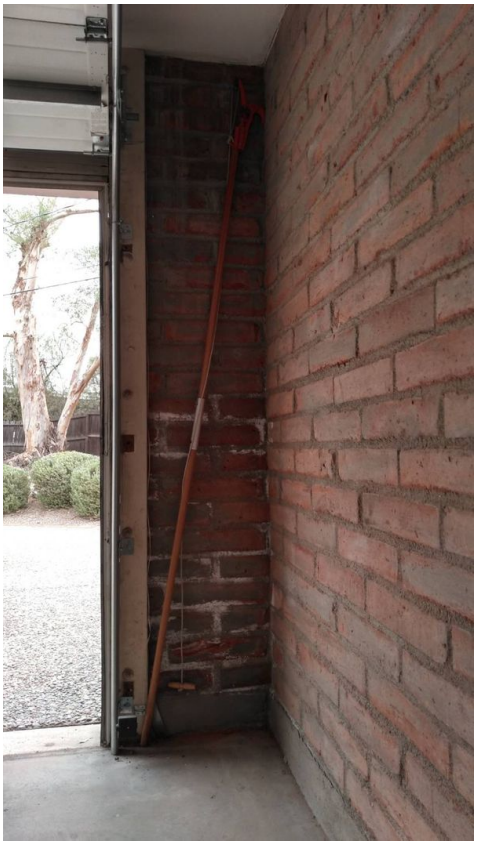
EFFLORESCENCE OBSERVED

GARAGE

At the time of inspection I observed efflorescence (minerals left behind when water dries) on the walls. This indicates excessive moisture from a past or active leak. The area was not wet at the time of Inspection and no leaks were observed. The roof area above near the scupper beds had visible, previous repairs. I recommend monitoring or having a roofing professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.





7.4.1 Ceiling Structure

EVIDENCE OF RODENTS/PESTS IN THE TUB ACCESS PANEL

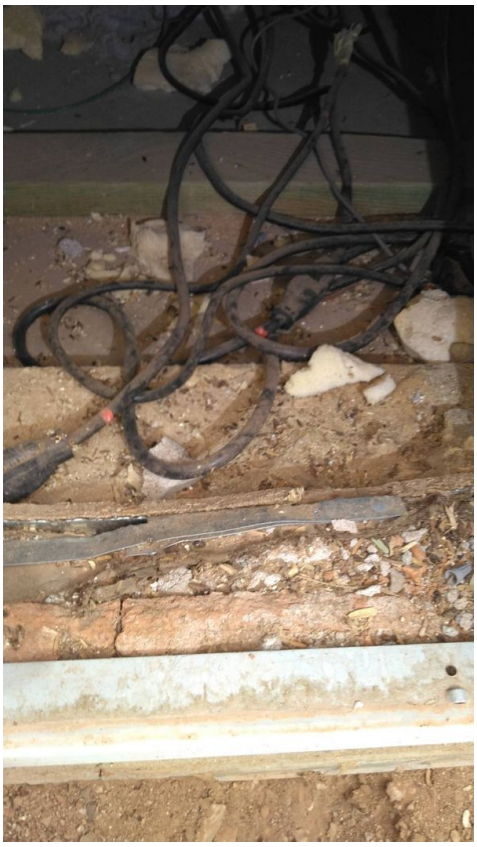
SOUTH TUB ACCESS PANEL

Recommendation

At the time of inspection I observed evidence of rodents/pests in the jacuzzi tub access panel. Pests can cause damage to insulation, wiring, ductwork, wood, ECT. I recommend consulting with a pest control professional to evaluate and suggest if a treatment plan is needed.

Recommendation

Contact a qualified pest control specialist.

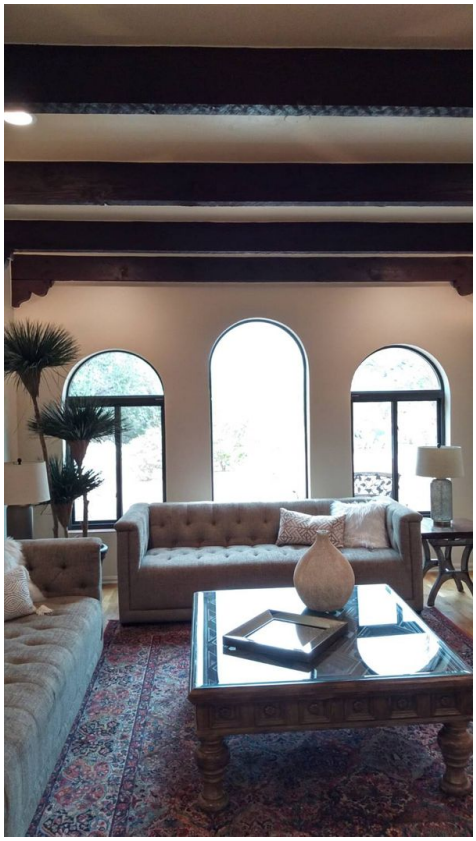


8: INTERIOR

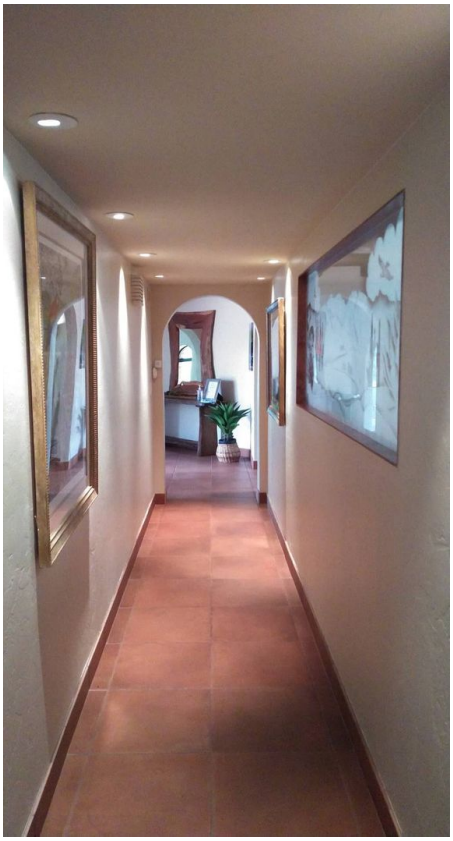
Information

Ceilings: Ceiling Material
Drywall/popcorn

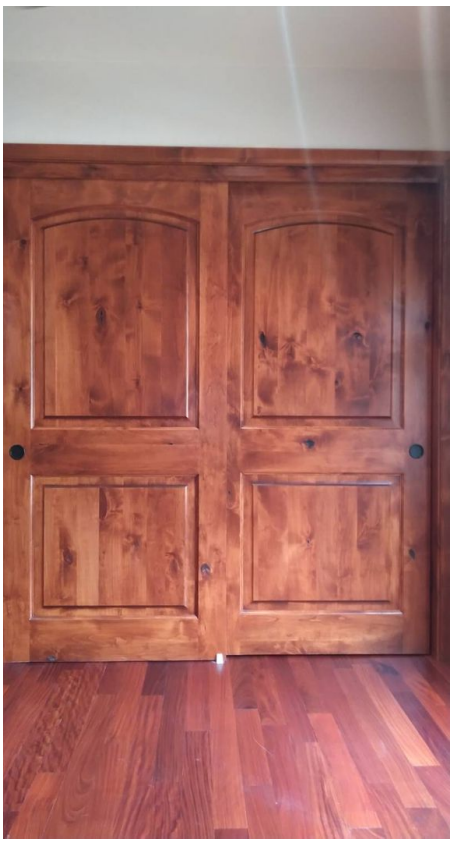
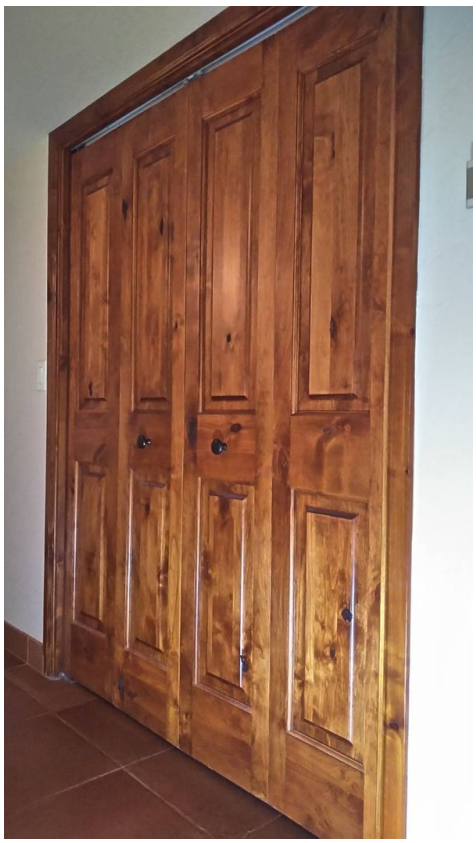
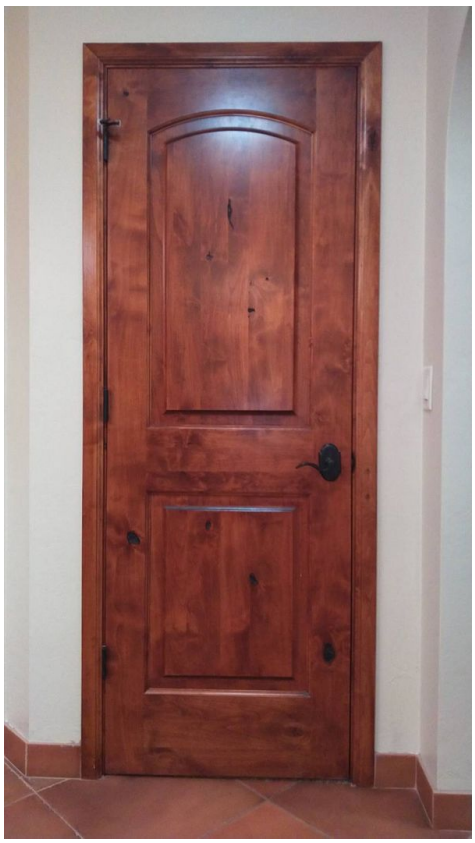
General: Interior pictures

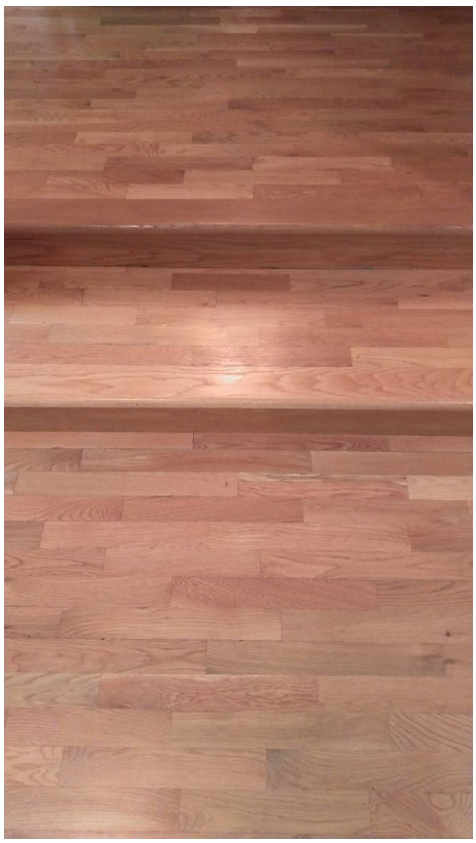
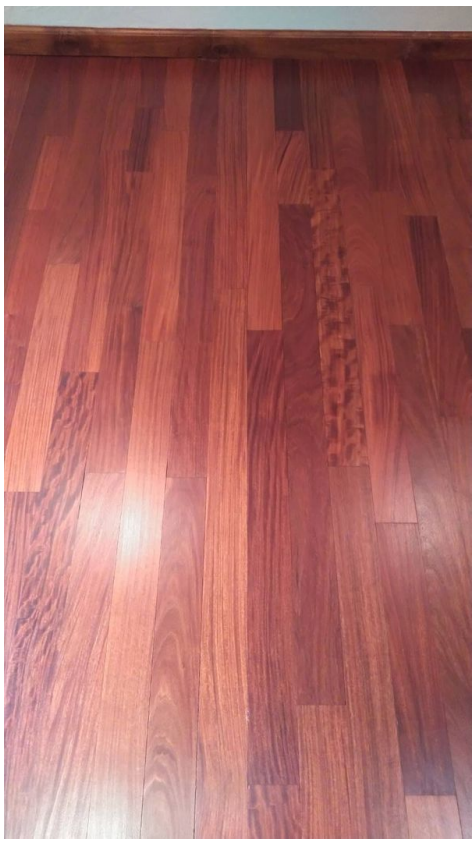




Doors: **Interior door type and style**
solid wood, raised panel construction, Traditional swing, Bi-pass closet doors, Bi-fold closet doors

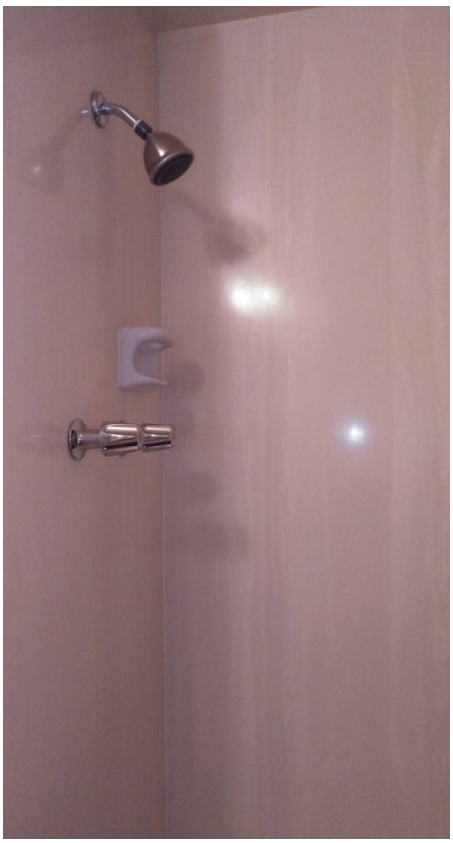
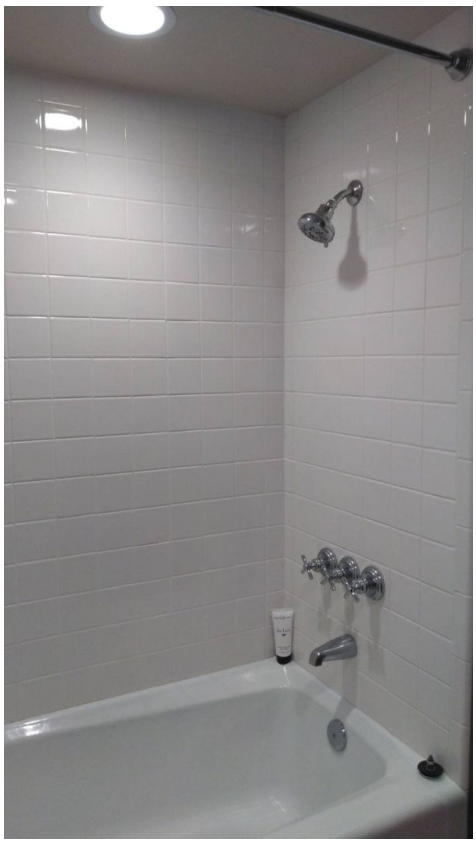
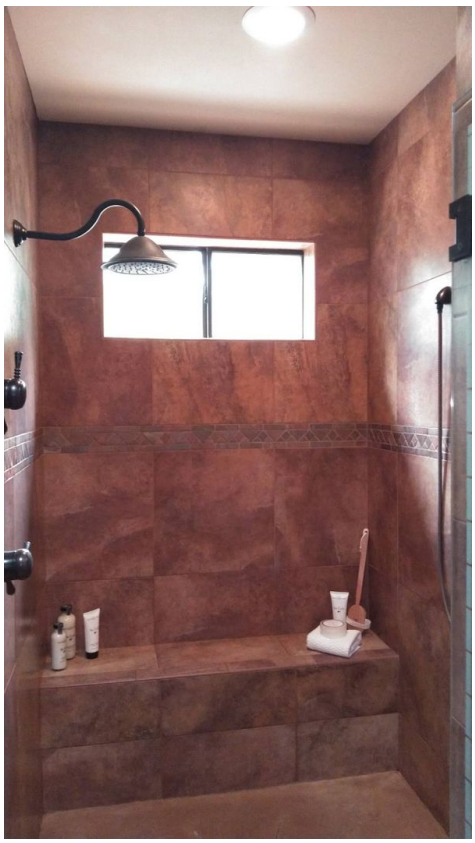




Floors: **Floor Coverings**
Tile, Hardwood, Carpet

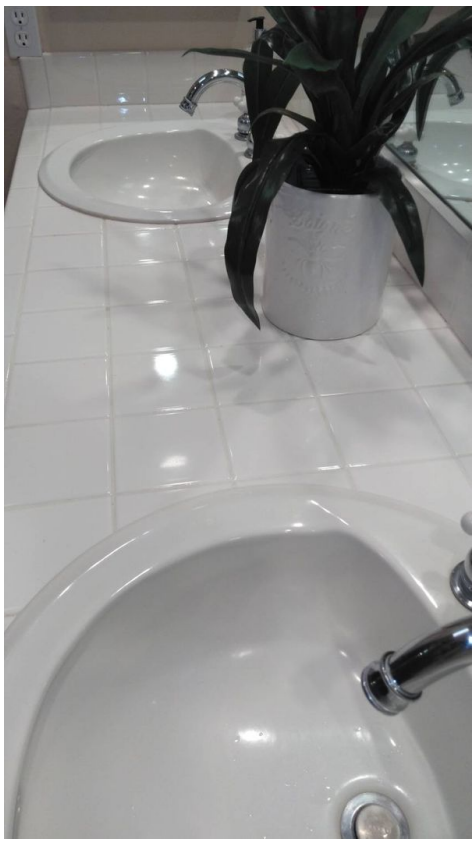
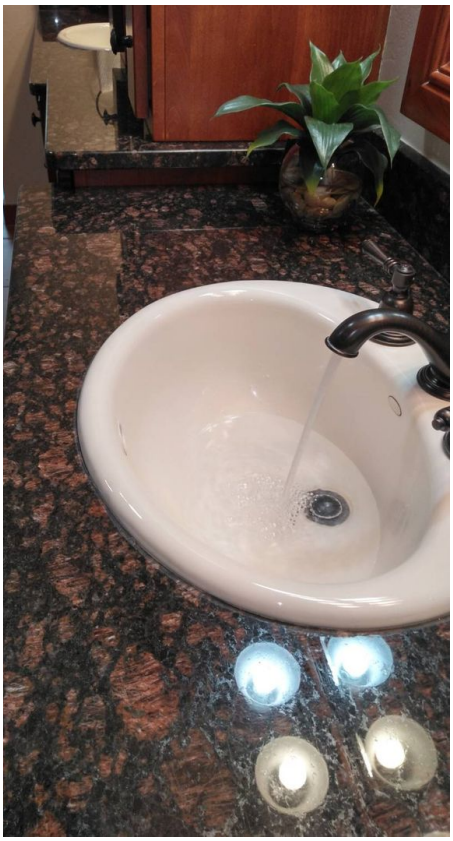

Walls: Wall Material

Drywall throughout the house, Tile shower walls, Shower enclosure

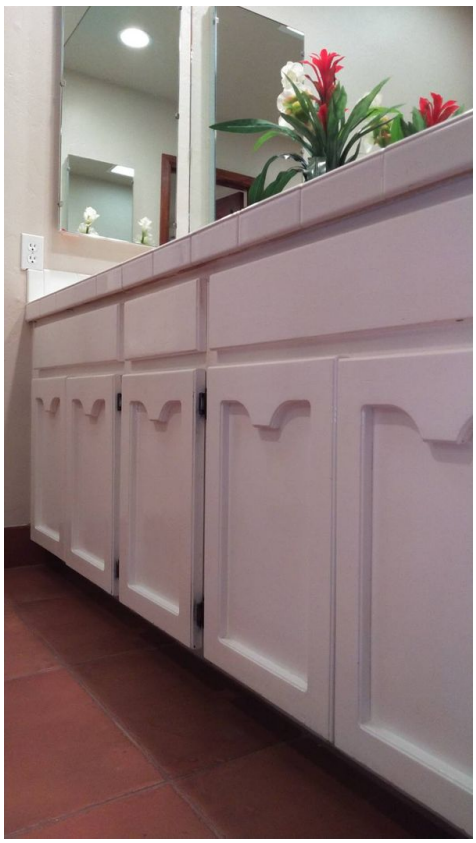
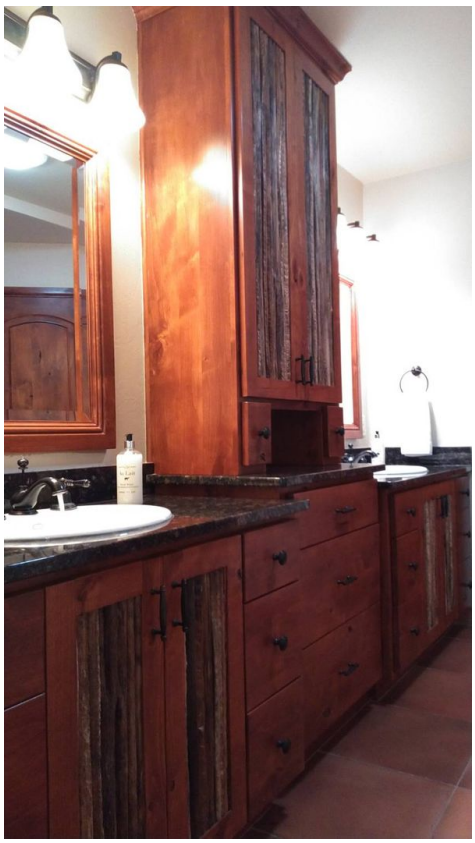
Countertops & Cabinets: **Countertop Material**
Granite, Laminate, Tile



Countertops & Cabinets: Cabinetry

Wood

Limitations

General

PERSONAL ITEMS THROUGHOUT THE HOUSE

At the time of inspection the had house personal items throughout. This makes it hard to observe all areas of the house. Personal items can be in cabinets, against walls, on the floors, ECT that would block visible access to these areas and could hide defects. I recommend completing a thorough walk thought once personal items have been removed.

9: ATTIC, INSULATION & VENTILATION

Information

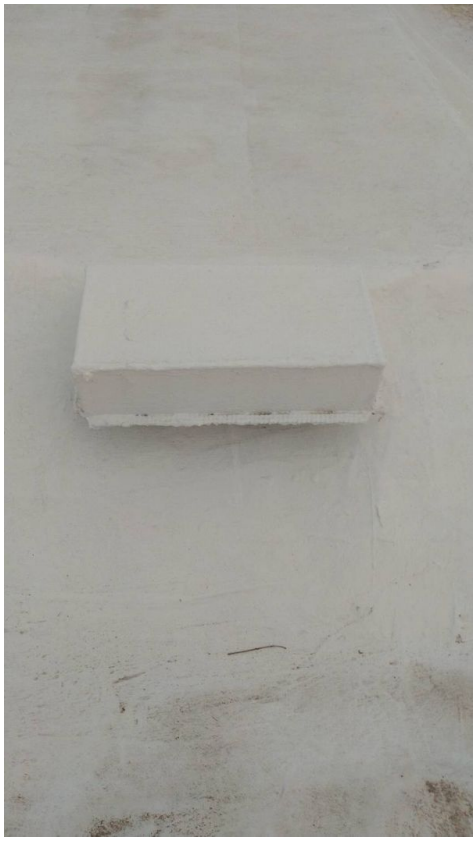
Flooring Insulation
None-concrete floors

Attic access
No attic access

Attic Insulation: Insulation Type
Unknown - No attic access

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

Ventilation: Ventilation Type
Soffit Vents, Roof vents



10: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Range/Oven Energy Source
Electric, Induction stovetop

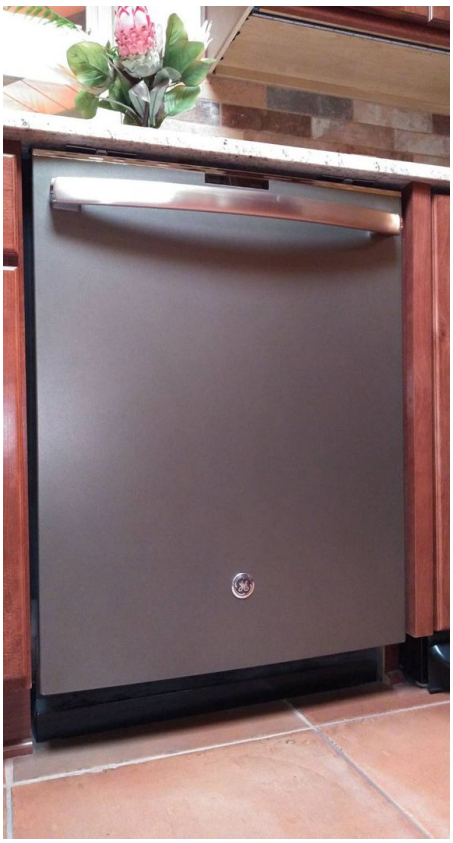
Range/Oven/Cooktop: Exhaust Hood Type
Vented

Garbage Disposal: Brand
In Sink Erator

Dryer Hook-ups: Dryer Vent
Metal

Dishwasher: Brand

GE

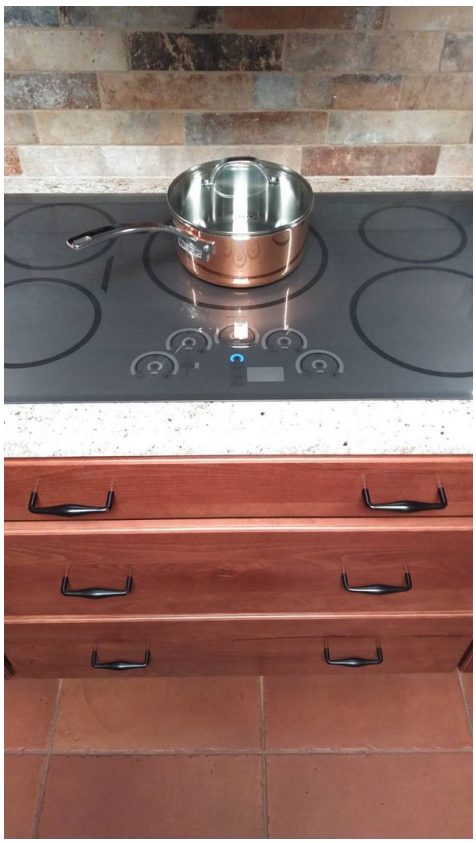


Refrigerator: Brand

GE

Range/Oven/Cooktop: Range/Oven Brand

GE, Double oven / stove top

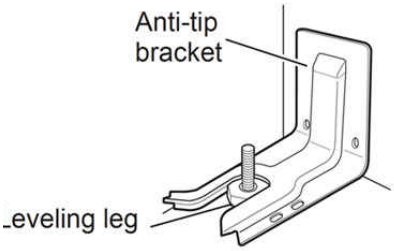


Range/Oven/Cooktop: Anti-tip device

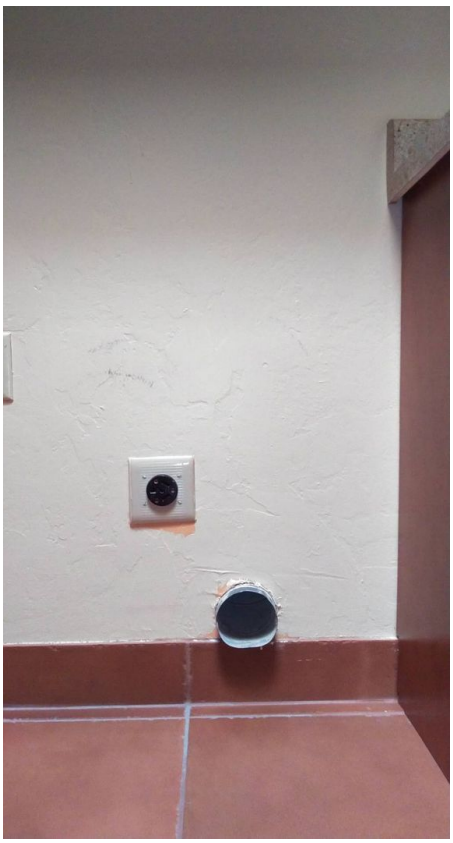
Built in double ovens / stove top

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.

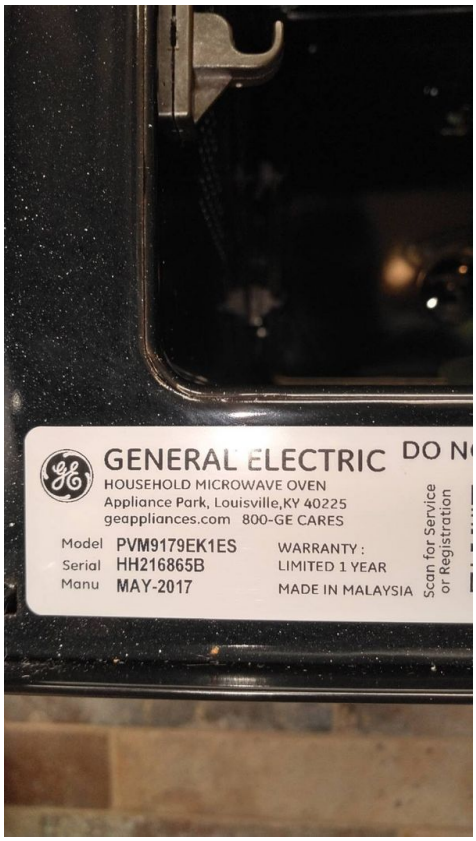
Here is a helpful link that further explains anti-tip devices.



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



Built-in Microwave: **Microwave brand**
GE



Central Vacuum: Central Vacuum Brand

Head unit removed at the time of inspection

No Central vacuum unit installed. The home was plumbed for a central vac but the unit was removed at the time of inspection.

Observations

10.1.1 Dishwasher

Maintenance Item

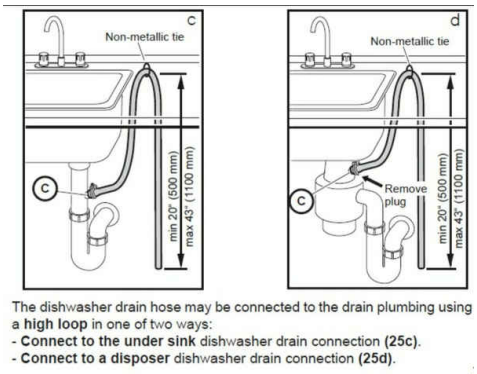
NO DISHWASHER DRAIN HIGH LOOP

KITCHEN

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 improper drainage. I recommend having a qualified professional properly route the drain line to prevent these possible issues. (See illustration)

Recommendation

Contact a qualified professional.



10.7.1 Central Vacuum

Maintenance Item

CENTRAL VACUUM UNIT REMOVED

GARAGE STORAGE ROOM

At the time of inspection the central vacuum unit was removed from the storage room in the garage. The plumbing and connections appeared to be intact throughout the house.

Recommendation

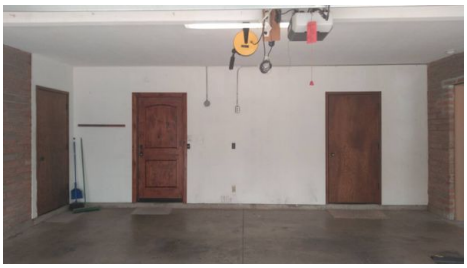
Contact a qualified professional.

11: GARAGE

Information

Ceiling: Ceiling Material
Finished drywall

Walls & Fire separation: Fire separation walls sealed
The visible sections of fire separation wall were sealed and intact

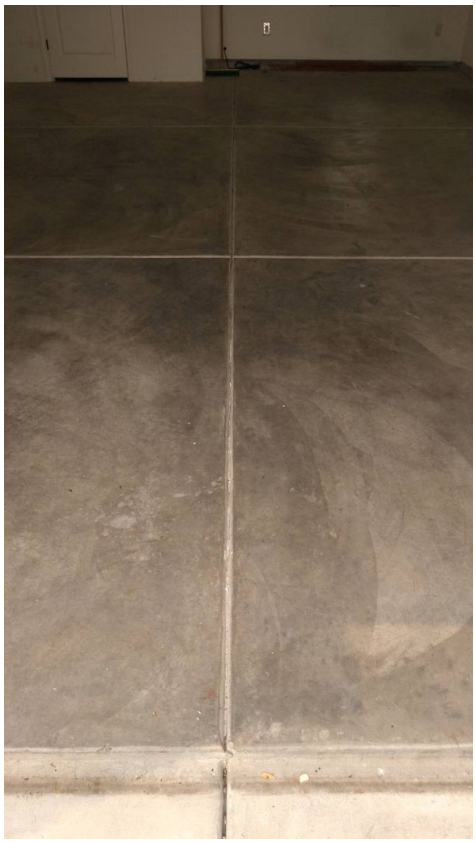


Garage Door: Type
Up-and-Over

Garage Door: Safety features
Auto retract beams

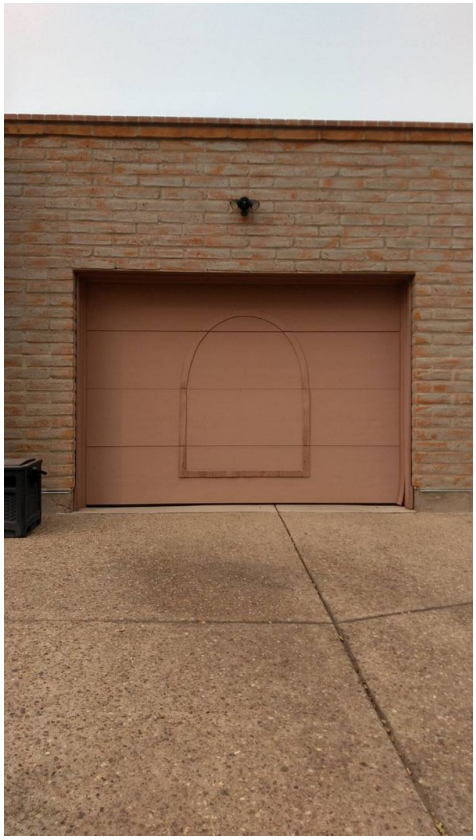
Occupant Door (Garage / living space separation): Walk through door
Self closing

Floor: Garage floor material
Concrete



Garage Door: Material

Metal, Insulated



Garage Door Opener: Garage door opener

Overhead garage door company - chain driven double car door, Genie - chain driven single car door

Observations

11.4.1 Garage Door

Recommendation

TRIM/WEATHER STRIPPING LOOSE OR DAMAGED

GARAGE DOOR (EXTERIOR)

At the time of inspection I observed loose / damaged garage door trim and weather stripping. I recommend having a qualified professional repair or replace as needed to prevent pests from entering the garage.

Recommendation

Contact a qualified professional.