

Arizona Home Inspections, LLC

by Jack Randall 6810 N Andrea Doria Tucson, AZ 85704 Office-Fax 520-887-2594

HOME EVALUATION REPORT

Report # 2537 N Orchard Ave

At your request we performed an Evaluation of the property located at: 2537 N Orchard Ave, Tucson AZ

The following items below were observed to be in need of repair, not fully functional, defective or damaged and in replacement condition. Each of these items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.).

SITE AND GROUNDS

2. Site Grading - Drainage

General Grade Issues

Monitor: The base of the siding or stucco is installed even or below grade level. This condition can conceal termite activity and conducive to moisture damage. The wall will not vent or drain properly. Installation standards suggest a 4" clearance between the bottom edge of the siding/ stucco and grade level when above soil, 2" clearance is average for walls above any slab or walkway surface. This condition is common and considered acceptable at the time of construction, however does not meet current building standards.

STRUCTURE

5. Floor Structure

Floor Conditions

Further Review: The bedroom addition floor was observed to be sloped in one or more areas. This may be due to soil settling, improper installation, slab cracking and/or structure settlement. We recommend further review for a better understanding of replacement/repair costs and present condition.

7. Trim

Trim Condition

Repair: Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.

9. Fascia - Eaves - Soffits

Condition Eave/Fascia/Soffit

Repair: Caulking of the eave/soffit is needed at beam connections. Attention to the gaps is required to keep out insects and pests.

10. Soffit/Gable Ventilation

Ventilation Condition

Repair: Soffit vent screens for the attic and crawl space were either damaged or missing at the south wall and below the main breaker panel. Attention to the vents screens is required in order to keep out pests and insects.

Roof

2. Rooftop Material & Condition

Built-Up

Further Review: Cracking in the rooftop coating materials were visible near the ac unit (poor drain area). We recommend further review of the roof system for a better understanding of

replacement/repair costs and present condition.

Tile Roofing

Further Review: At least two cracked or damaged tiles were observed at the rooftop. Additional tiles or conditions may be found by a roofing professional. We recommend further review of the entire roof system for a better understanding of replacement costs/repairs and present condition.

Monitor: The front and rear patio tile roof covering had been applied over a surface with a pitch (slope) less than the industry standard, and was subject to leakage because of poor drainage. We recommend that the rooftop be monitored for signs of leakage and be repaired if needed.

Repair: Mortar packing is missing or damaged at one or more areas of the tile roof. We recommend further review of the entire roof system for a better understanding of replacement costs/repairs and present condition.

3. Rooftop Ventilation

Condition

Repair: One or more attic space vents, dwv vents, and or roof vent T-caps were observed to be missing screens to prevent penetrations. These openings may let in rodents and insects to the interior of the framing or attic. We recommend installing screens as required.

Repair: An attic space vent and water heater cap was missing from one of the vents on the rooftop. We recommend that the missing vent cap be replaced.

KITCHEN

4. Appliances

Microwave

Further Review: The guest microwave is not installed correctly with inadequate clearance above the cook top. The unit was measured with a 15-16" clearance. This condition over time may cause damaged to the unit. We recommend further review for a better understanding of replacement/repair costs and present condition.

INTERIOR

2. Windows

Window Condition

Repair: Window screens at one or more areas were missing and/or damaged. We recommend that all damaged or missing screens be repaired or replaced to restore proper function.

Repair: The window at the Den presented symptoms of a breach seal or failure between two pieces of glass. This often takes the form of condensation between the panes of an insulated glass unit. We recommend full evaluation of all the windows by an appropriate person with replacement of all breached windows.

Repair: The guest house window weep drains were blocked or sealed over. We recommend drains be repaired to allow for proper drainage.

Safety Concern: A BB type crack or hole was observed at the guest house. We recommend immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.

3. Floor Coverings

Floor Condition

Monitor: The manufactures flooring has visible joint separations and or lifted at the guest bath. We recommend that flooring be monitored with repairs as needed.

BATHROOM(S)

5. Toilets

Hall Bath Toilet

Safety Concern: The hall bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.

Guest Bath Toilet

Safety Concern: The downstairs bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.

LAUNDRY AREA

1. Laundry Provisions

Laundry Conditions

Repair: Leaking water valves were observed in the laundry area. Attention to the water valves is required in order to maintain the integrity of the plumbing system. We recommend that any leaking valve be repaired or replaced as required.

PLUMBING SYSTEM

2. Distribution Piping

Distribution Piping Condition

Repair: The interior water supply piping in the crawl space lacks proper supports and hangers. We recommend that appropriate and proper supports and hangers be installed.

3. Drain Waste Vent Piping

Condition

Repair: Improper configuration of the drain/waste lines is noted at laundry (No trap was visible). Attention to the improper configuration is required to keep the system design functional. We recommend that the configuration be repaired as required.

Repair: The visible and accessible portions of the drain and waste piping were missing proper supports, hangers and/or cross bracing as is currently required. We recommend further review for a better understanding of replacement/repair costs and/or present condition.

Monitor: There was evidence of surface corrosion, rust but no leakage, at the exposed and accessible drain piping. This piping should be monitored for leakage and repaired if necessary. The eventual replacement of all the original cast piping at some point in the future, should be expected.

5. Gas System Piping

Condition

Repair: The gas piping was observed to be without a bond clamp at the service entrance. We recommend repair as necessary.

WATER HEATER

4. Temperature And Pressure Relief Valve

T-P Relief Valve

Safety Concern: The main house water heater temperature pressure relief valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6-8" of the ground or floor. We recommend repair as required.

Safety Concern: The guest water heater temperature and pressure valve installation did not include a discharge pipe. We recommend immediate installation of a discharge pipe in accordance with industry standards.

HEATING & COOLING SYSTEM

3. Cooling System

Condensate Lines

Suggested Upgrade: The condensate drain line does not have a trap installed. The trap prevents conditioned air from escaping to the exterior. We recommend that a trap be installed per manufactures recommendations.

8. Fireplace

Damper

Repair: The damper in the fireplace was bent, rusted, defective, damaged and/or obstructed to a

point where it was not operational in its present condition. We recommend that the damper unit be replaced.

ELECTRICAL SYSTEM

2. Meter - Main Panel

Panel Wiring

Repair: Over protecting circuits was observed in the panel. We recommend the installation of an appropriately sized circuit protection device.

4. Receptacles

Receptacle Conditions

Safety Concern: Three hole grounded outlets are installed at several locations, even though no grounding wire is present throughout most of the electrical system. The use of 3 hole grounded type outlets gives the impression this safety protection circuit is present, when in reality it is not. Three hole outlets are more convenient and are often installed without consideration to this situation. We recommend that the installation of the older style two slot outlets to eliminate this false sense of security.

Repair: The den west wall receptacle (north side of door) was observed to be wired backwards, or reverse polarity. All improperly wired receptacles should be repaired to ensure that they are safe and dependable.

6. Lights

Lights Condition

Safety Concern: The den closet has an incandescent light too close to combustibles. We recommend the removal of the fixture or top shelf for safety reasons.

Thank you for selecting AHI. I appreciate the opportunity to be of service and hope you will recommend my services to your friends and associates.

Sincerely, Jack Randall