

# Building Inspection Report

**37201 E. 31st Street, Tucson, AZ 85710**

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**Inspection Date:**

03/20/06

**Prepared For:**

Sally Soukup

**Prepared By:**

**PJM  
Home Inspections, LLC.**



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**Report Number:**

11004

**Inspector:**

Jack Musser

# Report Overview

Information extracted from Pima County Assessors web site

<http://www.asr.co.pima.az.us/apiq/asrmasyy.cfm?tyear=2006&taxcode=135100410>



**Building Class: R-3**  
**Total Livable Area: 1800**  
**Appraiser:**  
**Appraisal Date: March 1965**  
**Processed:**  
**Effective Construction Year: 1959**  
**Stories: 1.0**  
**Rooms: 7**  
**Quality: Fair**  
**Exterior Walls: Brick**  
**Roof Type: Built Up**  
**Heating: Forced**  
**Cooling: Refrigeration**  
**Bath Fixtures: 6**  
**Physical Condition: Fair**  
**Garage Type: Carport**  
**GarageCapacity: 2**  
**Patio Type: Covered**  
**PatioNumber: 1**



## THE HOUSE IN PERSPECTIVE

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- The house faces south

### New Perspective Comment

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home. The major issue regarding this home is the electrical wiring at the the main/sub panels. This condition should be evaluated by a licensed electrician.

## WEATHER CONDITIONS

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Dry weather conditions prevailed at the time of the inspection. 60 degrees F and sunny.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Deferred Cost:** denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### General Comments

#### SAFETY ISSUES

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*
- It is highly recommend that this electrical system be evaluated by a licensed electrical contractor.

#### REPAIR ITEMS

Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. In this case the double taps occur on the “Line” side of the circuit.

#### IMPROVEMENT ITEMS

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

In the kitchen GFCI outlets are recommended for replacement regarding the two outlets adjacent to the sink.

In the kitchen the wiring under the electric cook top is a potential hazard. We recommend the electrical connection be replaced with a terminal block style connection.

#### ITEMS TO MONITOR

##### Lot Drainage

The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the Arizona Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.



# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete
<b>Wall Structure:</b>	•Masonry
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Roof Joists



## STRUCTURE OBSERVATIONS

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### General Comments

Typical minor flaws were detected in the structural components of the building.

### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

Typical minor flaws were detected in the structural components of the building.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

SAMPLE

# Roofing

## DESCRIPTION OF ROOFING

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**Roof Covering:**

**Roof Flashings:**

**Chimneys:**

**Roof Drainage System:**

**Method of Inspection:**

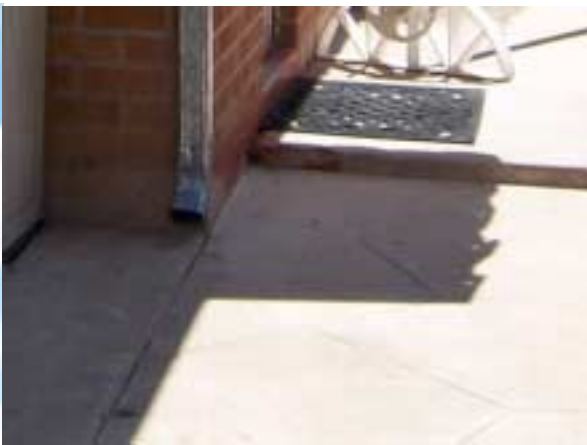
•Built Up Roofing / Elastec

•Metal

•Masonry

•Aluminum •Downspouts discharge above grade

•Walked on flat roof



## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration.

**General Comments**

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

**RECOMMENDATIONS / OBSERVATIONS****LIMITATIONS OF ROOFING INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

SAMPLE

# Exterior

## DESCRIPTION OF EXTERIOR

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- Wall Covering:** •Brick
- Eaves, Soffits, And Fascias:** •Wood
- Exterior Doors:** •Solid Wood •French Doors
- Window/Door Frames and Trim:** •Metal-Covered
- Entry Driveways:** •Concrete
- Entry Walkways And Patios:** •Concrete
- Porches, Decks, Steps, Railings:** •Concrete
- Surface Drainage:** •Level Grade •Graded Towards House
- Fencing:** •Masonry

Grade towards house on east side



## EXTERIOR OBSERVATIONS

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### Positive Attributes

The house has all brick constructed exterior walls. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The driveway and walkways are in good condition.

### General Comments

The exterior of the home is generally in good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Lot Drainage

- **Improve, Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

#### Landscaping

- **Repair:** The proximity of the trees could disrupt drainage pipes, cause mechanical damage to the footings of the masonry wall, or influence the foundation over time. You should consider removal of the trees.



## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Second Service Rating 60 Amps •Fuses
	•Located: in rear of house
<b>Service Grounding:</b>	•Ufer Ground
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Fuses
<b>Sub-Panel(s):</b>	•Panel Rating: 100 Amp •Located: rear of house
<b>Distribution Wiring:</b>	•Copper
<b>Switches &amp; Receptacles:</b>	•Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•Absent except for main hallway

Double taps on "Line" side of protection



## ELECTRICAL OBSERVATIONS

### General Comments

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. Although repairs are not especially costly, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

### RECOMMENDATIONS / OBSERVATIONS

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

### Service / Entrance

- **Repair:** Any distribution wiring connected directly to the main service should be removed. All household circuits should be connected to a distribution panel where they can be protected by fuses or breakers.

### Main Panel

#### Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. In this case the double taps occur on the “Line” side of the circuit.

### Distribution Wiring

#### Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. A **marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

It is highly recommend that this electrical system be evaluated by a licensed electrical contractor.

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## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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**Energy Source:**

•Gas

**Heating System Type:**

•Forced Air Furnace

**Vents:**

•Metal-Multi Wall

**Heat Distribution Methods:**

•Ductwork



## HEATING OBSERVATIONS

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### Positive Attributes

Heat distribution within the home is adequate.

### General Comments

Minor repairs to the heating system are necessary. The return air vent has been covered and needs to be re-opened.

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

**Energy Source:**

•Electricity •240 Volt Power Supply

**Central System Type:**

 •Air Cooled Central Air Conditioning •Manufacturer: Carrier  
 •Model Number: 48GP-060090311  
 •Serial Number: 2802G40907


## COOLING / HEAT PUMPS OBSERVATIONS

**Positive Attributes**

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

**General Comments**

No repairs are necessary at this time.

**RECOMMENDATIONS / OBSERVATIONS**

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Roof Cavity Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the flat roof.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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**Water Supply Source:**

**Service Pipe to House:**

**Main Water Valve Location:**

**Interior Supply Piping:**

**Waste System:**

**Drain, Waste, & Vent Piping:**

**Water Heater:**

**Fuel Shut-Off Valves:**

**Other Components:**

•Public Water Supply

•Steel

•Northwest corner of property/alley

•Copper

•Public Sewer System

•Cast Iron

•Gas •Manufacturer – Reliance •Model - 5 30 NSRT6 •Year - 1987

•Natural Gas Main Valve At Rear of Home

•Sprinkler System

Water pressure good  
50 PSI



Water meter located NW corner of property in alley



## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### General Comments

The piping system within the home, for both supply and waste, is a good quality system. The piping system within the home, for both supply and waste, is a good quality system. The piping system within the home, for both supply and waste, is a good quality system. The piping system within the home, for both supply and waste, is a good quality system.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Carpet •Tile  
**Window Type(s) & Glazing:** •Double/Single Hung •Sliders •Double Glazed  
**Doors:** •Wood-Solid Core •Wood-Hollow Core •French Doors •Sliding Glass

### LIVING ROOM:

**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Carpet  
**Window Type(s) & Glazing:** •Sliders •Double Glazed  
**Doors:** •Wood-Solid Core

### DINING ROOM:

**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Carpet  
**Doors:** •Sliding Glass •French Doors

### MASTER BEDROOM:

**Location:** •Northeast side of home  
**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Carpet  
**Window Type(s) & Glazing:** •Sliders •Double Glazed  
**Doors:** •Wood-Hollow Core

### MASTER BATH:

**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Tile  
**Window Type(s) & Glazing:** •Double/Single Hung •Double Glazed  
**Doors:** •Wood-Hollow Core  
**Recently remodeled:**

### 2ND BEDROOM:

**Location:** •Southeast side of home  
**Wall And Ceiling Materials:** •Drywall •Plaster  
**Floor Surfaces:** •Carpet  
**Window Type(s) & Glazing:** •Sliders •Double Glazed  
**Doors:** •Wood-Hollow Core

**3RD BEDROOM:**

<b>Location:</b>	•South mid portion of home
<b>Wall And Ceiling Materials:</b>	•Drywall •Plaster
<b>Floor Surfaces:</b>	•Carpet
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Double Glazed
<b>Doors:</b>	•Wood-Hollow Core

**4TH BEDROOM:**

<b>Location:</b>	•North mid portion of home
<b>Wall And Ceiling Materials:</b>	•Drywall •Plaster
<b>Floor Surfaces:</b>	•Carpet
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Double Glazed
<b>Doors:</b>	•Wood-Hollow Core

**MAIN BATHROOM:**

<b>Location:</b>	•Main hallway
<b>Wall And Ceiling Materials:</b>	•Drywall •Plaster
<b>Floor Surfaces:</b>	•Tile
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung
<b>Doors:</b>	•Wood-Hollow Core
<b>Recently remodeled:</b>	



**DEN:****Wall And Ceiling Materials:**

•Drywall •Plaster

**Floor Surfaces:**

•Carpet

**Window Type(s) & Glazing:**

•Sliders •Double Glazed

**Fireplace:**

•Brick

**KITCHEN:****Wall And Ceiling Materials:**

•Drywall •Plaster

**Floor Surfaces:**

•Tile

**Window Type(s) & Glazing:**

•Sliders •Double Glazed

**Doors:**

•Wood-Solid Core

**INTERIOR OBSERVATIONS****General Condition of Interior Finishes**

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

**General Condition of Windows and Doors**

The majority of the windows are good quality.

**General Condition of Floors**

The floors of the home are relatively level and walls are relatively plumb.

**RECOMMENDATIONS / OBSERVATIONS****Discretionary Improvements**

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

In the kitchen GFCI outlets are recommended for replacement regarding the two outlets adjacent to the sink.



In the kitchen the wiring under the electric cook top is a potential hazard. We recommend the electrical connection be replaced with a terminal block style connection.



## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

SAMPLE

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Built-in Electric Oven •Electric Cook top •Refrigerator

**Laundry Facility:**

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer

**Other Components Tested:**

•Vent/Fan •Door Bell

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

The appliances are to be in generally good condition. The kitchen and laundry facilities are well organized. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are good quality. The appliances that have been installed in the kitchen are good quality.

## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Swimming Pool

## DESCRIPTION OF SWIMMING POOL

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Pool Type:

- In Ground

## COMMENTS ON SWIMMING POOL

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PJM Home Inspections L.L.C. does not include swimming pool inspections as a part of its general home inspection.

**SAMPLE**