



National Property Inspections

**Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ,
85741**



Wednesday, October 2, 2019
Inspector
Default Inspector

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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INVOICE #: 1992

Inspection Date : 10/2/2019 10:00 AM

Client Name : **Jane Paul
Mountain Vista Unitarian Universalist
Congregation**

Property Location : **3235 W ORANGE GROVE ROAD
TUCSON AZ 85741**

Billing Address :

TYPE OF INSPECTIONS PERFORMED

Commercial Building Inspection	\$750.00
Total	\$750.00
Due on Receipt	\$750.00

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 81 F
Estimated Age Of Property : 18 Year(s)	Weather :
Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Free Standing Retail Building	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Masonry Stucco	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent
	<input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> Inspector

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

This assessment is in general accordance with the ASTM standard E2018-08 for Property Condition Assessments. The intent of this report is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Hidden or obstructed defects may not be observed. In addition, some components were assessed on a random sampling of like items.

This is a 9478 square foot building on 63,379 square foot of land, built in 2001.

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GRADING / DRAINAGE

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Positive Slope

Comments:

Most of the front and west side drain to just west of the southeast corner of the property. The area west of the building drains to the neighbors property. Dirt has washed on to the neighboring property. Lack of a gutter has resulted in rain poring over the west side of the building to wash away dirt. The dirt at the building should be the high point, then slope down from there. Some earthwork is needed to adjust the slope. Then heavy gravel should be applied on top of the dirt to prevent erosion.



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:



Grading / Drainage: Rear(South)

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Grading / Drainage:



Grading / Drainage: West



Grading / Drainage: West

PARKING LOT / DRIVEWAYS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Asphalt

Cracks

General Deterioration

Comments:

The asphalt parking and driveway areas have a somewhat rough surface. They are past due to be coated and cracks sealed. Coating and sealing slows the rate of deterioration of the asphalt. The parking stripes are faded, should be repainted.

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Parking Lot / Driveways:



Parking Lot / Driveways:



Parking Lot / Driveways:



Parking Lot / Driveways:



Parking Lot / Driveways:



Parking Lot / Driveways:

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Parking Lot / Driveways:



Parking Lot / Driveways: Parking Stripes Faded

FLATWORK / SIDEWALKS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

The ground should be built up around the concrete walk at the northwest corner of the building, to give the concrete sufficient support at the edges, and prevent it from cracking.



Flatwork / Sidewalks:



Flatwork / Sidewalks: Ground Should Be Built Up

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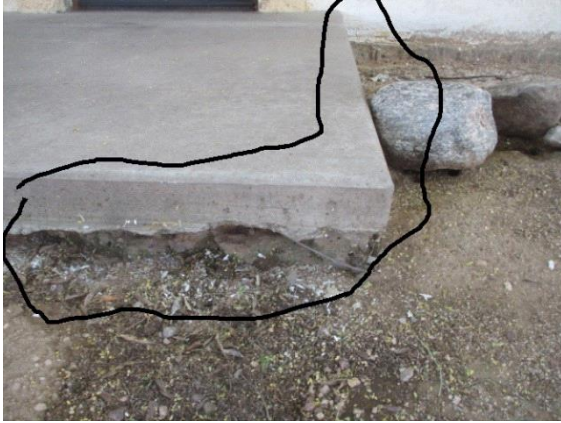
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Flatwork / Sidewalks: Ground Should Be Built Up



Flatwork / Sidewalks:



Flatwork / Sidewalks:



Flatwork / Sidewalks:

FENCES / ENCLOSURES

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masonry

Wrought Iron

Comments:

The wrought iron is all rusty, and not sealed. It should be sealed to prevent rust from staining the masonry walls. All the masonry wall in the vicinity of the rusty wrought iron railings is stained. The rear block wall is not painted, and it has graffiti on it, all along the rear and southwest corner.

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Fences / Enclosures:



Fences / Enclosures: Rust Stains



Fences / Enclosures:



Fences / Enclosures:



Fences / Enclosures:



Fences / Enclosures:

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Fences / Enclosures: Graffiti



Fences / Enclosures:

LANDSCAPING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Trees

Comments:

There are a lot of holes in the ground, mostly in the front and east sides, caused by ground squirrels. Most of the trees are severely over grown, especially at the northwest corner of the building, around the exterior covered area, and the southeast corner of the property, near the trash container enclosure. Gravel is thin in most areas.



Landscaping:



Landscaping: Holes In Ground

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Landscaping:



Landscaping:



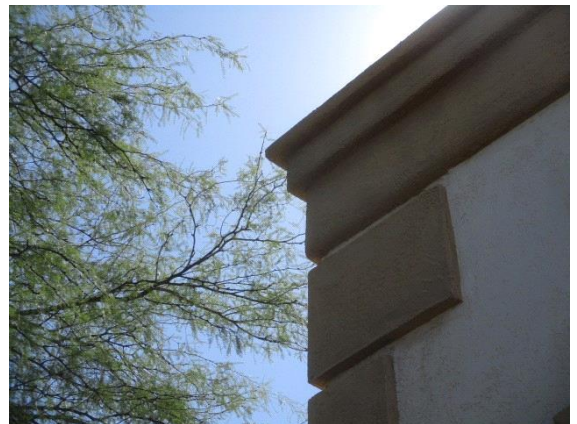
Landscaping:



Landscaping:



Landscaping:



Landscaping:

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COVERED AREA

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The east facing siding should be painted asap. Paint protects the wood from deterioration. Only about 4 of the ceiling lights turned on, out of about 16 fixtures.



Covered Area:



Covered Area:



Covered Area:



Covered Area:

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Covered Area:



Covered Area: Needs Paint

DEBRIS/TRASH

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is a lot of debris from trees, and uncollected trash from the business, in and around the trash container enclosure at the southeast corner of the property.



Debris/Trash:



Debris/Trash:

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EXTERIOR STAIRS

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Comments:

The stairs are rusty. Rust spots should be sanded and primed.



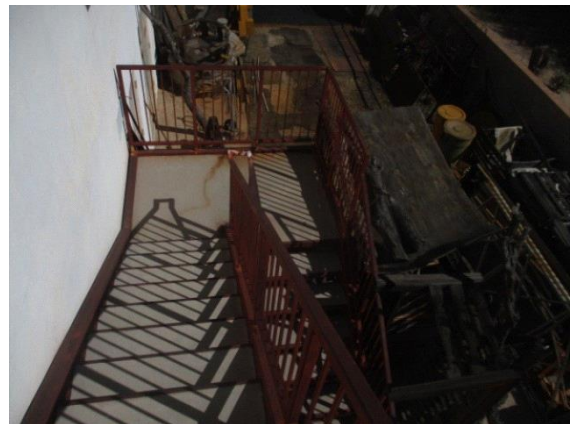
Exterior Stairs:



Exterior Stairs:



Exterior Stairs:



Exterior Stairs:

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LOADING DOCK

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Loading Dock:



Loading Dock:

ROOFING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 18 Year(s)

Design Life: 50 Year(s)

Layers: 1

100% Visible

Ladder at Eaves

Walked On

Metal

Comments:

There has been an on and off roof leak at the door to the west flat roof area. That section of roof needs patching and coating. The majority of the roof is corrugated metal roofing, which should last 50 years, with minimal maintenance. RoofSavers, 520-884-1288, RoofSmart, 520-797-5656 and RoofFixers, 520-818-8485, all do free inspections and estimates. I recommend calling one of them for additional evaluation and repair.

Leaks not always detectable.

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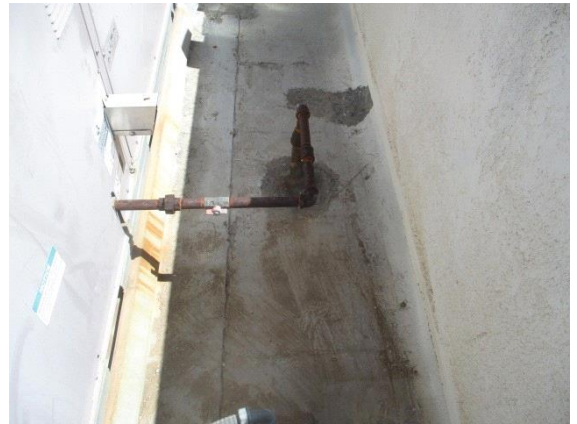
Roofing: Southeast Roof



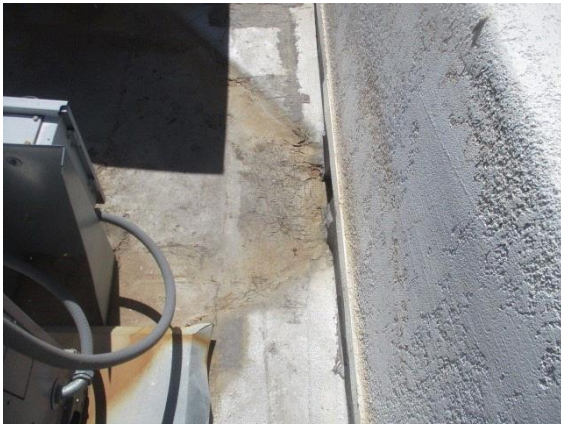
Roofing: West



Roofing:



Roofing:



Roofing:



Roofing: Roof Leak At Door

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Roofing:



Roofing:

FLASHING / VALLEYS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All roof penetrations in the flat roof area need sealing.



Flashing / Valleys:



Flashing / Valleys:

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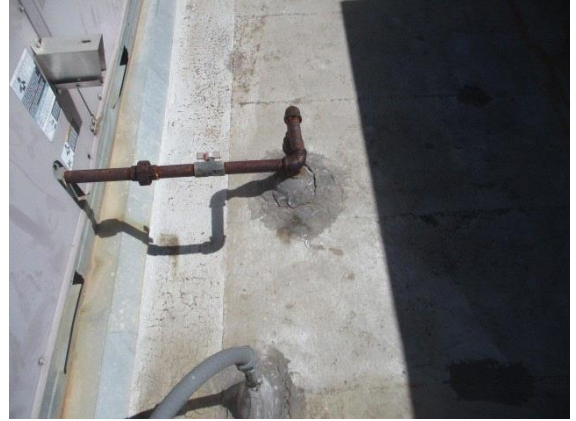


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Flashing / Valleys:



Flashing / Valleys:

SKYLIGHTS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fixed / Stationary

Comments:



Skylights:

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ROOF DRAINAGE SYSTEM

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

Scuppers

Comments:

Gutters along the west side of the building would have prevented the erosion in that area. The existing gutters are at the exterior covered area and the east side. There are two scuppers/roof drains at the flat roof area.



Roof Drainage System:



Roof Drainage System:



Roof Drainage System:

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CHIMNEY

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

Flue not inspected. Annual cleaning is recommended.



Chimney:



Chimney:

EXTERIOR SURFACE

Recommend Repairs

Wood

Masonry Stucco

	G	F	P	NI	NA
EXTERIOR WALL FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING AND SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The exterior light pole fixtures have not been used for a long time. The seller says he needs to replace the light bulbs on all of them.

Paint has peeled off some of the west fascia. It should be repainted asap.

The whole building is over due for a repainting. Hairline cracks show through at most of the mortar joints in the block walls.

Neither of the two GFCI outlets tripped when tested. They should both be replaced. The outlet west of the front entrance is missing a cover-a bubble type cover should be installed, as the irrigation timer is permanently plugged in.

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Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

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Exterior Surface:



Exterior Surface:

WINDOWS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Insulated Pane(s)

Comments:

Paint has peeled off the south facing window frames. The wood has weathered/deteriorated. They should be painted immediately, to protect the wood from further deterioration.



Windows:



Windows:

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Windows: Needs Paint



Windows:

MAIN DOORS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Comments:

The wood doors are not sealed well. And they need new weather strip, especially at the gap between the double doors.



Main Doors:



Main Doors:

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Main Doors:



Main Doors:



Main Doors:

FREIGHT DOORS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

Freight doors all have some rust, and should be repainted. There is no handle, only a deadbolt, at the double doors. A handle would make it easier to open and close the doors.

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Freight Doors:



Freight Doors: No Handle, Only Deadbolt



Freight Doors:

OVERHEAD DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

The south facing door has not been used in years, according to the owner. It was blocked from the inside and could not be tested.

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Overhead Doors:



Overhead Doors:

EXTERIOR FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Concrete Block

Comments:



Exterior Foundation:



Exterior Foundation:

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Attic / Roof

Method of Inspection Visual from Access 70 % Visible

ATTIC / ROOF FRAMING AND SHEATHING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Trusses

Comments:

Leaks not always detectable.



Attic / Roof Framing and Sheathing:

ATTIC INSULATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Comments:

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Attic Insulation:

Interior Foundation

Foundation Type Slab On Grade

STRUCTURAL FRAME AND BUILDING ENVELOPE

Trusses OSB

UNER FLOOR FRAMING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Structural Frame and Building Envelope:



Structural Frame and Building Envelope:

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Structural Frame and Building Envelope:

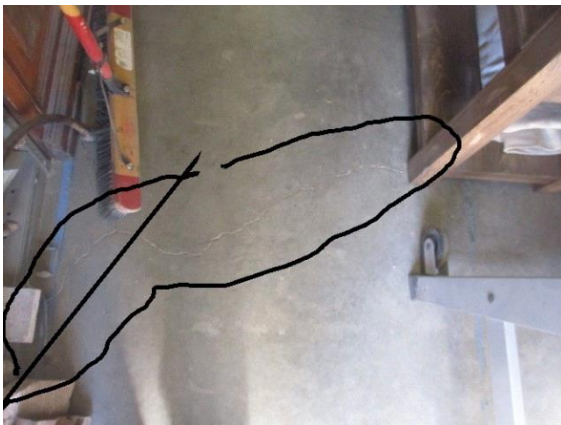
FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

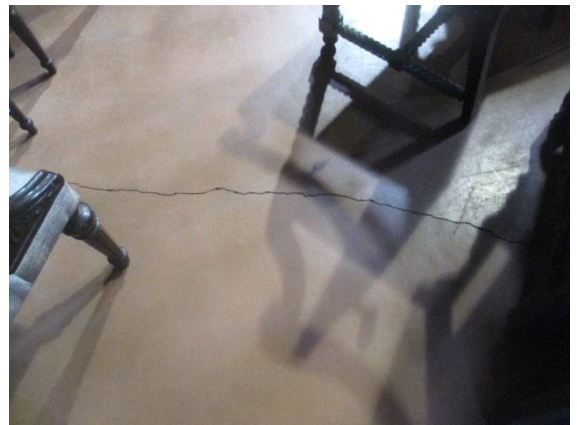
Concrete

Comments:

There are few floor/slab cracks.



Floor / Slab: Crack



Floor / Slab: Crack

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ELECTRICAL

SERVICE SIZE (Main Panel)

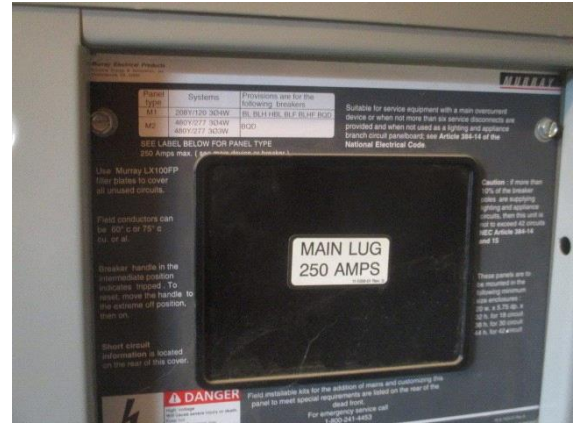
Main Disconnect Location: West

	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> undetermined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELS <input checked="" type="checkbox"/> Fuse(s) <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANELS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING / GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Electrical:



Electrical:

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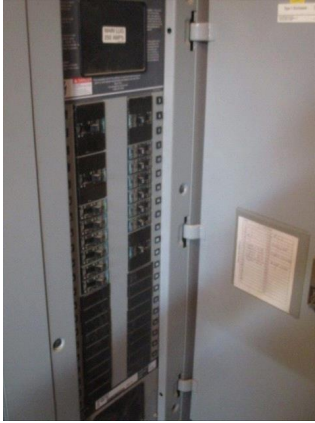
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Electrical:

PLUMBING

- Monitor Condition
- Recommend Repairs

Water Service

Water Public

Shut Off Location: North

Fuel Service

Shut Off Location: West

		G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE SUPPRESSION/SPRINKLER SYSTEM		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GAS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The fire sprinkler system was last inspected in December 2018. It must be inspected annually.

Gas pipes at the gas package units are rusty. They should be sanded, primed and painted.

Fire sprinkler pipes in the exterior covered area have some rust.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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Plumbing:



Plumbing:



Plumbing: Rusty



Plumbing:



Plumbing:

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WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Rheem
Design Life: 12 Year(s)

Model: 41V50
SerialNo: RHNG 051136981

Size: 50 Gallon(s)

Age: 18 Year(s)

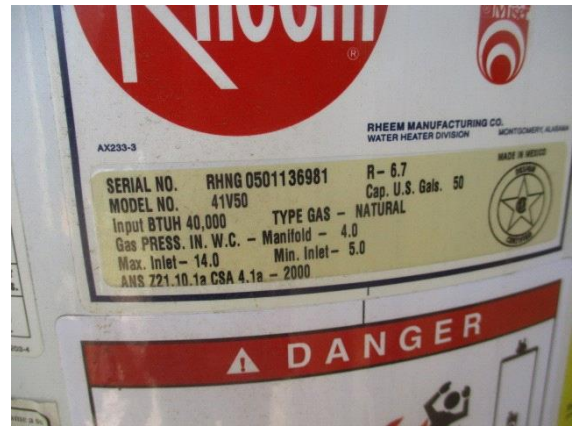
Gas

Comments:

There is deterioration at both the pipe connections on the top of the hot water heater.



Water Heater:



Water Heater:



Water Heater:



Water Heater: Deterioration

Inspection Date:
10/02/2019

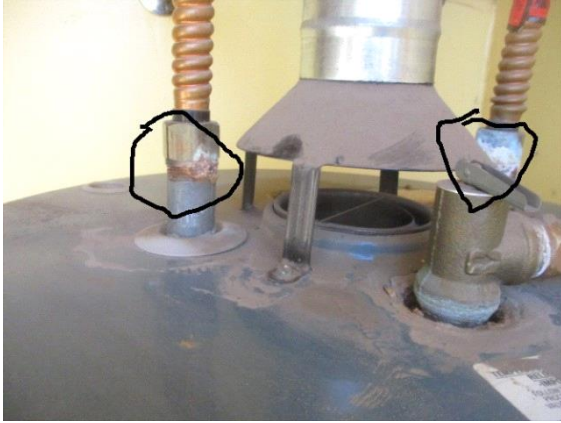
Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741



Water Heater: Deterioration

HEATING 1ST FLOOR WEST

Recommend Repairs

Brand: Carrier
Design Life: 20 Year(s)

Model: 48HJD012
SerialNo: 0601G30474

BTUs: 0

Age: 18 Year(s)

Gas

Forced Air

OPERATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

This is a gas package unit, a gas furnace and electric air conditioner packaged in one HVAC unit.

The gas pipe at the unit is rusty. The pipe should be sanded, primed and painted to protect it from further deterioration.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating 1st Floor West:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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HEATING 1ST FLOOR EAST

Recommend Repairs

Brand: Carrier Model: 48HJD012 BTUs: 0 Age: 18 Year(s)
Design Life: 20 Year(s) SerialNo: 0601G30475

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

This is a gas package unit, a gas furnace and electric air conditioner packaged in one HVAC unit.

The gas pipe at the unit is rusty. The pipe should be sanded, primed and painted to protect it from further deterioration.



Heating 1st Floor East:

HEATING 1ST FLOOR REAR

Brand: Carrier Model: 58TUA100-20 Age: 19 Year(s) Design Life: 30 Year(s)
SerialNo: 4900A59510

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date: 10/02/2019 Inspector: Default Inspector Email:
Inspector Phone:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741



Heating 1st Floor Rear:



Heating 1st Floor Rear:

HEATING 2ND FLOOR

Brand: Carrier
SerialNo: 4900A59517

Model: 58TUA100-20

Age: 19 Year(s)

Design Life: 30 Year(s)

Gas

Forced Air

OPERATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Heating 2nd Floor :



Heating 2nd Floor :

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741

DRAFT CONTROL / VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:



Draft Control / Vent:

HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
10/02/2019

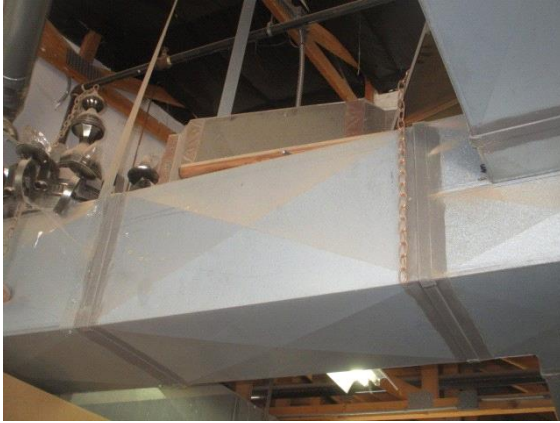
Inspector: Default Inspector
Inspector Phone:

Email:



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HVAC Distribution:



HVAC Distribution:



HVAC Distribution:

COOLING 1ST FLOOR WEST

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Carrier
Design Life: 20 Year(s)

Model: 48HJD012
SerialNo: 0601G30474

Size: 10 tons

Age: 18 Year(s)

Electric

Central Air

Comments:

This is a gas package unit, a gas furnace and electric air conditioner packaged in one HVAC unit.

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741



Cooling 1st Floor West:

COOLING 1ST FLOOR EAST

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Carrier
Design Life: 20 Year(s)

Model: 48HJD012
SerialNo: 0601G30475

Size: 10 tons

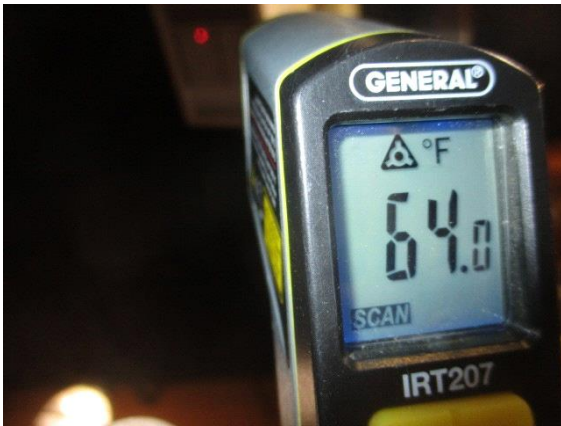
Age: 18 Year(s)

Electric

Central Air

Comments:

This is a gas package unit, a gas furnace and electric air conditioner packaged in one HVAC unit.



Cooling 1st Floor East:



Cooling 1st Floor East:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741

COOLING 1ST FLOOR REAR

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electric

Evaporative Cooler

Comments:

The evaporative cooler is in good working order, but it has rust spots. Rust should be sanded and primed, before further deterioration causes a leak.



Cooling 1st Floor Rear:



Cooling 1st Floor Rear:



Cooling 1st Floor Rear:



Cooling 1st Floor Rear:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741

COOLING 2ND FLOOR

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Carrier
Design Life: 15 Year(s)

Model: 38CKC060620
SerialNo: 0701E03134

Size: 5 tons

Age: 18 Year(s)

Electric

Central Air

Comments:



Cooling 2nd Floor :



Cooling 2nd Floor :

WOMENS BATHROOM

CEILINGS

WALL(S)

FLOOR / FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL

HEAT/AIR DISTRIBUTION

COUNTERTOPS / CABINETS

SINK / FAUCET

WATER CLOSET AND FIXTURES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

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Womens Bathroom:



Womens Bathroom:



Womens Bathroom:

MENS BATHROOM

Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS / CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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Comments:

The sink is slow draining.



Mens Bathroom:



Mens Bathroom:



Mens Bathroom:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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EMPLOYEE BATHROOM

Recommend Repairs

	G	F	P	NI	NA
CEILING(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS / CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The toilet is out of commission. There is a leak between the tank and bowl. The seller ordered the parts needed to fix it.



Employee Bathroom:



Employee Bathroom:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

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UPSTAIRS BATHROOM

Recommend Repairs

	G	F	P	NI	NA
CEILING(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are scratches in a section of wall, and a blank plate to cover an empty electric box is missing.



Upstairs Bathroom:



Upstairs Bathroom:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

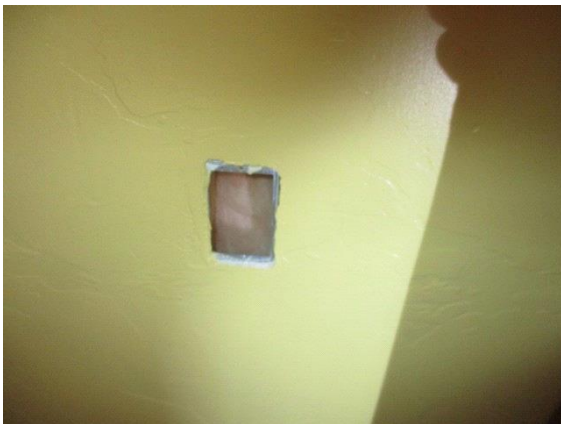
Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741



Upstairs Bathroom: Scratched Wall



Upstairs Bathroom:



Upstairs Bathroom: Missing Plate

SHOWROOM

Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

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There are about eight ceiling lights out.
There is a floor/slab crack in the northeast section of the room. I couldn't tell how long it is due to all the items on display. The floor has not been sealed since the building was new.



Showroom:



Showroom:



Showroom:



Showroom:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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Showroom:

1ST FLOOR STORAGE & WORK AREA

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The ceiling trusses are exposed. There is no drywall in the ceiling.
The floor is bare concrete.



1st Floor Storage & Work Area:



st Floor Storage & Work Area:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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1st Floor Storage & Work Area:

2ND FLOOR STORAGE & OFFICE

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are at least six cracked saltillo tiles.
The ceilings are not finished, trusses are exposed.



2nd Floor Storage & Office: Cracked Floor Tiles



2nd Floor Storage & Office:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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2nd Floor Storage & Office:



nd Floor Storage & Office:



2nd Floor Storage & Office:



nd Floor Storage & Office:

BREAK ROOM

Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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Paint is worn off the floor. It should be repainted.
There is a leak at the base of the faucet spout.



Break Room:



Break Room:



Break Room:



Break Room: Leak

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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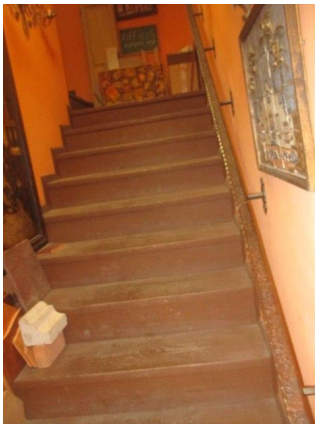


Break Room:

STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Stairs / Railings:



Stairs / Railings: Needs Paint

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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85741**



Stairs / Railings:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



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Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741

DRIP IRRIGATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of Zones: 4

Automatic

Comments:

The seller has not run the irrigation system for many years. He tried to turn it on, but nothing happened. Two of the four valves' wiring are not connected. Also, some tubing is run along the surface. All tubing should be buried, to protect it from getting damaged.

When I returned on Thursday, the seller said he got two of the zones, the ones with the wiring connected, to run, but that there were leaks at the valves.

Underground leaks may not be detected.



Drip Irrigation:



Drip Irrigation:

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ, 85741

Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

FENCES / ENCLOSURES

POOR

The wrought iron is all rusty, and not sealed. It should be sealed to prevent rust from staining the masonry walls.

All the masonry wall in the vicinity of the rusty wrought iron railings is stained.

The rear block wall is not painted, and it has graffiti on it, all along the rear and southwest corner.

LANDSCAPING

POOR

There are a lot of holes in the ground, mostly in the front and east sides, caused by ground squirrels. Most of the trees are severely over grown, especially at the northwest corner of the building, around the exterior covered area, and the southeast corner of the property, near the trash container enclosure.

Gravel is thin in most areas.

COVERED AREA

POOR

The east facing siding should be painted asap. Paint protects the wood from deterioration.

Only about 4 of the ceiling lights turned on, out of about 16 fixtures.

DEBRIS/TRASH

POOR

There is a lot of debris from trees, and uncollected trash from the business, in and around the trash container enclosure at the southeast corner of the property.

EXTERIOR SURFACE

Exterior Wall Finish

POOR

Exterior Electrical Outlets

POOR

Exterior Lighting and Signage

POOR

The exterior light pole fixtures have not been used for a long time. The seller says he needs to replace the light bulbs on all of them.

Paint has peeled off some of the west fascia. It should be repainted asap.

The whole building is over due for a repainting. Hairline cracks show through at most of the mortar joints in the block walls.

Neither of the two GFCI outlets tripped when tested. They should both be replaced. The outlet west of the front entrance is missing a cover-a bubble type cover should be installed, as the irrigation timer is permanently plugged in.

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email:



National Property Inspections

**Mountain Vista Unitarian Universalist Congregation, 3235 W Orange Grove Road, Tucson, AZ,
85741**

WINDOWS

POOR

Paint has peeled off the south facing window frames. The wood has weathered/deteriorated. They should be painted immediately, to protect the wood from further deterioration.

EMPLOYEE BATHROOM

Water Closet and Fixtures

POOR

The toilet is out of commission. There is a leak between the tank and bowl. The seller ordered the parts needed to fix it.

SHOWROOM

Electrical

POOR

There are about eight ceiling lights out.
There is a floor/slab crack in the northeast section of the room. I couldn't tell how long it is due to all the items on display. The floor has not been sealed since the building was new.

BREAK ROOM

Floor/Finish

POOR

Paint is worn off the floor. It should be repainted.
There is a leak at the base of the faucet spout.

DRIP IRRIGATION

POOR

The seller has not run the irrigation system for many years. He tried to turn it on, but nothing happened. Two of the four valves' wiring are not connected. Also, some tubing is run along the surface. All tubing should be buried, to protect it from getting damaged.
When I returned on Thursday, the seller said he got two of the zones, the ones with the wiring connected, to run, but that there were leaks at the valves.

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

Inspection Date:
10/02/2019

Inspector: Default Inspector
Inspector Phone:

Email: