



Jack's Home Inspections, LLC

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SELLER OBSERVATION REPORT

Client:
Phone:
Email:
Property:

Date: February 8, 2016

This inspection was a limited observation and was intended to address major deficient components only. The report identifies those deficiencies and may address safety concerns as well. Minor repairs that can be performed by a general handyman may not be addressed in this report.

STRUCTURAL—Concrete foundation had excessive cracking. Recommend evaluation by a structural engineer. The floor was concrete and tiled. Home was wood framed with functional stucco cladding. Roof was supported by a truss frame system. Roof above exterior concrete was supported by 8"x 8" wood posts.

EXTERIOR—Wall cladding was stucco and functional. Windows were aluminum with screens and functional. Eaves and fascia were very weathered. Recommend replacement of fascia where required and thorough scraping, sealing with a wood sealer, priming and one or two coats of good quality exterior paint on all fascia. Some trim (1"x 4" pine) had wet rot and should be replaced. Recommend installation of gutters and downspouts with extensions or splash block to carry water 6' away from foundation to prevent continued wood rot and eventual damage to foundation.

GROUNDS—The property was hilly with sand and rock surface; therefore, trip hazards abound. No recommendations because that is the area topography and common to horse property. Fences were wire mesh with steel posts and a steel pipe fence for the corral. Gates were functional.

ROOF—Galvanized steel roof was functional. Sewer vents and exhaust vents appeared functional. Chimney was higher than highest roof point with good cap and spark arrester (functional).

PLUMBING— **HEALTH HAZARD**--Recommend installation of backflow preventers on all exterior hose bibs to prevent cross connection. The home water was provided by a well and the waste

disposal was with a septic system. Water pressure was 42 psi. Functional flow and drainage were good. Visible piping was copper and no leaks were observed.

WATER HEATER—Reliance 30-gallon heater was manufactured in Nov. 2012. **There was no drain pan under unit. Recommend installing drain pan to drain into laundry room sewer.** Also recommend draining water heater every 6 months to extend its life and improve efficiency.

HEATING and COOLING—Goodman 3-ton air conditioner manufactured in Sept. 2012 (SN: 0912015612; Model #GSHI303001BA). RUUD air handler and furnace manufactured in June of 1995 (SN: M1695-9359; Model: UBHA-17 J00NUAA). All HVAC equipment was functional. **The air handler did not have a secondary drain. Recommend installing secondary drain or an electronic overflow sensor.**

ELECTRIC—200 amp. and 240 volt service. Service and ground conductors were copper. Overcurrent protection devices were breakers. Wire sizes were compatible with breaker sizes. **Recommend antioxidant grease be applied to all exposed aluminum wire points of termination to prevent oxidation.**

INTERIOR—Walls and ceilings were drywall and functional. Floors were all tile and functional. Interior doors were functional. Closet doors were not inspected because of personal items in the way. Wood burning fireplace with steel chimney. Inspector was unable to determine condition of chimney because of soot and coals on bottom of firebox.

BATH—No deficiencies noted at time of inspection.

KITCHEN—Per buyer, who was the renter, everything in the kitchen was functional; however, **inspector recommends replacement of sink faucet.**

LAUNDRY—No deficiencies noted at time of inspection.

INSULATION and VENTILATION—Cellulose loose-fill insulation averaged approximately 10". Recommend leveling insulation except where covering ducting. **Recommend insulating attic access cover to prevent heat encroachment and cooling loss.**



