

# Calhoun Home Inspections

401 Tonalea Trail  
Flagstaff, AZ 86001  
(520) 600-7387 cell  
(520) 525-9444 hm ofc

Prepared for Michael Stock  
Report # CHI 01-004  
SFR 1519 N. Sunset, Flagstaff, AZ 86001

*Sept. 2001*

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This report was prepared for Michael Stock, detailing the condition of the property located at 1514 N. Sunset, Flagstaff, AZ 86001.

## Overview

The **foundation of the home is in poor condition**. There are vertical and horizontal cracks in the stem wall of substantial size, indicating settling. The concrete was a solid 5-6" pour and probably had no steel reinforcement. The mix was also impure and is deteriorating and eroding, leaving concave surfaces in places. The interior pierwork has settled as well and this is obvious on the interior inspection where the floor slopes towards the center of the home. The **foundation will need major repairs or replacement in the relatively near future**. There are cracks in the interior plaster which also indicate foundation settling. Patching will need to be done occasionally until the foundation problems are fixed.

The **siding is an asbestos shingle** and is broken in places. There is cellulose fiberboard underneath the siding and it is exposed in places. This material and the frame of the house should be protected from the weather. Some **putty and caulk** could be applied and then repainted. It is possible that the cellulose board is the only wall insulation. The attic has an estimated R13 to R19 value and is blown cellulose.

The **front stoop roof appears to be sagging and should be supported**.

The roof material is in good condition and should have a remaining life span of about 10 years. There are at least 2 layers of roof shingle ( 3 is the maximum number that is normally recommended). The **roof frame has a slight sag and should be stripped during the next re-roofing to avoid unnecessary loading**. There is a section of ~~gave flashing~~ on the south side of the house that is loose and should be refastened.

There is water damage in the **bathroom window sill**.

None of the 3 smoke detectors are functioning. The ~~batteries~~ should be replaced and then retested. ~~Replace the detectors if necessary.~~

There is a tear in the carpet at the west bedroom threshold.

Fixed  
11-20

The cable TV service drop has a ground clearance of approximately 7' and should be raised.

The gas shut-off valve for the water heater is almost under the appliance and is not easily accessible as a result. The valve and line should be relocated so that the valve could be used if necessary.

The handrails on the front stoop and ramp are loose.

The front walk is cracked and uplifted and could be a trip hazard.

There is some evidence of standing water under the house near the crawl space access door. I saw no plumbing leaks under the house and the meter is still when all water is off. It is possible that there was a leak and that it was repaired or that during wet seasons water finds it's way to this low point. The lot does not otherwise seem to have any drainage problems.

The home appears to have the original wiring and plumbing with the exception of a few improvements and upgrades. There are no GFIs in the house and this is a serious safety concern. The wiring is all 2-wire, ungrounded and should be upgraded as soon as possible. Until that time, I recommend that GFI protected receptacles be added in the bathroom and kitchen within 6 feet of the sink and in the utility room within 6 feet of the washer hook-up.

*Kitchen & bathroom were upgraded 2001*

The previous owner, John Potter, reported the following to me during the inspection:

- The heater was inspected and serviced by Boyer.
- The roof was replaced about 12 years ago.
- The center of the home was resupported at the existing elevation by a licensed contractor.
- George with Bugsnuffers inspected the home on August 25, 2001 and reported no problems.
- Shaum Electric completed all electrical upgrades.
- Roto Rooted reamed out the main waste line.
- The home is 46-47 years old.
- There is at least one layer of roofing under the visible layer.

## Exterior and Grounds

The property is nearly level with good drainage except for the crawl space access area which is lower than the surrounding ground surface. Ideally, the ground should slope away from the house for the first 2 feet. A masonry box could be built in front of the crawl space to allow for the slope of the berm in this area and a simple plywood cover could be added over the top to help shed water.

The front walk is badly cracked and uneven and could be a trip hazard. This could be remedied with a new pour over the existing if the level is maintained as the walk approaches the front steps or ramp.

The drive is gravel and is a good road base.

The wood fencing enclosing the back yard appears to be in good condition.

The front handrails are loose and the ramp material is becoming weathered and a bit soft. The original steps are still in place underneath and could be returned to service by removing the ramp and landing.

The siding of the home needs some patching and maintenance to protect the fiberboard and frame underneath.

The bathroom window frame has water damage. The window could be removed, the damaged wood replaced and then the window could be reinstalled. I would take steps on the interior finish to insure that the same problem does not happen again. A variety of methods and materials could be employed to this end. Consult a contractor about your options.

Please see Overview for comments about the foundation.

## **Gutters**

The gutters appear to be in fine condition.

## **Roof**

The roofing material is in good shape. The life expectancy is about another 10 years. There is a slight sag in the roof which has probably developed over the life of the house. The roof frame is a relatively light 2X4 construction. I recommend that some additional bracing be added to the center of the rafter span to prevent further bowing of the frame. I would also recommend that during the next re-roofing, the roof be stripped to wood and then recovered rather than overlaying the existing. The front stoop roof also has a sag and should be supported either with diagonal bracing or vertical posts.

## **Electric**

The main electrical service is located on the back side of the house. The main electrical service wire appears to be copper with a ground clearance estimated at 12 feet. The

available voltage is 110/220 and the distribution panel is 100 amp with good access. The main disconnect is breakers and the system appears to be properly grounded with copper wire. The house wiring is ungrounded 2-wire and should be upgraded as soon as possible. There are **no GFIs** in the house. **They should be provided in the bathroom, kitchen and utility room.** As a rule, all receptacles within 6 feet of a water source should be GFI protected.

## Plumbing

The water supply is from a municipal system. The main shut-off is located near the street in a meter box and near the center of the property. This should be noted by all inhabitants in case of emergency. Some of the plumbing in the home has been upgraded to copper. The bulk of the water supply lines are original galvanized threaded pipe. The waste lines are cast iron pipe. I saw no plumbing leaks in or under the home and no evidence of water movement at the meter with all valves closed. The system seems to be functioning well at this time.

The home is supplied with natural gas. The main shut-off valve is located in the front yard next to the front walk.

**The plumbing supply system has a mix of dissimilar metals which will cause a galvanic reaction and will lead to premature failure.**

## Water Heater

One 40 gallon water heater supplies the home from the utility room. The shut-off valve is nearly inaccessible. **The gas line and valve should be relocated.**

## Furnace

There is a wall furnace on the living room wall and is fired by natural gas. The flame pattern appears to be good and the system is reported to provide more than adequate heat for the home, as seems the case. There is a thermostat control in the hall.

**It is highly recommended that carbon monoxide sensors/alarms be added outside of all sleeping areas. All detectors should be tested monthly and the batteries should be replaced annually.** Please see maintenance suggestions at the end of this report.

All smoke detectors failed to test properly. The batteries should be replaced and the units retested. Replace the detectors if necessary.

*This was done 2/20/01*

## Crawl space

The dirt floor of the crawl space is lower than the outside ground surface and there is

evidence of standing water inside the access opening. With proper grading and a shed roof over the access door, the water problems can probably be solved.

## Kitchen

The kitchen receptacles should be GFI protected within 6 feet of the sink. There are no GFIs in the home. This is a dangerous situation that should be addressed immediately.

done  
2001

## Bath

All fixtures and plumbing in the bathroom function properly but there is no GFI. There is some water damage around the base of the window.

done  
2001

## Attic

The attic space is open and the electrical flying splices have been replaced with junction boxes. No evidence of leaks was observed and the frame appears to be sound. Some bracing should be added in the near future to insure that no further sagging of the roof frame happens. The insulation is currently about an R13 - R19 blown cellulose insulation and could be increased easily to improve the home's efficiency.



## Interior

There are some cracks in the plaster especially near the center of the house where most of the settling has occurred. The plaster will require occasional patching until the foundation is stabilized.

Thank you for choosing me as your home inspector. If you have any questions about this report, please call me and I will be glad to go over the report on the phone or will meet you at the house if necessary. I appreciate your business.

Sincerely,

Bill Calhoun