

BUILDING INSPECTION REPORT

CLIENT:

Email:

Phone:

INSPECTED PROPERTY ADDRESS:

69 Bosquesillo Road
Santa Fe, NM 87508

Inspection Date: 3/16/15

Inspection Time: 2:00 PM

Report Number: 10039

WEATHER: Sunny Cloudy Rain Snow Accumulation

Exterior Temp: 58° **Exterior Humidity:** 15% **Interior Temp:** 68° **Interior Humidity:** 15%

Client was Present: Yes No



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ActiveHome2010@aol.com www.activehome2010.com

1608 Old Pecos Trail ▪ Santa Fe ▪ New Mexico 87505

Office: (505) 986-1015 ▪ Mobile: (505) 501-0598 ▪ Fax: (505) 986-1860



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Scope of the Inspection:

All components designated for inspection in the [ASHI](#) Standards of Practice are inspected. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision or for peace of mind. 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. No maintenance services, removal of cowlings or destructive discovery have been performed except for the electrical service panel to inspect the wiring and breakers and/ or other devices and equipment that were discussed with the client during the inspection.

Please refer to the pre-inspection walkthrough and information for a full explanation of the scope of the inspection.

Report Overview:

HOUSE IN PERSPECTIVE A-

APPROXIMATE YEARS OF CONSTRUCTION: **2006**

This is a well-built house that has been well maintained with recent remodeling & improvements by the Seller in 2014. The house needs some light repairs and typical maintenance will always be necessary in the future. The repairs, maintenance and improvements recommended in this report are common for a house of this type of construction and based on its first years of construction. All houses require maintenance, occasional repairs, and occasional system upgrades, equipment improvements and/ or replacement within 10-15 years of ownership.

DEFINITIONS USED IN THIS REPORT

GOOD: Indicates the component is functionally consistent with its original purpose and may show signs of normal wear and doesn't need any attention.

FAIR: Indicates that the component will probably need repair or replacement within the next 3-5 years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

SUMMARY OF REPORT RECOMMENDATIONS

The following is a synopsis of the more important improvements that should be budgeted for over the short term. For a complete picture, [please read the entire report including all "Items Noted."](#) Note: This list is not prioritized, rather is in order as are found in this report from front to back.

SAFETY ISSUES:

1. **The Smoke detector in the Hallway and sleeping areas is working. A new device should be installed with a Smoke/ Carbon Monoxide combo detector in the Hallway to protect the sleeping areas for this house to have full protection due to the gas fired appliances. Consult with an alarm company to set-up a monitoring alarm system to Fire and Police Departments.**



REPAIR ITEMS:

2. **Repair:** A licensed electrician should be hired to inspect the electrical wiring because 2-GFI receptacles were not working in the Kitchen and the Master Suite Bathroom needs 2-GFI receptacles directly wired or wired as a daisy chain type of installation; also provide plates on device boxes that were missing. Some cover plates on receptacles were not seated properly.
3. **Repair:** A licensed plumber should be hired to adjust the pressure reduction valve if possible, or replace it for a higher pressure rating because the H₂O pressure and supply throughout the entire house plumbing system is too low.

IMPROVEMENTS SUGGESTED:

4. **Improve:** A handyman can reset and glue the weather strip that is coming loose on the overhead garage door.
5. **Improve:** An expert should be consulted to advise for landscaping, irrigation and rain water harvesting systems to the existing underground cistern, first to determine its size and to properly maintain and operate it and its electrical equipment; or problems could develop. Although the cistern tank has been installed, it doesn't have an irrigation system set-up to it and/ or to have a provided design.

ENVIRONMENTAL:

6. **RADON:** Testing was performed for two days ending on March 20, 2015 and the radioactivity levels in picocuries will be forthcoming. Normal levels are below 4.0 pCi/L and any higher would require special attention and mitigation. Due to the building codes in the first year this house was built, it's a safe assumption that proper shielding and insulation was installed below the concrete slabs.
7. **MOLD & CLEAN AIR Quality:** The interior humidity levels were normal and constant throughout the house and there were no unexplained odors or VOC's detected.
8. **WATER Quality:** This house is hooked-up to city water and typically it's safe for drinking, and testing is recommended during extreme storm water run-offs and/ or flooding, otherwise use filtration, a softener and/ or run H₂O taps 30 seconds before consuming.
9. **PEST Control:** There was no physical evidence of any organic infestation, rot, insect or rodent debris; and therefore any further investigation with a Licensed Pest Control expert will not be necessary at this time.

GROUNDS

TOPOGRAPHY & LOT DRAINAGE:

 Good Fair Poor

 Flat Lot Hillside Lot Retaining Wall

 Condition: Good Fair Poor

Negative grade away from the building line for at least 6 feet:

 Yes No

 Below grade drainage system installed: [tied to underground cistern tank](#)
 Yes No Unknown

LANDSCAPING

 Good Fair Poor

 Sprinklers: Yes No Auto Manual **Note:** not required to test

 Garden Lights: Yes No Auto Manual **Note:** not required to test

FENCES: Yes No N/A Type: [coyote & CMU monuments](#)
 Good Fair Poor

FLATWORK: Paving materials: [concrete](#) Walkway/ paths: [concrete](#)
 Good Fair Poor

Item Noted:

- Landscaping is minimal and/ or nonexistent and it's a blank pallet for the new homeowners to enjoy a season of planting Xeriscape gardens; a creative method of landscaping that promotes water conservation with drip irrigation, which is appropriate to the Santa Fe style and standards. Consult with a local landscaping, irrigation and rain harvesting & cistern specialist.

EXTERIOR - PATIOS & PORTALS

EXTERIOR STRUCTURE

 Good Fair Poor

 Entry door faces: North East South West

 Finishes: Paint Stain

 Condition: Good Fair Poor

 Stucco [acrylic synthetic stucco either SonoWall or El Rey](#)

 Condition: Good Fair Poor

 Textured Stucco [float & parapets were wrapped w/ membrane](#)

 Condition: Good Fair Poor

 Stucco/ normal settling cracks noted Yes No None observed

 Trim Material & Headers; any deterioration noted Yes No

 Condition: Good Fair Poor

 Stucco/ Earth to wood contact Yes No

 Moldings and Trim [painted wood, recently applied](#)

 Condition: Good Fair Poor

 Vents: Yes No N/A Locations: [walls](#)

 Condition: Good Fair Poor

 Caulking / Weather-stripping

 Condition: Good Fair Poor

 Windows: Type: [Amsco Windows w/ screens & thermopane glaze](#)

 Condition: Good Fair Poor

 Exterior Outlets: #2 GFI outlets Yes No

 Vegetation limiting access to building Yes No

 Patio: Type of material: Wood Concrete Brick Other

 Condition: Good Fair Poor

 Normal settling cracks noted: Yes No None observed

 Stucco water wicking observed Yes No None observed

 Weep screeds installed Yes No None observed

 Condition: Good Fair Poor

PORTALS at Entry & West Patio

 Good Fair Poor

 Portal at Entry & West Patio: [CMU stucco posts & headers](#)

 Condition: Good Fair Poor

 ROOF Overhangs: [covered Entry door & West Patio w/Brai roofs](#)

 Condition: Good Fair Poor

PATIOS at Entry & West Side [concrete slabs and walkways](#)
 Good Fair Poor

Items Noted:

- Stucco is in excellent condition, recently and professionally applied.
- Canales have been professionally painted, which is a routine maintenance for every 5-years.

ROOF

GENERAL OVERVIEW

 Good Fair Poor

Access: Ladder Ground with binoculars Longevity of Roof Membrane: 20-years+
 Type of materials: Foam Hot-Tar & Gravel Shingles: wood/ composition on the Main Roof

Modified Bitumen, (flame-torch) Metal EPDM on portals over Entry and Patio

Number of layers: 1 2 3 Other: (recommend tear-off/replacement) Yes No

Roof Pitch: Flat Properly sloped to drain to several canales

Is the roof slope adequate for the pitch to drain to canales: Yes No

CANALES: # 6 Type: 14" standard Roof drains # 4 Type: drain to gravel pits N/A

Roof Membrane Vents #__ Type: N/A

Vegetation overhanging the roof: Yes No

Deflection noted: Yes No Standing water/ponds: Yes No Normal: less than 1/2"

Adequate Service Wire Clearance: Yes No N/A underground PNM service

COMPONENTS NOTED:

 Good Fair Poor

<input checked="" type="checkbox"/> Vents: #9 Type: Waste: #4 Air: #3, Exhaust: #2,	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Skylights: #3 Type: 2x2 curb mount, double dome	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> Chimney: # __ Type: <input checked="" type="checkbox"/> N/A	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

Item Noted:

- Roof is in excellent condition, professionally applied and sloped to drain. Parapets are waterproofed by a membrane wrap under the stucco netting. Brai (1/4" flame-torch) was installed on the roofs over the portals.

Repair Item:

- Only one blister was found on the parapet at the front wall and needs to be patched and color to match the stucco color, or possible use the same product. Call the original contractor.



FOUNDATION

FOUNDATION

 Good Fair Poor

FOOTINGS AND STEM WALL ASSUMED BY STANDARDS; AND CAN NOT BE SEEN WITHOUT DIGGING.

Stem Wall (exposed) Yes No Block (CMU) or Concrete: Footings Concrete Concrete Slab:

Earth to wood adobe clearance is: 8" with weep screeds Condition: Good Fair Poor

Items Noted:

- Foundation stem walls are concrete or CMU blocks at a minimum greater than 8" to 12" in width with a footing plate greater than 24" wide x 12" deep x 32" in depth with #4 and #5 rebar throughout.
- AHI used an assumption based on the ICC building codes and standards for the 2002 or later that the foundation below grade are the same building standards as were permitted during construction by the state and municipal authorities.

GARAGE & LAUNDRY

GARAGE

 Good Fair Poor

Garage Carport Attached: Yes No 1-car 2-car 3-car Other: # ___ cars
 Settling cracks noted in concrete floor: Yes No Normal Significant
 Evidence of moisture at entry: Yes No
 Firewall between garage and house: **5/8" finished painted drywall** Yes No N/A, 2- hour(s)
 Solid core door to house: 1 Yes No N/A Self closing device: Yes No N/A, 1- hour(s)
 Wall construction: Adobe Block Wood frame Other: _____ Wall size: **2 x 6**
 Electrical wires covered on walls up to 7ft: **all wires concealed** Yes No N/A Potential Hazard
 GFI outlets in Garage: # **3** Yes No N/A
 Overhead garage: # **1** doors/ **4-sectional metal w/ loose weather strip*** Condition: Good Fair Poor
 Manually operated door: Yes No N/A
 Electric...Auto reverse function: light beam/ Yes No Operable No Motor
 Carbon Monoxide exhaust fan system: Yes No N/A Operable Condition: Good Fair Poor

LAUNDRY

 Good Fair Poor

Location: Garage, **open area** Closet Basement Kitchen Bathroom Own room
 WALL FINISHES: **5/8" finished painted drywall** Condition: Good Fair Poor
 CEILING: **5/8" finished painted drywall** Condition: Good Fair Poor
 FLOORING: **2'x2' finished tiles elevated 6" above garage floor** Condition: Good Fair Poor
 DOOR: **3⁰6⁸ panel fire door to house w/ self-closer** Condition: Good Fair Poor
 CABINETS: Yes No (but one painted shelf was installed) Condition: Good Fair Poor
 WASHER & DRYER: **Hook-ups only** Electric **120/240v** Gas Operating: Good Fair Poor
 Wall Unit: **plumbing/ drain/ H₂O hook-ups,** Condition: Good Fair Poor
 Vented to exterior: Yes No Size: **4 inch** Exterior wall vent hood w/flap: Yes No
 PLUMBING leaks: Yes No Gas **1/2" capped brass threaded pipe w/ shut-off valve**

ENTRY

ENTRY

 Good Fair Poor

WALL FINISHES: **finished painted drywall w/ texture** Condition: Good Fair Poor
 CEILING: **9'-0" finished painted drywall w/ texture** Condition: Good Fair Poor
 FLOORING: **2'x2' tile w/ 3" base wood molding** Condition: Good Fair Poor
 LIGHTING: **recess w/ switches** Condition: Good Fair Poor
 COAT CLOSET: **2⁰6⁸ door w/ shelf & pole** Condition: Good Fair Poor
 DOOR: **Main 3⁰6⁸ entry panel wood w/ BC handle & dead bolt** Condition: Good Fair Poor
 Doors/ storm/screen: Yes No Condition: Good Fair Poor

GENERAL INTERIOR

INTERIOR

 Good Fair Poor

OCCUPANCY: This home is furnished but not occupied Yes No
 Normal Interior Finish settling cracks noted Yes No Normal None observed
 Drywall Plastered Wood: **painted & textured** Condition: Good Fair Poor
 We determine if there had been any ceiling stains on the interior of the home and since there has been many rains prior to our inspections we therefore found no evidence of leaking.
 CEILINGS: Drywall Plaster Vigas & Decking **painted & textured** Condition: Good Fair Poor
 WALL CONSTRUCTION: Adobe Pen-Block: Block Wood frame: **2 x 6**

Continued...

WALL INSULATION: Batt Foam Ridged Fiber R-19 Thickness: 6" Unable to determine, but we used the best assumption based on the history of this builder's past and recent projects.

FLOORS: Finished tile floor over slab Carpet & pad over slab Condition: Good Fair Poor

Smoke detectors: Yes No # of: 1 Functioning: Yes No

Carbon Monoxide: Yes No # of: ___ Functioning: Yes No *Recommended*

Doorbell: Yes No # of: 1 Functioning: Yes No

Central vacuum: Yes No # of: ___ Functioning: Yes No *Note: Not required to test*

Intercom: Yes No # of: ___ Functioning: Yes No *Note: Not required to test*

Water Softener: Yes No # of: ___ Functioning: Yes No *Note: Not required to test*

Security System: Yes No # of: ___ Functioning: Yes No *Note: Not required to test*

WINDOWS & SKYLIGHTSGood Fair Poor

Material: Aluminum Vinyl Wood Steel Condition: Good Fair Poor

Window Manufact: Vinyl Amsco thermopane w/ screens Condition: Good Fair Poor

Glazing: Dual pane Single pane

Style: Sgl. hung Dbl hung Horizontal sliders Casement Fixed

Operable function: Good Fair Poor

Security locks: Yes No Partial

Screens: Yes No Partial

Screens have: Holes Missing Bent frames None of Condition: Good Fair Poor

Skylights: # 3 -2'x2' Aluminum Acrylic Dome Curb Condition: Good Fair Poor

GREAT ROOM & DINING**GREAT ROOM**Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture Condition: Good Fair Poor

FLOORING: 2'x2' tile w/ 3" base wood molding Condition: Good Fair Poor

LIGHTING: recess w/ switches Condition: Good Fair Poor

CEILING FAN: 5-blade height at 84" to code, remote switch & lights Condition: Good Fair Poor

WINDOW(s): 2 - Vinyl Amsco Windows w/ screens Condition: Good Fair Poor

DOOR(s) ARCHE(s): doors to closet & garage, arch to Hallway Condition: Good Fair Poor

DINING ROOMGood Fair Poor

WALL FINISHES: finished painted drywall w/ texture Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture Condition: Good Fair Poor

FLOORING: 2'x2' tile w/ 3" base wood molding Condition: Good Fair Poor

LIGHTING: recess & track lighting w/ switches Condition: Good Fair Poor

DOOR(s) ARCHE(s): 6⁰6⁸ sliding French to patio, Archway to Hall Condition: Good Fair Poor

KITCHEN**COMPONENTS**Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture Condition: Good Fair Poor

FLOORING: 2'x2' tile w/ 3" base wood molding Condition: Good Fair Poor

SKYLIGHT 2'x2' w/ flared drywall sky scoop Condition: Good Fair Poor

LIGHTING: recess Condition: Good Fair Poor

CABINET(s): uppers/ base/ off-rack (high quality & new) Condition: Good Fair Poor

Continued...

<input checked="" type="checkbox"/> ISLAND: granite top w/ base/ off-rack (high quality & new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> COUNTERTOPS: granite Style: black granite (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SINK: # 1- S/S double basin, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DISPOSAL: Insinkerator ½ hp. (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> AIR GAP VALVE: Kohler (new)	Functioning: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> FAUCET(s), #1 / S/S single lever – Glacier Bay (new)	Functioning: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> GFI outlets # 5 <input type="checkbox"/> N/A TWO - not working* (see electric note)	Functioning: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor
PLUMBING leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No GAS leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CO Detection <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLIANCES

<input checked="" type="checkbox"/> RANGE: Maytag (new) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec.	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> MICROWAVE: Maytag <input checked="" type="checkbox"/> Overhead w/ Exhaust 3-speed fan (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> EXHAUST FAN: <input checked="" type="checkbox"/> Elec. <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> N/A through roof exhausting	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> REFRIGERATOR: Whirlpool, (new) <input type="checkbox"/> Built-in <input checked="" type="checkbox"/> Free-stand <input checked="" type="checkbox"/> Ice	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DISHWASHER: Maytag, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

Item Noted:

- The Kitchen is very well designed and functional; with all new appliances, all working very well.

HALLWAY**HALLWAY** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
CEILING: 9'-0" finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
FLOORING: 2'x2' tile w/ 3" base wood molding	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
LIGHTING: recess & wall sconce, adequate lighting, 3-way switches	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SHELVING: open formal shelves excellently finished	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): # 5-doors, composite panel, bedrooms, bath & linen	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> LINEN or STORAGE with <input checked="" type="checkbox"/> Doors # 1 with <input checked="" type="checkbox"/> Shelves	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

GUEST BATHROOM**BATHROOM #1 off Hallway** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
CEILING: 9'-0" finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
FLOORING: 2'x2' tile w/ 3" base wood molding	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SKYLIGHT 2'x2' w/ flared drywall sky scoop	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): # 1-3 ⁰⁶ composite panel to Hallway	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> TUB/ SHOWER: Fiberglass white (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> TUB SURROUND: 12" ceramic tile walls	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
ENCLOSURE: <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Curtain	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CABINETS/ VANITY: # 1/ below sink	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SINK(s) # 1-Glacier Bay raised white porcelain (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> COUNTERTOP: granite, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> FAUCET(s) # 1-Glacier long post single handle, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> GFI(s) # 1 / <input type="checkbox"/> N/A	Functioning: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> TOILET(s) # 1-Kohler <input checked="" type="checkbox"/> Low flow <input checked="" type="checkbox"/> Secured	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
PLUMBING: <input checked="" type="checkbox"/> Functional flow <input checked="" type="checkbox"/> P-traps: #1 <input checked="" type="checkbox"/> No Leaks	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

BEDROOM #1

BEDROOM #1

Location: **East** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture

Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture

Condition: Good Fair Poor

FLOORING: carpet & pad

Condition: Good Fair Poor

LIGHTING: lighting switch to half receptacle for lamps

Condition: Good Fair Poor CEILING FAN: 5-blade height at 84" to code, wall switch/no lightCondition: Good Fair Poor WINDOW(s): # 1- Vinyl Amsco Windows w/ screens, hertz. sliderCondition: Good Fair Poor DOOR(s): # 1-door 3⁰6⁸ to HallwayCondition: Good Fair Poor CLOSET(s): # 1-door 6⁰6⁸ shelf & poleCondition: Good Fair Poor

BEDROOM #2

BEDROOM #2

Location: **West** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture

Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture

Condition: Good Fair Poor

FLOORING: carpet & pad

Condition: Good Fair Poor

LIGHTING: lighting switch to half receptacle for lamps

Condition: Good Fair Poor CEILING FAN: 5-blade height at 84" to code, wall switch/no lightCondition: Good Fair Poor WINDOW(s): # 1- Vinyl Amsco Windows w/ screens, hertz. sliderCondition: Good Fair Poor DOOR(s): # 1-door 3⁰6⁸ to HallwayCondition: Good Fair Poor CLOSET(s): # 1-door 6⁰6⁸ shelf & poleCondition: Good Fair Poor

BEDROOM #3

BEDROOM #3

Location: **Northwest** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture

Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture

Condition: Good Fair Poor

FLOORING: carpet & pad

Condition: Good Fair Poor

LIGHTING: lighting switch to half receptacle for lamps

Condition: Good Fair Poor CEILING FAN: 5-blade height at 84" to code, wall switch/no lightCondition: Good Fair Poor WINDOW(s): # 1- Vinyl Amsco Windows w/ screens, hertz. sliderCondition: Good Fair Poor DOOR(s): # 1-door 3⁰6⁸ to HallwayCondition: Good Fair Poor CLOSET(s): # 1-door 6⁰6⁸ shelf & poleCondition: Good Fair Poor

MASTER SUITE BEDROOM

MASTER SUITE BEDROOM

Location: **North** Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture

Condition: Good Fair Poor

CEILING: 9'-0" finished painted drywall w/ texture

Condition: Good Fair Poor

FLOORING: carpet & pad

Condition: Good Fair Poor

LIGHTING: lighting switch to half receptacle for lamps

Condition: Good Fair Poor CEILING FAN: 5-blade height at 84" to code, wall switch/no lightCondition: Good Fair Poor WINDOW(s): # 2-Vinyl Amsco Windows w/ screens, single hungCondition: Good Fair Poor DOOR(s): # 1-door 3⁰6⁸ to HallwayCondition: Good Fair Poor CLOSET(s): # 2-double off hall to bath, doors 6⁰6⁸ w/ shelf & poleCondition: Good Fair Poor

MASTER SUITE BATHROOM

MASTER SUITE BATHROOM off Master Suite Bedroom Good Fair Poor

WALL FINISHES: finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
CEILING: 9'-0" finished painted drywall w/ texture	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
FLOORING: 2'x2' tile w/ 3" base wood molding	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SKYLIGHT 2'x2' w/ flared drywall sky scoop	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): # 1-3 ⁰ 6 ⁸ composite panel to closet Hall	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SHOWER: 12" ceramic tile walls, 1/2" ceramic mirror tile pan ENCLOSURE: <input type="checkbox"/> Glass <input type="checkbox"/> Curtain <input checked="" type="checkbox"/> N/A	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CABINETS/ VANITY: # 1- below sink, custom w/ frame mirror	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SINK(s) # 1-Glacier Bay raised white porcelain (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> COUNTERTOP: granite, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> FAUCET(s) # 1-Glacier long post single handle, (new)	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> GFI(s) # 2 <input checked="" type="checkbox"/> N/A needs an upgrade to be install*	Functioning: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor
<input checked="" type="checkbox"/> TOILET(s) # 1-Kohler <input checked="" type="checkbox"/> Low flow <input checked="" type="checkbox"/> Secured	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
PLUMBING: <input checked="" type="checkbox"/> Functional flow <input checked="" type="checkbox"/> P-traps: #1 <input checked="" type="checkbox"/> No Leaks	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

Improvement Recommendation:

- Since there is no enclosure for the shower stall an upcharge of between \$800-\$1000 should be considered to enclose the shower stall with a tempered glass door and panel. This type of shower stall is not suitable for a shower curtain.

PLUMBING & WATER HEATER & FURNACE

PLUMBING Good Fair Poor

<input checked="" type="checkbox"/> GAS:	<input type="checkbox"/> N/A <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Natural Gas Shut-off location: outside @ meter Size: 1" Pipes type/size: 3/4" <input checked="" type="checkbox"/> Black Iron <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Hazard, none Leaks detected: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Shut-off <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CO Detection <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> WATER:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Unable to determine Shut-off location: at meter Size: 3/4" Pipes type/size: 3/4" <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Other: _____ Leaks detected: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No House H ₂ O Pressure: <input checked="" type="checkbox"/> Low <input type="checkbox"/> Normal <input type="checkbox"/> High Tested Hydrant H ₂ O Pressure: 135 psi
<input checked="" type="checkbox"/> WASTE:	Pipes type/size: 3" <input checked="" type="checkbox"/> Plastic (PVC) <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input type="checkbox"/> Mixed Treatment: <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Tank size: _____ gals. <input type="checkbox"/> Unable to determine Cleanouts: # 2 size: 3" Accessible: <input checked="" type="checkbox"/> Yes Southside (double sweep) to road & house

Improvement Recommendation:

- Be sure to disconnect garden hoses and devices from all hose bibs and yard hydrants in the winter to protect from freezing. Have a plumbing contractor check the wall hose bibs to verify they won't freeze in the winter.

Repair Item:

- The H₂O pressure is far too low to adequately supply water for the entire house and a licensed plumber should be hired to either change out the pressure reduction valve or possibly adjust it to a higher pressure.

WATER HEATER Good Fair Poor

TANK:	<input checked="" type="checkbox"/> Gas volts, Gallons: 50 gals. Manufacturer: FURY (newer) Date: 2004
LOCATION:	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Basement <input type="checkbox"/> Interior closet hall <input checked="" type="checkbox"/> Exterior closet Light <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Safety Relief Valve: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, SRV drained to floor drain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Leaks detected: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Shut-off <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CO Detection <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continued...

Flexible supply line: Yes No, Combustion venting, Yes No, Exhaust venting, Yes No
Hot Water Recirculation: 1/2" TACO* Pressure Regulator: 3/4" Sediment trap/dirt leg, Yes No

FURNACELocation: **Garage Closet**Good Fair PoorManufacturer: **RUUD** Date: **2006**System type: Forced air Radiant Boiler Baseboard Space Zones # 1- w/ wall thermostatLocation: Garage Basement Attic Int. closet Ext. closet Light Yes NoFuel: Gas Electric Oil Solar Combination: _____ CO Detection Yes NoBurner Chamber Inspection: Yes No Gas Leaks detected: Yes No Shut-off Yes NoSet back thermostat: No Yes raise of 15 degrees in one hour, normalGas supply shut off valve Yes No...Potential Hazard,Flexible supply line Yes No...Potential Hazard,Sediment trap/dirt leg, Yes No...Potential Hazard Dielectric union: Hazards:**Noted Items:**

1. Consult with a mechanical contractor every five years to thoroughly inspect the Furnace to check the combustion chamber for any backdrafting problems and to make proper adjustments, if needed.
2. The Sediment trap/ dirt leg should be serviced every five years to clean out any loose debris.
3. Do not use the Mechanical Closet for any kind of storage.

**Repair Items:**

1. Consult with a Mechanical contractor or plumber to repair the TACO pump's cover plate.
2. Verify if TACO pump is working properly because it was not plugged in at the time of the inspection.

ELECTRICAL**ELECTRICAL SERVICE**Good Fair PoorIncoming service: Underground **PNN** Overhead / Clearance: _____Type of service wire: Copper Aluminum Load Center: 120/240 volt 120 volt onlyMeter Location: **East wall** Main breaker disconnect: Yes No Amps Rating: **150**Panel Location: **East wall in Garage** Breakers clearly labeled in panel: Yes No Sub panelsType of wiring: Romex BX Cable Knob & Tube; Type of wire: Copper AluminumPanel clearance: 36" unobstructed clearance in front of panel: Yes NoBreaker to wire size proper sizing of wires to breaker capacity noted: Yes NoAFCI Breakers in Panel: # **2** Yes No GFCI Breakers in Panel: # **_** Yes NoHouse ground connection appears to be: Return to Service Water pipe Rod in ground RebarTypical outlets types: **duplex/ single**, Typical above floor: **18"** Typical above counters: **12" & GFI's**Random testing done: Yes, Visible wiring hazards, No ground: No neutral:Improper Modifications and/or additions to electrical system were apparent: Yes No**Repair Items:**

1. Consult with a Licensed Electrician to repair the 2-GFI receptacles left side of gas Range in the Kitchen and provide 2-GFI receptacles to code in Master Suite Bathroom.
2. Several device plates were missing; one above the Kitchen's Microwave and Exhaust fan cabinet and one above the overhead garage door's motor and one inside the Mechanical Closet's thermostat wiring box.
3. A few Plates were found that need to be reset or the device needs rising to be flush with the plates.

SUMMARY

ActiveHome Inspections evaluates properties with a letter grade based on present-day conditions that are typical of the building codes and standards from the first year of construction; and thereby taking into consideration the upgrades and improvements necessary to bring the property up to the present-day building standards and codes, and for public, health and safety concerns; and thereby estimating these values into our final assessment shall determine the AHI rating. In part, all Houses will need some attention before moving in.

Typically a building inspector will not offer a cost analysis for repairs or estimates needed for the construction work; although we determine these values based on our background, experience and research to arrive at the letter grade for this report. However, if requested we will provide for the client a list of suitable contractors and professionals to select from.

I hope this meets with your expectations and please don't hesitate to call me if you need further information or clarification.

Sincerely yours,

Electronically signed

Robert Willis

*****End of Report*****

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CLIENT UNDERSTANDS THAT PAYMENT FOR THIS INSPECTION CONSTITUTES FULL ACCEPTANCE
OF ALL TERMS AND CONDITIONS OUTLINED IN OUR AGREEMENT.

ActiveHome Inspections, Inc. • 1608 Old Pecos Trail • Santa Fe, NM 87505

(505) 986-1015 • Mobile: (505) 501-0598 • Fax: (505) 986-1860

Email: activehome2010@aol.com • Robert Willis

This confidential report is prepared exclusively for: [REDACTED]

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