

BUILDING INSPECTION REPORT

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INSPECTED PROPERTY ADDRESS:



3100 Monte Sereno Drive
Santa Fe, NM 87506

Inspection Date: 2/10/2020

Inspection Time: 2:00 PM

Report Number: **10743**

Inspectors: Robert Willis and Francisco Huerta

WEATHER: Sunny Cloudy Rain Snow Accumulation

Exterior Temp: 42° Exterior Humidity: 12% Interior Temp: 70° Interior Humidity: 12%

Client was NOT Present



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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 inspection.

Report Overview:

HOUSE IN PERSPECTIVE A **APPROXIMATE YEARS OF CONSTRUCTION: 2019-2020**

This is a well-designed 2,486-foot² “Compound Home,” by Monte Sereno Developers and was very well-built with contemporary appointments and spacious high 10-foot ceilings; slab-on-grade anchored on thickened concrete footings and poured concrete slabs. There was no evidence of any foundation settlement, cracking or displacement between the underneath stem walls and concrete slabs currently covered with engineer wood veneer throughout the living areas and bedrooms and ceramic/ stone tiles in Bathrooms.

This house is new within its final phase and a needed “Punch-List” should be completed due to a few exceptions and currently this house has its “Certificate of Occupancy,” to present to the “Buyers” before possession.

During this inspection, the foundations, structures and roof are brand new and have all **PASSED** State CID inspections without corrections. The **Pella** vinyl windows & sliding doors have been installed correctly, although two windowpanes were found to be cracked. The plumbing, mechanical and electrical systems are also brand-new with 7-Zones’ radiant floors and a separate **Trane** Refrigerated AC and furnace that was not completely installed with the refrigerated pipes and the installations was compliant with all codes from the State 2009 UBC/ CID & ICC building & development codes. The overall stucco finishes and the soffits with built-up roof is in **Good** Condition.

Any maintenance and improvements recommended on this report are common for new houses of this type of construction and based on its future-years of use. All houses require maintenance, occasional repairs, and occasional system upgrades, equipment improvements within 10-15 years of ownership, as outlined on the Report.

A final comment and recommendation in preparing this report is for the new homeowners to gather all the necessary information on Warrantees, Equipment and Appliances throughout the house to understand every aspect of this home, especially the dual mechanical systems, and to gather all the names and numbers of the trades’ personnel responsible for future maintenance programs.

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."](#) Please Note: This list is not prioritized, rather it is in order found on this report from front to back.

SAFETY ISSUES:

1. All safety devices are compliant with the updated 2009 State UBC/ CID Codes such as with the smoke alarms and carbon monoxide detectors and with built-in under slabs Passive Radon shielding as per the 2006 CID Codes.

REPAIRS:

2. **Repair:** The AC refrigeration pipes, and the electrical connections were not completely installed.
3. **Repair:** Mechanical AC/ Furnace Room with outside access; doorknobs & hardware will need to be provided.
4. **Repair:** Cracks were found on two, (2) **Pella** windowpanes that will need to be replaced.
5. **Repair:** Recess light fixtures under the Garage soffit will need better stucco detailing.
6. **Repair:** Tape should be removed from **Velux** Skylights.
7. **Repair:** Tempered glass panel on Bathroom #2 Should be moved so that the faucet can be accessed.
8. **Repair:** Messy low voltage wiring on the North wall should be terminated inside an enclosure.
9. **Repair:** Low voltage thermostat wire found in Bedroom one closet that was not terminated.
10. **Repair:** Could not find the Remote to the gasfired Kiva fireplace in the Master Suite.
11. **Repair:** There was no apparent Freeze Protection found inside the Mechanical Closets?
12. **Repair:** Check with the Mechanical Codes for the AC Condenser set-back to the wall and correct if necessary.
13. **Repair:** Ceiling has 4-ducts inside the **Boiler** closet will need better caps other than thin mil plastic covering.

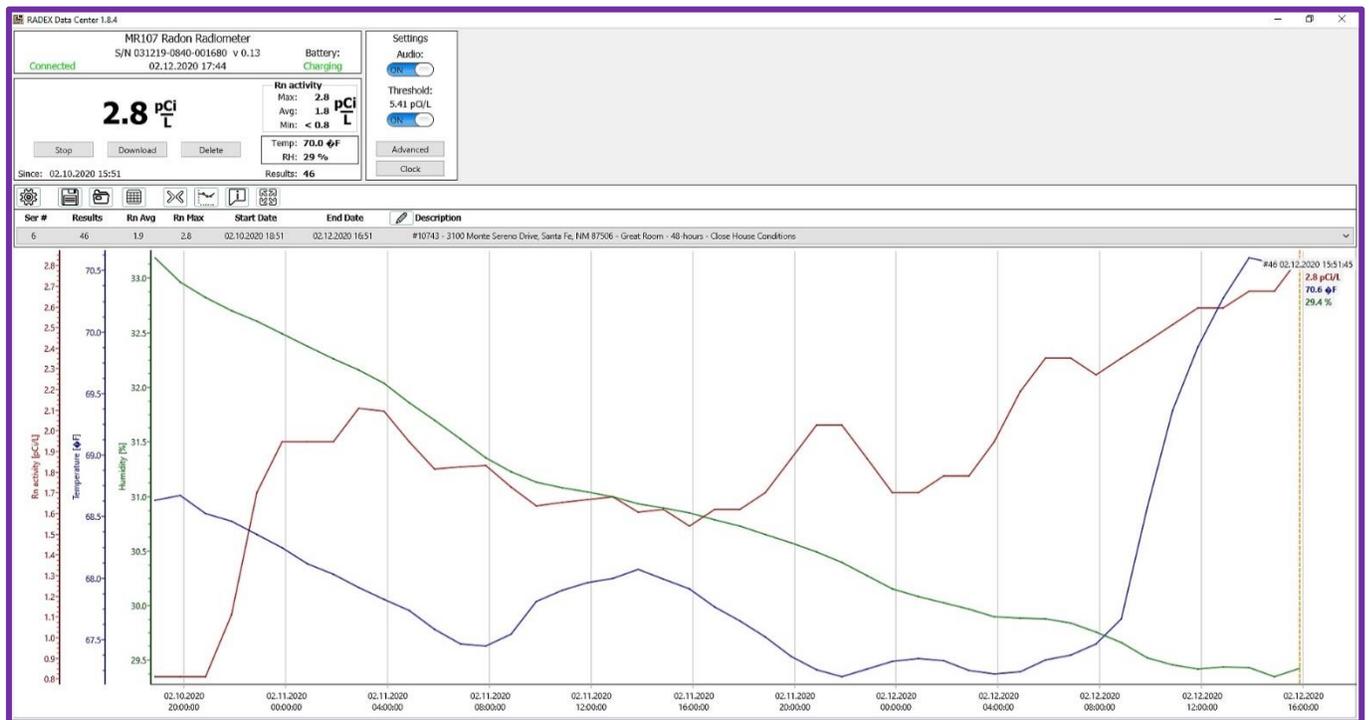
IMPROVEMENTS SUGGESTED:

14. **Improve:** Consult with the Community Homeowner Association's covenants concerning the landscaping and irrigation for new plantings and extension of the irrigation system on what's allowed.
15. **Improve:** Consult with the recommended mechanical contractors and/ or the subcontractors providing work for future maintenance at least every three years to inspect the Boiler closet, H₂O piping/ AC/ Furnace closet, and Condenser and to verify that the combustion chamber on the furnace is operating without any possible back drafting problems and to make adjustments, as needed.
16. **Improve:** Consult with Builder on the Entrance Fountain pump to be operational before taking possession.
17. **Improve:** Gather the names and phone numbers of all the responsible trades' people for future maintenance.

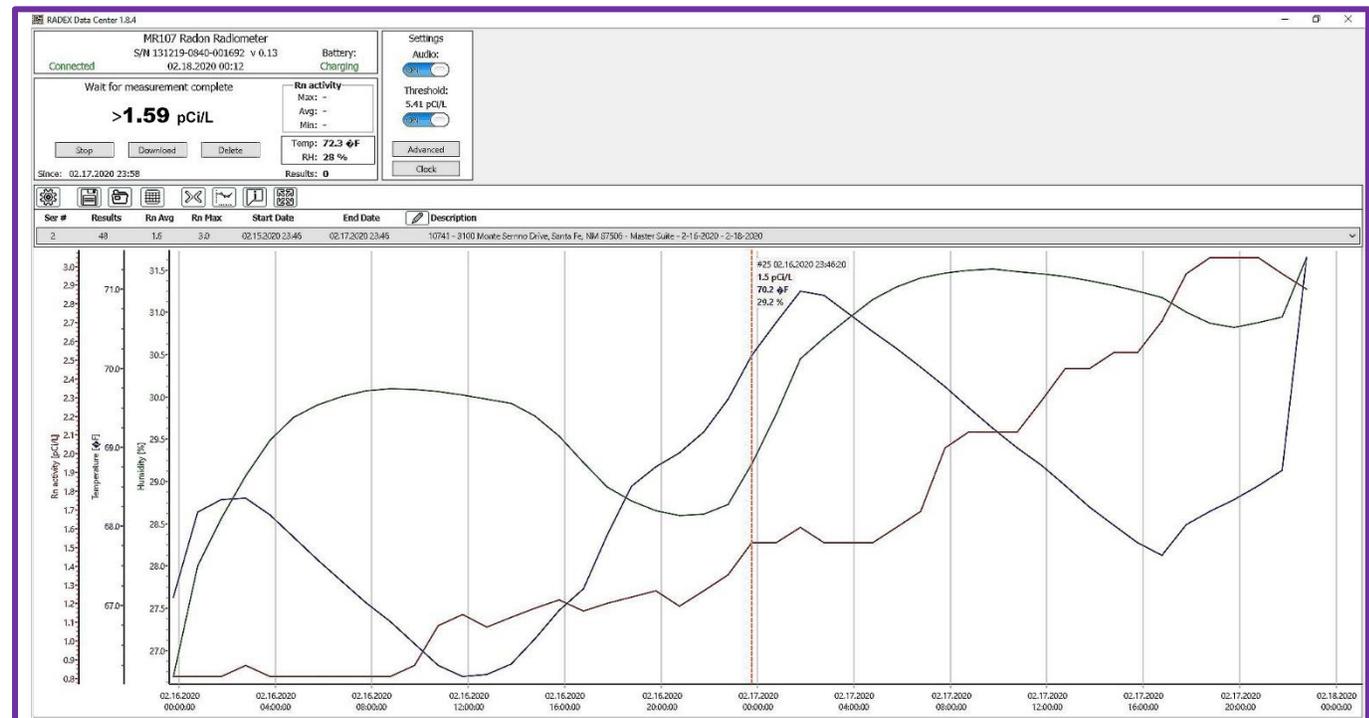
ENVIRONMENTAL:

18. **HERS RATING:** _____, **OTHER or ENERGYSTAR RATINGS:** _____.
19. **LEAD & ASBESTOS:** No lead-based paint or materials associated with Asbestos minerals were present.
20. **CARBON MONOXIDE:** All gasfired equipment was tested for **CO** levels and the **Wolf Range** was at **1.5 ppm**.
21. **MOLD MOISTURE & CLEAN AIR:** The interior humidity levels were normal throughout the house, and no odors were present; therefore, any further testing with Mold and/ or Air Quality company will not be necessary.
22. **WATER Quality:** This house is hooked-up to a community water system and shows a hardness of **300ppm** at the hotwater tap and **229ppm** at the coldwater tap, were higher than normal but safe for consumption, consider a water softener, other than the sinks' supplies.
23. **SPECIAL NOTICE:** The **Trane** Furnace/ AC mechanical equipment installation was not completed and therefore, the Buyer should insist that it's fully operationally and tested before taking possession.
24. **PEST Control:** There was no evidence of insects or rodent damages or rot found and therefore further investigation with a Licensed Pest Control expert will not be necessary.
25. **RADON:** Testing was conducted with Close House Conditions. Although this house has a built-in Passive Radon shielding protection system as per CID State Codes, the levels are under control and typical by not having protection. **TEMPERATURES:** Low: **63.7⁰** > High: **75.4⁰** Fahrenheit **HUMIDITY LEVELS:** Low: **26.6%** > High: **34.4%**
RADON: EPA Radon readings were at: Minimum: **0.81 pCi/L**, Medium: **1.86 pCi/L**, and Expanded: **2.99 pCi/L**. See the **RADEX MR-107** 48-hour chart readings below. Therefore, **EPA Average Radon levels below 4.0 pCi/L** would not require Mitigation. This house is safe from Radon exposure, but should be rechecked in 6-months because Winter months generally run higher due to pressure changes within the atmosphere. <https://www.epa.gov/radon>

FIRST RADEX MR-107 Chart Reading 48-hour duration with Close House Conditions reading on Wet Bar Countertop taken on 2/10-12/2020:



SECOND RADEX MR-107 Chart Reading 48-hour duration with Close House Conditions reading on Master Suite taken on 2/16-18/2020:



GROUNDS**TOPOGRAPHY & LOT DRAINAGE:** Good Fair Poor Flat Lot Hillside Lot Retaining Garden Walls Massive Rock Retaining wall on East view

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

Below grade drainage system installed: Yes No Unknown**LANDSCAPING** Good Fair PoorSprinklers & Garden Lights: Yes No Auto Manual **Note:** *Not required to test*FENCES: Yes No N/A Type: CMU Block Stucco walls with Coyote fencing on top

FLATWORK: Paving materials: compacted gravel driveway Walkway/ paths: Concrete & gravel

CULVERT: Yes, 18" Ø found at Front/ Driveway corner lot to drain street water across the garden**Items Noted:**

1. Landscaping has been installed at the front yard with Xeriscape gardens; a creative method of landscaping that promotes water conservation with drip irrigation. Access alley is covered with gravel.
2. Drip Irrigation piping and some with sprayer were found with two garden boxes
3. Consult with a local landscaping and irrigation company for gardening ideas and upkeep.

EXTERIOR - PATIOS & PORTALS**EXTERIOR STRUCTURE** Good Fair PoorEntry door faces: North East South WestTrim Finishes: Paint Stain Stucco Stucco: STO 280 Synthetic Stucco or equivalent applied by a 2-coat process w/ 20-gauge lath wire Stucco; Settling cracks: No Stucco/ earth to wood contact: No Stucco wall weep screeds: Yes Moldings and Trim: No Trim Materials and any deterioration noted No Vents: Yes No N/A Locations: Vents under eaves and Parapet venting Caulking / Weather-stripping Windows: Type: Pella sliding tempered/ aluminum/ clad doors & Pella thermopane windows w/ screens Exterior Outlets: # 6-GFCI outlets Yes Vegetation limiting access to building No, Patio: Type of material: Soils Concrete Brick Gravel Flagstone Normal settling cracks noted: Yes No None observed Stucco water wicking observed: Yes No None observed**PORTALS at ENTRANCE @ West** Good Fair Poor

PORTAL: at Entry: Open Portal, brick cemented on concrete walkways

ROOF Overhangs: Yes, w/ open cantilever support beams & wood under decking**PORTAL & DECKING @ East Viewing deck** Good Fair Poor

PORTAL: Tempered glass windows and doors w/ 6x6 wood posts and wood decking/ under roof

ROOF Overhangs: Yes, open under Portal

BAR-B-QUE: Gasfired stainless steel Sedona built-in with 2-under storage doors under Warranty.

ROOF**GENERAL OVERVIEW** Good Fair PoorACCESS: Ladder Ground with binoculars Longevity of Roof Membrane: 30+ yearsType of materials: Built-up and Torch-down membrane sloped to open 10x12 steel canales.Number of layers: 1 2 3 Other:Roof Pitch: Flat Properly sloped to drain to steel CanalesStucco Stops: Yes No**COMPONENTS NOTED:** Good Fair Poor Roof Vents: # 12 Type: Waste: # 4, Air: # 4, Exhaust: # 4 Chimneys: # 2: one w/ clay flue/ spark arrester/ cap and # two w/ wall exhaust on same chimney. Ventilation: Many vents under soffits and Parapets vents to ventilate the entire building.

FOUNDATION**FOUNDATION**Good Fair Poor **FOOTINGS AND STEM WALL ASSUMED BY STANDARDS; AND CAN NOT BE SEEN WITHOUT DIGING.** Stem Wall (exposed) No Concrete Thickened Concrete Footings Concrete Slabs: Earth to wood clearance is: > 6" to State CID Codes and by assumption as per plans & specs.**Items Noted:**

1. Foundation are thickened concrete footings 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.
2. **AHI** used assumptions based on the ICC building codes & standards for 2009 that the foundation below grade are the same building standards as permitted during construction by State & local municipal authorities.

GENERAL INTERIORS**INTERIORS**Good Fair Poor

OCCUPANCY: This house is Not occupied, but staged for sale

Normal Interior Finish settling cracks noted None Drywall Painted Plastered Wood We determine if there had been any ceiling stains on the interior of the home and since there have been many rains prior to this inspection; therefore, we found no evidence of leaking.CEILINGS: Drywall - Textured Plaster Vigas & T&G-RS Deck Condition: Good Fair PoorWALL CONSTRUCTION: Adobe Pen-Block: Block Wood frame: 2 x 6 or greaterWALL INSULATION: Batt Foam Ridged Fiber Thickness: assumptions as per plans & specs.FLOORS: Engineered wood veneer Ceramic/ stone tiles over concrete slabs Carpet & padSmoke detectors: Yes No # 8 Functioning: Yes NoCarbon Monoxide: Yes No # Functioning: Yes NoDoorbell: Yes No # 2 Functioning: Yes No**WINDOWS & GLASS SLIDING DOORS**Good Fair PoorMaterials: Aluminum Vinyl Wood Steel CompositeWindows & Patio Doors: **Pella Manufacturing**Glazing: Dual pane Single pane Style: Casement Sgl. hung Horizontal slidersSecurity locks: Yes Screens: Yes

Glass doors: Vinyl/ aluminum clad windows, glass true-divided lite thermopane panes w/ latches & locks

ENTRANCE**ENTRANCE: Covered Entry**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' - finished painted drywall

FLOORING: Engineered wood veneer floors over concrete slabs

 LIGHTING: recess & outdoor sconces w/ switches ENTRY DOOR: 3'0" tempered glass/ wood/ frame & panel w/ handle locks & dead bolts COATS: 3'0" door w/ shelf & pole, adjacent to Entry at Hallway**GREAT ROOM****GREAT ROOM**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall & massive 10x12 beams and plaster in-between

FLOORING: Engineered wood veneer floors over concrete slabs

 LIGHTING: recess fixtures w/ switches on beams and small hanging fixtures PATIO DOOR: #2 8'0" glass sliding glass doors w/ tempered & thermopane glass WINDOW: #1-6'0" Vinyl/ aluminum clad **Pella** picture units w/ 2-upper casements on the same units FIREPLACE: Wood burning and brick hearth ARCH: Opened to Dinette and with 9' wood arch beam to present Kitchen

KITCHEN & DINETTE & WET BAR**COMPONENTS**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall & massive 10x12 beams

FLOORING: Engineered wood veneer floors over concrete slabs

WINDOW(s): #1-6⁰4⁰ Vinyl/ aluminum clad **Pella** double casements above sinkLIGHTING: Recess light fixtures w/ switch & dimmerCABINETS: MC Dark Cherry uppers & base w/ euro type of hardwareISLAND & COUNTER: Synthetic Quartz countertop island/ **Wolf** Microwave oven below buff cabinetsLIGHTING: 2-hanging light fixtures w/ switch & dimmerCOUNTERTOPS: Synthetic Quartz countertops Style: full ceramic tile splash backsSINK: Porcelain **Kohler** type; drop-in single basinDISPOSAL: ¾ hp Insinkerator with shocks. AIR GAP VALVE: YesFAUCET: **Kohler** w/ single lever handle & sprayerPLUMBING leaks: No GAS leaks: No CO Detection No GFCI's: outlets Yes**APPLIANCES**Good Fair PoorRANGE: **Wolf**, 6-burners and single oven GasMICROWAVE: **Wolf** drawer style ElectricREFRIGERATOR: **Sub-Zero** Built-in Ice maker Yes Drinking Water NoDISHWASHER: **Asko** – all cycles working & drains its waterWET BAR SINK: **Kohler** – single basin S/S bar sink under Quartz counter & Cabinets w/ glass doors**DINETTE**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall & massive 10x12 beams

FLOORING: Engineered wood veneer floors over concrete slabs

WINDOW(s): #1-6⁰6⁰ Vinyl/ aluminum clad **Pella** picture units w/ 2-upper casements on same unitsLIGHTING: chandelier w/ switch/ dimmerARCH: Opened with 9' wood arch beam to set-off Kitchen**HALLWAYS****HALLWAYS**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall

FLOORING: Engineered wood veneer floors over concrete slabs

LIGHTING: recess & wall sconces w/ 3-way switchesLINENS: Hallway closet for linensDOOR(s): # 4-3⁰8⁰ typical wood frame & panel**HALL BATHROOMS #1 & #2****HALL BATHROOMS #1 & #2**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' - finished painted drywall

FLOORING: Porcelain tile floor over concrete slabs

WINDOW(s): #1- 3⁰2⁰ Vinyl/ aluminum clad **Pella** window unit w/ screensLIGHTING & FAN(s): Recess & Vanity 2-hinging fixtures w/ mirror & **Nutone** smart fanDOOR(2): 3⁰8⁰ painted wood frame/ panel door to Hall#1 SHOWER: Enclosed with tempered glass doors and ceramic surround wall tiles#2 BATHTUB: **Kohler** bathtub enclosed with tempered glass doors and ceramic surround wall tiles

Continued...

- SINK(s): **Kohler** under Quartz countertop above vanity w/ P-trap & full mirror & medicine cabinet
- FAUCET(s): **Kohler** w/ 2-handles
- VANITY(s): MC white wood cabinet & wall mirror
- TOILET(2): **American Standard**, 1.6 G Low flow Secured
- PLUMBING: Functional flow P-traps: Yes Leaks: No GFCI(s): Yes

POWDER BATHROOM

POWDER ROOM Location: *off Hallway* Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' - finished painted drywall

FLOORING: Porcelain tile floor over concrete slabs

 LIGHTING & FAN: Vanity sconce fixtures w/ round mirror & **Nutone** smart fan DOOR: 3⁰8⁰ painted wood frame/ panel door to Hallway SINK: **Kohler** under Quartz countertop above vanity w/ P-trap & full mirror & medicine cabinet FAUCET: **Kohler** wall w/ 1-lever handles VANITY: MC white wood cabinet & wall mirror TOILET: **American Standard**, 1.6 Gallons low flush Low flow SecuredPLUMBING: Functional flow P-traps: Yes Leaks: No GFCI(s): Yes

BEDROOM # 1

BEDROOM #1 Location: *off Hallway* Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall

FLOORING: Engineered wood veneer floors over concrete slabs

 LIGHTING: Recess light fixtures w/ switch & dimmer and switched wall receptacles WINDOW(s): #3-3⁰5⁰ Vinyl/ aluminum clad **Pella** window unit w/ screens DOOR: 3⁰8⁰ painted wood frame/ panel door to Hallway CLOSET: 6⁰8⁰ double mirror frame & panel door units w/ shelf & pole

BEDROOM # 2

BEDROOM #1 Location: *off Hallway* Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall

FLOORING: Engineered wood veneer floors over concrete slabs

 LIGHTING: Recess light fixtures w/ switch & dimmer and switched wall receptacles WINDOW(s): #3-3⁰5⁰ Vinyl/ aluminum clad **Pella** window unit w/ screens DOOR: 3⁰8⁰ painted wood frame/ panel door to Hallway CLOSET: 6⁰8⁰ double mirror frame & panel door units w/ shelf & pole

MASTER SUITE

MASTER SUITE Location: *off 2nd Hallway* Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall & massive 10x12 beams

FLOORING: Engineered wood veneer floors over concrete slabs

 LIGHTING: Recess light fixtures w/ switch & dimmer and switched wall receptacles WINDOW(s): #2-3⁰5⁰ Vinyl/ aluminum clad **Pella** units w/ screens DOOR: 3⁰8⁰ painted wood frame/ panel door to Hallway DOOR: 3⁰8⁰ painted wood frame/ pocket door to Master Suite Bathroom DOOR: 6⁰8⁰ frame/ tempered glass doors to Patio

MASTER SUITE BATHROOM & WALK-IN CLOSET**ADJOINING BATHROOM**Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall

FLOORING: Porcelain tile floor over concrete slabs

LIGHTING & FAN: Recess & two vanity rail lights & Broan fanBATHTUB: Kohler poly free-standing bathtubFAUCET: **Kohler** set w/ lever handle & fillerSHOWER: tile with built-in w/ tempered glass door/ tile walls/ upper windows insideSURROUND: all ceramic tile walls & pan/ and 2-upper windows, 1⁶2⁰FAUCET: **Kohler** set w/ lever handle & shower headSINK(s): # 2 – **Kraus** w/ P-trapFAUCET(s): # 2 - sets of **Kohler** out of wall w/ 2-lever handles eachCOUNTER: QuartzVANITY: MC Buff wood cabinet & wall mirrorsDOOR: 3⁰8⁰ wood frame/ panel door to Toilet WC RoomTOILET: Inside WC Room: **American Standard 1.6 G** Low flow SecuredPLUMBING: Functional flow P-traps: Yes Leaks: No GFCI(s): Yes**WALK-IN**Location: *off Master Bathroom*Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 10' finished painted drywall

FLOORING: Porcelain tile floor over concrete slabs

LIGHTING: Recess center fixtures w/ switchesARCH: to Master Suite BathroomSHELVES & POLES: None were installed**LAUNDRY****LAUNDRY**Location: *off 3rd Hallway*Good Fair Poor

WALL FINISHES: finished painted drywall

CEILING: 9' - finished painted drywall

FLOORING: Ceramic tiles over concrete slabs

LIGHTING: recess light fixtures w/ switchesDOOR(s): 3⁰8⁰ painted wood frame/ panel door to HallwayWALL UNIT: plumbing/ drain/ H₂O hook-upsWASHER & DRYER: **Electrolux** matched pair Elec.120/240v Gas: N/AVented to exterior wall: Yes Size: 4-inch w/ hood & flap PLUMBING leaks: No**GARAGE****ATTACHED GARAGE**Good Fair PoorGarage Carport Attached: 1-car 2-cars 3-cars

WALL FINISHES: 5/8" adjacent drywall to house, fire-taped & painted

LIGHTING: # 4 - 1 x 4 fluorescence type LED fixture w/ lens

DOOR: To Patio: 3⁰8⁰ painted wood frame/ panel door to HallwaySettling cracks noted in concrete floor: Yes No Normal Significant cracksEvidence of moisture at entry: Yes No GFCI outlets inside Garage: #5/ outside Garage: #2Wall construction: Adobe Block Wood frame Wall size: 2 x 6Electrical wires covered on walls up to 7ft: all wires were concealed Yes No Potential HazardOverhead garage: # 1 door/ 16⁰7⁰ sectional & insulated metal, (Auto)Electric...One Auto reverse function: light beam Yes No Operable No Motor

PLUMBING: BOILER & DOMESTIC H₂O - FURNACE & AC**PLUMBING**Good Fair Poor

- GAS: N/A Propane Natural Gas Shut-off location: **outside @ meter** Size: **1"**
Pipes type/size: **3/4"** Black Iron Plastic Hazards Tested Hydrant
Leaks detected: No Shut-off Yes CO Detection, No
- WATER: Public Well Unable to determine Shut-off location: **H₂O Mech.** Size: **3/4"**
Pipes type/size: **3/4"** Galvanized Copper PEX Other: **Wirsbo**
Leaks detected: No Exterior H₂O Pressure = **98 psi** Low Normal High
House H₂O Pressure = **45 psi**: Low Normal High
- WASTE: Pipes type/size: **4"** Plastic (PVC) Cast Iron Copper Mixed
Treatment: Sewer Septic Grinder & Lift Unable to determine
Cleanouts: # **2** size: **4"** Accessible: Yes (**double sweep**) to road & house

Be sure to disconnect garden hoses and devices from all hose bibs in the winter to protect from freezing, and have a plumber check the wall hose bibs to verify they won't freeze in the winter.

BOILER & DOMESTIC H₂OLocation: **Outside South wall**Good Fair Poor

- TANK: **Instant.** Fuel: **Gas** Manufacturer: **Navien** Date: **2019**
- LOCATION: Garage Laundry Room Interior Exterior closet Light Yes
- System type: Forced air Radiant Boiler Baseboards Space Zones Wall thermostats
- Safety Relief Valve (T&P): Yes SRV drained to floor drain: Yes Hot Water Recirculation: Yes
- Leaks detected: No Shut-off: Yes CO Detection: No Pressure Regulator: **3/4"**
- Flexible supply line: Yes Combustion venting: Yes Exhaust venting: Yes Temp: **120°**
- Radiant Floors: **7-Zones** Piping: **Wirsbo and/ or PEX** Pipe Insulation: No Manifolds: **Not Found**

FURNACE & ACLocation: **Garage Platform**Good Fair Poor

- Manufacturer: **Trane** Date: **2019**
- LOCATION: Garage Basement Attic Hall closet Exterior closet, Light Yes
- System type: Forced air Radiant Boiler Baseboards Space Zones Wall thermostats
- Fuel: **Gas** Electric Oil Solar Combination: **HVAC/ AC** CO Detection No
- Burner Chamber Inspection: No Gas Leaks detected: No Shut-off Yes
- Set back thermostat: Yes Gas supply shut off valve: Yes Flexible supply line: Yes
- Sediment trap/dirt leg: Yes Dielectric union: Hazards:

AC CONDENSER - TraneGood Fair Poor

ONE – Ground level Trane Condenser Unit is outside on Northside.

The Condenser is directly in-line inside wall to the Northside Outdoor Mechanical closet. .

Noted Items:

1. Consult with a Mechanical Contractor every three years to thoroughly inspect the Furnace/ AC/ Condenser units and check the combustion chamber for any back-drafting problems and to make proper adjustments, as needed.
2. **Navien** Boiler & Domestic H₂O system is properly installed and tested, and the equipment is working properly and is operational and ready for use.
3. The **Trane** Furnace/ AC/ Condenser will need to be finalized and tested after it has been completely installed by the Mechanical Contractor before moving-in.
4. **The Trane refrigerated pipes and the electrical connections were not completely installed**
5. Always verify with a Mechanical Contractor before the next cooling season.
6. Consult with Builder as per the plans and specifications and to obtain a set of drawing.

ELECTRICAL**ELECTRICAL SERVICE**Location: *inside Garage* Good Fair PoorIncoming service: Undergound PNM Overhead / Clearance: N/AType of service wire: Copper Aluminum Load Center: 120/ 240 volt 120 volt onlyMeter Location: North Wall Main breaker disconnect: Yes Amps Rating: 200Panel Location: North Wall Breakers clearly labeled in panel: Yes Sub panel Amps Rating: 200Type of wiring: Romex BX Cable Knob & Tube; Type of wire: Copper Aluminum**Breakers:** GFCI Breakers Yes & ARCI Fault Breakers Yes, as per ICC & State UEC CodesPanel clearance: 36" unobstructed clearance in front of panel: YesBreaker to wire size proper sizing of wires to breaker capacity noted: YesHouse ground connection appears to be: Return to Service Water pipe Rods in ground, (2) Rebar connections inside Garage wall w/ access

Typical outlets types: duplex/ single, Typical above floor: 18" Typical above counters: 12" & GFCI's

Random testing done: Yes, Visible wiring hazards, No ground bar: No neutral:Improper Modifications and/or additions to electrical system were apparent: No

PHOTOGRAPHS



1. Torch-down roof membrane was professional installed, and maintenance should occur every 3-years and roof is in **Satisfactory Condition**,



2. Torch-down roof membrane was professional installed surrounded by Parapets and **Velux** Skylights are in **Satisfactory Condition**.



3. Chimney present with clay flue, spark arrestor and rain cap with a second gasfired exhaust jacket are in **Satisfactory Condition**.



4. Tape found on the **Velux** Skylights should be removed.



5. Northside Alley between properties is surfaced with crushed gravel and the 10x12 open steel canales above drained to large river rock stones.



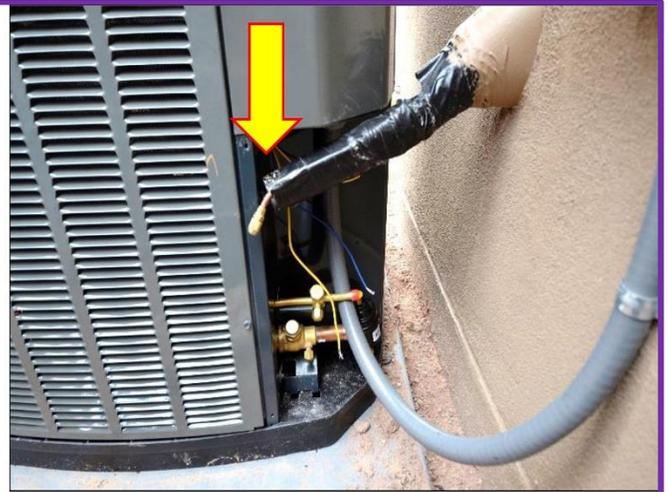
6. Backside of the Coyote fencing found above the wall to the Patio Entrance is in **Satisfactory Condition**.

SITE PHOTOGRAPHS

Project No. **10743**



7. Waste Lift Station with alarm was found on Northside of the property and will need professional inspections at the required time as per the State.



8. Outdoor **Trane** Condenser has not been completely hooked-up with the refrigerated pipes.



9. Northside Mechanical Closet with **Trane** Furnace and AC Unit was professional installed and is in **Satisfactory Condition**, except for, see picture #10.



10. **Trane** Furnace and AC Unit has not been completely hooked-up with the refrigerated pipes.



11. Northside Mechanical Closet doors are missing their doorknobs.



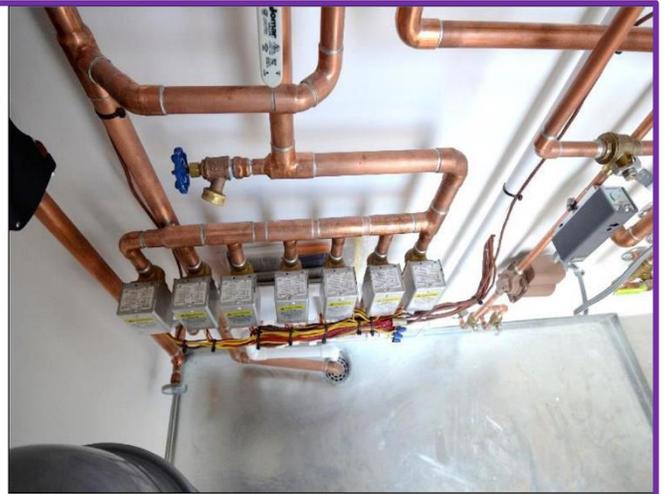
12. Crack found on one of two Pella windows will need to be replaced.

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13. Southside Mechanical Closet for the **Navien** Boiler & Domestic H₂O, was professional installed and is in **Satisfactory Condition**,



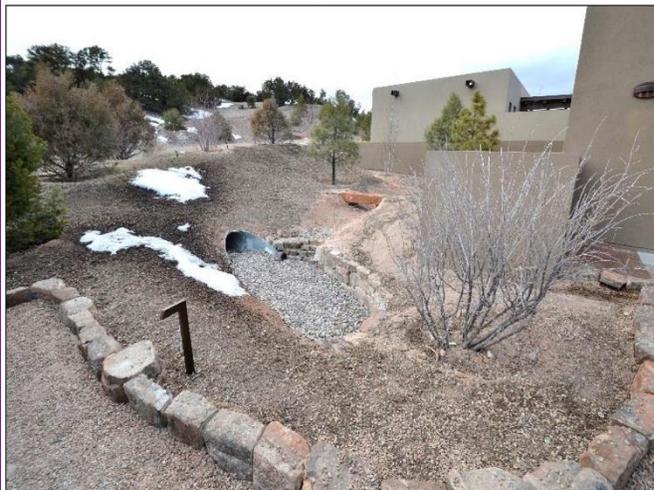
14. Southside Mechanical Closet with 7-Zones' for radiant heating was professional installed and is in **Satisfactory Condition**,



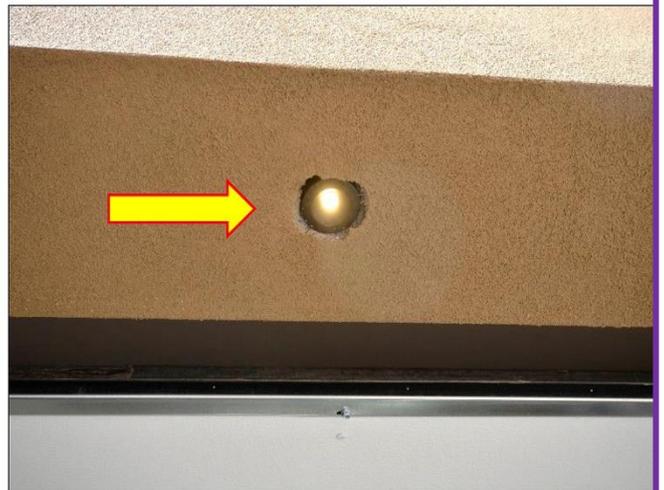
15. East Side View Patio with Portal & posts, Bar-B-Que and tempered sliding glass doors to the Great Room are in **Satisfactory Condition**,



16. East Side View and connecting Patios for Master Suite and the Great Room with brick walkways and overhead Portals are in **Satisfactory Condition**,



17. West end of property at the Entrance is properly landscaped with a drainage culvert to bypass the water run-off is in **Satisfactory Condition**,



18. Two Recess light fixtures under the soffit will need better stucco detailing around the trim.

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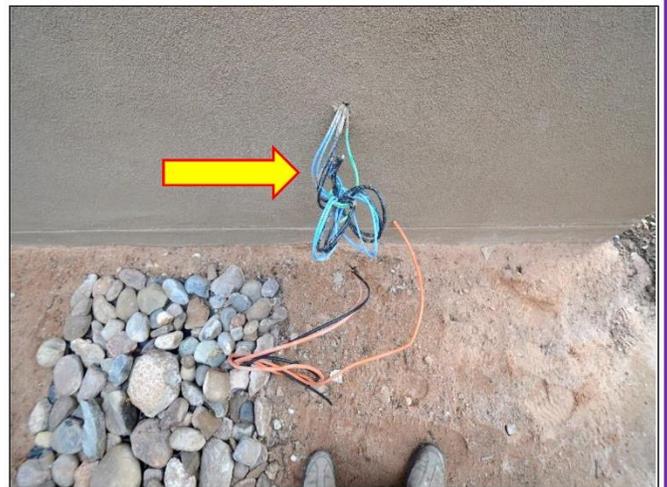
19. Garage with concrete floors and fully painted 5/8" drywall as per code and automatic overhead garage door are in **Satisfactory Condition**,



20. Primary **200Amp** electrical Panel inside the Garage is properly labeled and is in **Satisfactory Condition**,



21. 2nd **200Amp** electrical Subpanel inside the Laundry Room is in **Satisfactory Condition**,



22. Messy Low Voltage wiring should be terminated into an enclosure.



23. Kitchen is in **Satisfactory Condition**,



24. Great Room with Living Room and wood burning fireplace are in **Satisfactory Condition**,

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25. Dining Room is in **Satisfactory Condition**,



26. Powder Room Bathroom with single **Kohler** sink and vanity and **American Standard** toilet are in **Satisfactory Condition**,



27. Hallway Bathroom for either of the two Bedrooms has an enclosed walk-in shower. **American Standard** toilet and single vanity is in **Satisfactory Condition**.



28. Master Suite Bedroom with access to Patio with Pella tempered sliding doors and gas fireplace with missing controls is in **Satisfactory Condition**,



29. Master Suite Bathroom with enclosed shower, double vanity **Kraus** sinks and **Kohler** poly free-standing bathtub are in **Satisfactory Condition**.



30. Master Suite Walk-in Closet is in **Satisfactory Condition** and is a blank slate without shelving and storage will need to be designed by the new owners.

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31. Bathroom associated with Bedroom #1 is in **Satisfactory Condition**, with exception that the tempered glass panel for the Bathtub is backwards.



32. Tempered glass panel for the Bathtub is backwards and should be installed at the other end to properly access the faucet as per UBC & State CID Codes.



33. Bedroom #1 of #2 with wood floors is in **Satisfactory Condition**.



34. Bedroom #2 with tempered sliding Patio doors is in **Satisfactory Condition**.



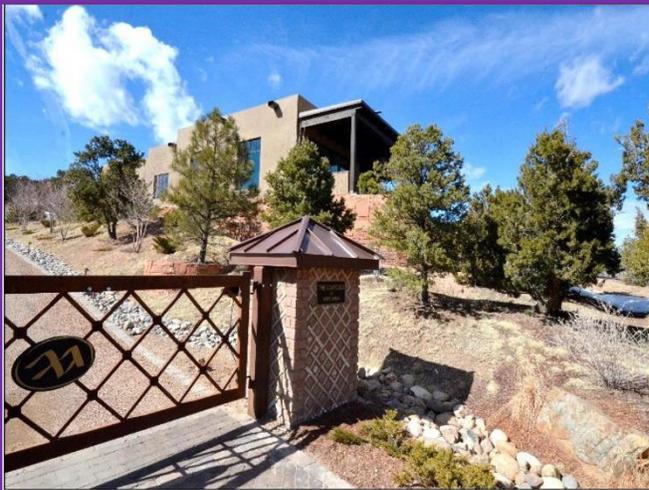
35. Entrance to House under cantilever Portal with brick over concrete slabs is in **Satisfactory Condition**.



36. Entry gates to the House is in **Satisfactory Condition**.

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37. Project has an Automatic and Secure Entrance Gate & Monuments over an Asphalt driveway.



38. Proud upper Southeast view of the House perched on massive rock retaining walls.



39. Eastside view of House perched on massive retaining rock walls that are stepped-back with terraces and weep drainage



40. Property has built-in drip irrigation piping throughout for watering the gardens with many alpine trees and natural shrubs.



41. PNM Meter pedestal at the street and sewer covers were on the asphalt pavement. Building Permit placard found in the background.



42. Long East view of Street Frontage with all utilities and adjoining property with PNM transformer, cable and telephone. Gas meter in at the building.

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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 upgrades and improvements necessary to bring the property back to its present-day building standards and codes, and especially 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. A letter grade below an “A” is typically a lower market value, but this is only an estimate and other skilled trades’ professionals will need to be consulted to fine-tune the actual cost for repairs, maintenance and improvements.

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 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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This report covers conditions on the date of this inspection ONLY and for this client ONLY.

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

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