

BUILDING INSPECTION REPORT

Client:

Lolly F. Hathhorn

Email: ladyhawkevilla@gmail.com

Phone: (928) 474-2990

INSPECTED PROPERTY ADDRESS:



1207 Sixth Street
Las Vegas, NM 87701

Inspection Date: 2/16/19

Inspection Time: 12:30 PM

Report Number: **10543**

Inspectors: Robert Willis & Francisco Huerta

WEATHER: Sunny

Cloudy

Rain

Snow Accumulation

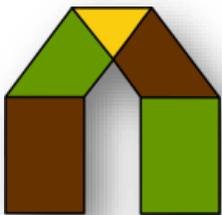
Exterior Temp: 43°

Exterior Humidity: 14%

Interior Temp: 70°

Interior Humidity: 19%

Client was Present: Yes No



ActiveHome INSPECTIONS™

Improving homes with **SMART** assessments

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



Scope of the Inspection:

The scope of this inspection is for a House and thereby using the **ASHI** Standards of Practice covers every detail of the various components within the House; and includes the Roof, Foundation, Structural, Exterior wall finishes, and we'll identify all the problems as we find them if we determine any further attention is needed. The intent and goal of this inspection is to place the homebuyer in a better position to make a buying decision or for their peace of mind.

- A. Mechanical, Electrical & Plumbing Systems:** to determine safety, age and possible need for upgrading.
- B. Public, Health & Safety Concerns:** to identify any issues that might be an impact to one's health & safety.
- C. Summary:** will be included in this report throughout to help the Buyer to determine remedial costs and values; and to identify all the defects for repairs and for the responsibility of the building systems with others.

Not all improvements will be identified during this inspection. Unexpected repairs should always be anticipated.

The inspection should not be considered a guarantee or warranty of any kind. No maintenance service, removal of cowlings or destructive discovery has been performed except for devices and equipment that were discussed with the client during this inspection.

Please refer to all pre-inspection communications, agreements and the provided information for a full explanation for the scope of this inspection.

Report Overview:

HOUSE IN PERSPECTIVE



APPROXIMATE YEARS OF CONSTRUCTION: ~ 1900 - 1988

This ~2500 square foot two-story Classic Historical Victorian House was built ~1900's and was upgraded with many improvements. The homes on Sixth Street were built correctly to the codes of that date in time and this House in particular, has been maintained by skilled trades' people with only minor improvements are needed.

The two (2) installed Ruud Furnaces, Basement & Second floor are for heating purposes only because there were no Air Conditioners/ Condensers or Swamp coolers on the property. The two (2), First & Second floors H₂O heaters, both 40-gallons, although still working **AHI** can only verify that they were installed correctly and recently. The first floor H₂O heater has a minor leak on this Report at the shut off valve running to the basement floor. The waste pipes are leaking too. The supply pipes should be insulated with Armaflex insulation.

In the Future, probably within one-year, this dwelling will need all exterior wood shingles and trim to be maintained and painted as needed. Some rot was observed on this Report under the eaves at the front and rear porches.

There were no major concerns with this House except for the Electrical loads that will need further verification with a Licensed Electrician and for a necessary GFI receptacles that will need to be provided on an as needed basis.

The other concerns involve are with the plumbing systems and the services of a licensed plumber will be needed for further assessments and corrections due to some minor leaks found on this Report.

The metal "black" Propanel roof systems on the House, and the two stand-alone tandem garage and auxiliary building were recently installed and are not showing any signs of leaking and this will need further verification with a Licensed Roofing Company to maintain and to extend warrantees every 3-years.

The rest of this House is in Satisfactory Condition with only minor cosmetic issues and for consideration of replacing the older single pane windows with newer ones. The Kitchen cabinets, countertops and bathrooms throughout this dwelling are in Satisfactory Condition, with the exception of needing an Air Gap on the Kitchen sink countertop for having a disposal and dishwasher to properly work as per UPC code. Kitchen & Bathrooms will need GFI receptacles as per code. The second floor Hall Bathroom's Kohler air bathtub and Master Suite Kohler bathtub and shower will need repairing and/ or to be replaced.

The Patios are in Satisfactory Condition with trees, shrubs and synthetic lawns at the Entrance, and the paving materials are concrete up to the Garage. The patio on the side Entrance is flagstone and needs repairs.

The interior walls are painted or wallpapered over plaster walls and the ceilings are a mixture of lightly textured paint and acoustical tiles. The Living Room is carpeted and has a wood burning Fireplace that's in Satisfactory Condition.

The Kitchen/ Dinette have vinyl and Carpet flooring and the two upstairs Bedrooms have installed carpeting. The three Bathrooms are installed with tile and vinyl, also in Satisfactory Condition.

The roofs have been recently installed with “black” Propanel membranes and are in Good Condition with longevities of 15-years and continuing maintenance every 3-years. The Interior doors are wood frame and panel and some wood veneer hollowcore ones too. The Exterior doors are wood frame & cladding with glass lites.

The windows are original wood/ metal clad and single pane and it’s recommended to consult with a window specialist to adjust, lubricate and/ or replace. The Skylights are flat mounted, double glazing and they are in Good Condition and should be re-inspected during the time of roof maintenance.

Typical maintenance will always be necessary in the future for Houses over 120-years of use.

DEFINITIONS USED ON THE CHECKLIST

GOOD: Indicates the component is functionally consistent with its original purpose and may show signs of normal wear or deterioration.

FAIR: Indicates that the component will probably need repair or replacement within the next three 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 in the future.

A. Mechanical, Electrical & Plumbing Systems: The systems on this house will need to be professionally inspected by appropriate trades’ professionals to verify the longevities or replace as needed. The Ruud Furnace in the basement and another found on the second floor Master Suite Bathroom, (split-heating system) are for heating purposes only. The plinth jackets are in Satisfactory Condition. 40-gallon Reliance & the Richmond H₂O heaters were recently replaced, and **AHI** shall verify their longevity at 10-years. The GFI receptacles need to be provided as needed through the services of an Electrician.

The assessment for these systems is a “B” Grade.

B. Foundation: The foundations are rock & brick stem walls with footings that cannot be seen without digging and are slab-on-grade on the dug-out basement covered concrete slabs.

The assessment for the foundation is an “A-” Grade.

C. Structures: The structures are satisfactory, plumb and level and the walls and ceilings are made with wood framing members and masonry stem walls bearing on concrete footings. A Pest Control Company should be consulted to make sure that there are no damages from wood destroying insects. The walls are made with 2x6, 2x8 construction and the roof is mad of 2 x6 trusses & floor joists are 2x10 throughout.

The assessment for the structures is an “A-” Grade.

D. Stairs & Landings: The stairs are typical 11” steps x 7” raisers with carpeting, and two wood handrails, except on the basement stairs as per code.

Total assessment for these elements is a “B” Grade.

E. Drainage: The House is properly sloped and built higher in grade to drain properly. Landscaping is mature and ready for an irrigation system.

The assessment for drainage is an “A” Grade.

F. Roofs: The roofs throughout are recently installed “black” Propanel membranes and are in Good Condition. And will be need maintenance every 3-years for all roofs and components.

The assessment for the roof systems are a “A” Grade.

G. Exterior Walls: The walls have been repaired over cedar shingles and are in Good Condition. Consult with a local Contractor for future remedies and maintenance.

The assessment for the Stucco is a “A” Grade.

H. Windows, Skylights & Doors: The Windows wood/ clad, single pane and some have single pane hand blown glass. The doors are wood frame & panel with only minor adjustment needed. The Skylights are flat mounted, double glaze and are in Good Condition.

The assessment for these components is a “B” Grade.

I. Appliances & Plumbing Fixtures: The Kitchen appliances are all electric, dated but still operating in reasonable condition. **AHI** will only verify appliances under 8-years-old. The Bathroom plumbing fixtures & fittings are mainly Kohler and are in Fair - Good condition.

The assessment for these units is a “B” Grade.

- J. Public, Health & Safety Concerns:** Overall the house is reasonably safe for residential use and we didn't find anything life threatening.
- K. Summary:** Explanations of certain line items and components that may need immediate attention and recommendations are discussed throughout this report.
- L. ASHI:** This house meets with all the requirements and the standards of the **ASHI** for the description.

SAFETY ISSUES:

1. The Smoke detectors installed throughout the sleeping areas **WERE NOT VERIFIED** due to the new recommendations of the National US Fire Administration; to replace all smoke alarms at the point of a sale or every 5-years rather than testing or changing batteries. Consider adding a Carbon Monoxide detector for full protection due to the fireplace and other gas appliances.

REPAIR ITEMS:

2. Provide Armaflex pipe insulation on the H₂O heater's supply pipes.
3. Consult with Window Company's to gather the cost of window maintenance and/ or replacements as needed.
4. Fix the tile and grout in the both the Guest bathroom, Power room and Master Suite Bathroom.
5. Fix broken window pane in the Dining Room.
6. Provide GFI receptacle on the Guest Bathroom as per UEC codes.
7. Dishwasher is not properly fastened to its cabinet.
8. Outdoor hydrant valve should be replaced with a "frost-free" or at least cover with an insulation cover.
9. Check with a Plumber to locate the pressure reduction valve to House, if any, and if not, have one installed.
10. Provide Armaflex pipe insulation to the H₂O heater's supply pipes to prevent freezing.
11. An Air Gab needs to be provided on the countertop for Dishwasher/ Disposal to work properly.
12. Provide proper lighting fixtures with 3-way switching over the stairs or wall sconces as per safety codes.
13. A Mason is needed to repair and replace flagstone on the patios.

SUGGESTED IMPROVEMENTS:

14. **Improve:** Consult with an Electrician to assist with the cost of Replacement for Electrical Devices and provide GFI receptacles as needed per UEC codes, and prevent any situation for an overload
15. **Improve:** Consult with a Plumber and/ or Mechanical contractor to assess the Ruud furnaces and to assist with the cost of Maintenance, Remedies and/ or Replacement costs in the future.
Improve: Consult with a Plumber to fix any leaks found and replace valves as needed.
16. **Improve:** Consult with a Roofing Contractor to assist with the cost of future Maintenance & Remedies.
17. **Improve:** Consult with a Building Contractor to assist the Buyer with other Improvement & Remedies.
18. **Improve:** Consult with a Windows' provider and an installer to assist the Homeowner with window maintenance.

ENVIRONMENTAL:

19. **ASBESTOS & LEAD:** There's possibly some Asbestos type of compounds found on the older acoustical tile ceilings and the older vinyl tiles. Lead based paint would be present under any of the encapsulated covered by paint on the older painted wood trim or window sills within this House; but it is only of concern during its removal and demo and remodeling work. Have it tested before engaging in this type of future work in the future.
20. **RADON:** Radon readings were at: **5.80 pCi/L** to **8.20 pCi/L**. Levels above **4.0 pCi/L** would require Mitigation. The only way to mitigate the Radon radiation gases in the Basement would be to cover the expose dirt with 6-mil visqueen plastic sheeting, seal and provide a ventilation piping system with power blowers.
21. **CARBON MONOXIDE:** The CO levels were omitting at normal levels at the finances and the H₂O heaters of any radical particles of **CO = 0-10ppm**.
22. **MOLD & CLEAN AIR Quality:** The interior humidity levels were consistence with the outdoor air quality and Mold testing would not be necessary.
23. **WATER Quality:** This house is hooked-up to City water and further testing will not be necessary. Hardness was at **180ppm** at the hot-water taps and **85ppm** at the cold-water tap. H₂O pressure is: **55psi**.
24. **PEST Control:** There was only minor evidence found within this House for pest or rodent droppings. Consult with a **Pest Expert** for peace of mind, if concerned and especially for termites that may have been hidden to this Inspector.

Gallery of Photographs



1. Entrance of House has a synthetic lawn on both side of the flagstone walkway. And, there was a recent "black" Propanel roof installed.



2. All roofs and overhangs, dormers, Garage and Auxiliary Building have had recent metal "black" Propanel roof systems installed very well.



3. Entrance of 2-story Victorian House with Dormer window and bow-windows are in Satisfactory Condition.



4. Two-car tandem garage opens to entrance driveway and the alley are in Satisfactory Condition.



5. Typical example of the "black" Propanel roof systems installed on building "pop-out" room are in Satisfactory Condition.



6. Auxiliary Building made of CMU block walls is Auxiliary Building. Flagstone needs some masonry attention.

SITE PHOTOGRAPHS

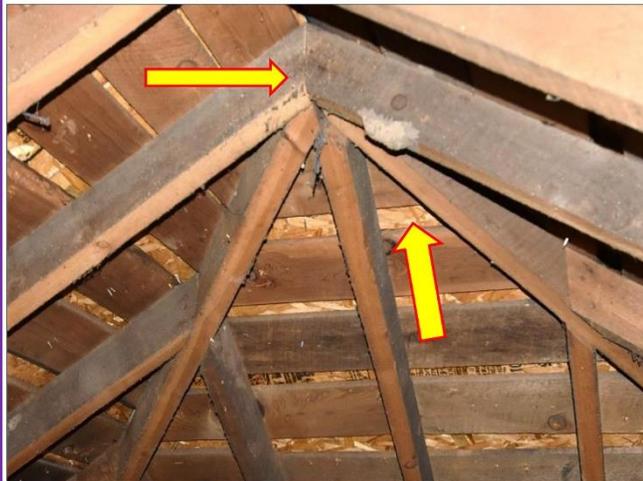
Project No. **10543**



7. Some "rot" found under eaves at the Entrance porch needs to be cut out, patched and painted.



8. More "rot" found under eaves at the backyard porch needs to be cut out, patched and painted.



9. Attic has been very well built and OSB panels can be seen in-between rafters whereas the new Propanel roof was fastened to was very well done.



10. Typical engineered trusses built over the Tandem Garage were properly executed and sound.



11. Insulation found in-between the rafters in the attic are in Satisfactory Condition. Messy wires will need to be straightened out.



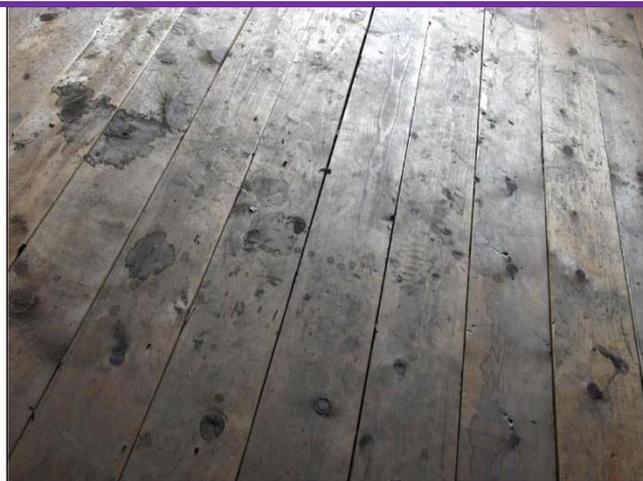
12. Open electrical boxes will need to have cover plates provided to avoid electrical fire hazards.

SITE PHOTOGRAPHS

Project No. **10543**



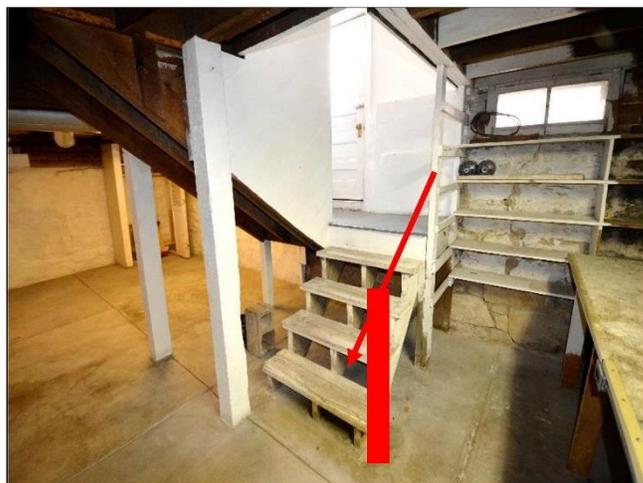
13. Heating ducts found in the Attic have been properly installed and joints were taped with duct and silver tape as per UBC codes.



14. Planks laid over joists provide storage flooring in the Attic.



15. Stairs to the Basement will need to have a hand rail installed as per UBC codes.



16. Second set of Stairs to the Basement floor will need to have a hand rail and newel post added and installed as per UBC codes



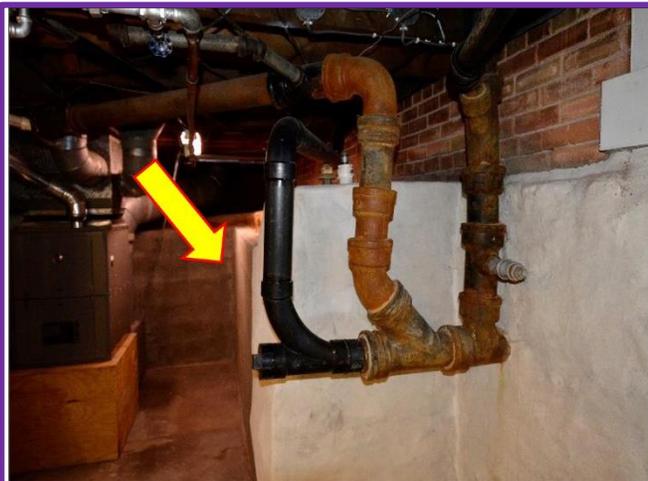
17. Galvanize pipe & valves found on the ceiling in the Basement have been painted with silver paint and are in Satisfactory Condition.



18. Ruud furnace was installed & elevated correctly within a dug-out area in Basement and has been installed with new poured concrete retaining walls.

SITE PHOTOGRAPHS

Project No. **10543**



19. Cast Iron Waste pipes in the Basement are routed to the City sewer at the rear of the property's boundary to an utility access alley.



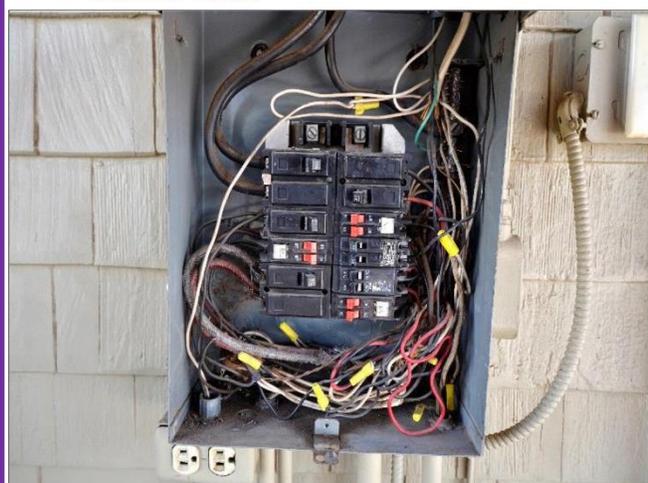
20. Brick stem walls and heavy timber joists are not anchored to the brick opposing any seismic activity that may need remedies by an Engineer.



21. Painted rock & mortar stem walls were found in the Basement and installed correctly with poured concrete floors.



22. Areas of the Basement with normal height ceilings are open and spacious.



23. Electrical panel found on the back wall will need the services by an electrician.



24. Plastic switch cover plate covering 6-gang switches is not correct for exterior uses. Electrician shall provide a correct 6-gang metal cover plate.

SITE PHOTOGRAPHS

Project No. 10543



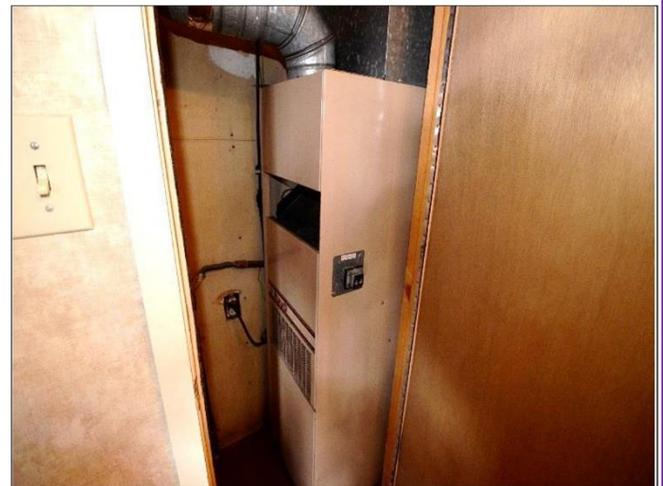
25. Recently installed Reliance H₂O heater found on the First Floor has minimal access and may need attention.



26. Shut-off valve to H₂O heater has a slow leak running to the basement floor and must be fixed to prevent further damages.



27. Richmond H₂O heater found on the Second Floor has minimal access within a tiny closet with the Ruud furnace. Verify with a Licensed plumber.



28. Ruud Furnace found on the Second Floor has minimal access within a tiny closet with the Richmond H₂O heater. Verify with a plumber.



29. Waste piping found in the Basement with recently installed plastic ABS pipes is leaking and this needs to be fixed by a Licensed plumber



30. Water leaks found on the Basement floor.

SITE PHOTOGRAPHS

Project No. 10543



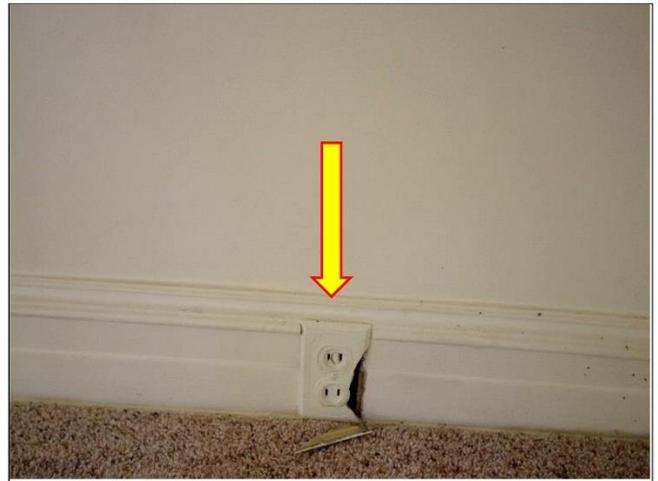
31. Entrance foyer is in Satisfactory Condition with carpet, tile and wood veneer panel walls and a hanging fixture.



32. Living room with carpet, and painted plaster walls and archways are in Satisfactory Condition.



33. Centrally located fireplace in the Living room with equally spaced windows and carpeted floors are in Satisfactory Condition.



34. Two blade ungrounded receptacle & cover plate is broken and needs to be replaced.



35. 10' high plaster ceilings in the Dining room with wood veneer paneling and carpet floors are in Satisfactory Condition.



36. Powder room with tile floors and walls off the Kitchen hallway with pocket door is in Satisfactory Condition.

SITE PHOTOGRAPHS

Project No. 10543



37. Kitchen has an Island with vinyl & carpet flooring and a 10-foot acoustical tile ceiling and are in Satisfactory Condition.



38. Kitchen with Island and older Appliances are in Satisfactory Condition but cannot be verified due to their age.



39. An Air Gab is needs on the countertop to provide proper vacuum break on the sink's trap due to having both a dishwasher and waste disposal.



40. Laundry Room with Whirlpool laundry machines are in Satisfactory Condition.



41. Upstairs Bedroom being used as either an office or bedroom and a bow-window is in Satisfactory Condition.



42. Master Bedroom Suite with carpet and painted plaster walls and ceiling and light fixture are in Satisfactory Condition.

SITE PHOTOGRAPHS

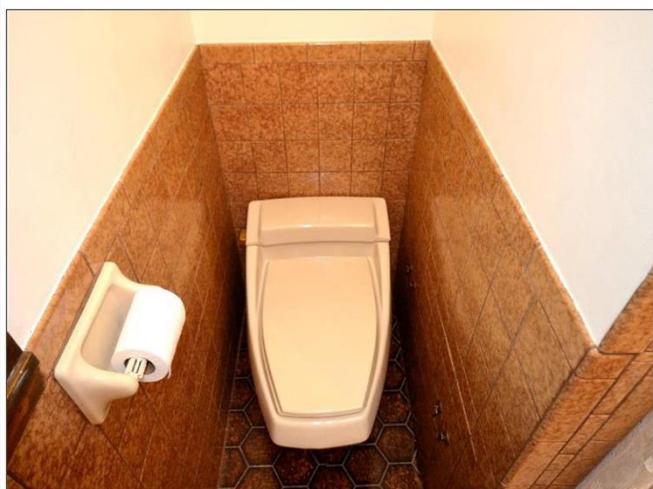
Project No. 10543



43. Corner Bedroom with the same typical amenities is in Satisfactory Condition.



44. Corner Bedroom's fan & light fixture did not work and this needs attention.



45. Two wall hung Kohler toilets found upstairs are in Satisfactory Condition.



46. Master Suite bathroom's fan is not working and light trim needs to be reset. Tile ceiling and walls are in Satisfactory Condition.



47. Guest Bathroom on the Second floor with two cantilevered countertop and two vanity sinks are in Satisfactory Condition.



48. Vanity sink found in corner of the Master Suite Bedroom is in Satisfactory Condition.

SITE PHOTOGRAPHS

Project No. 10543



49. Guest Bathroom's bathtub on the Second floor with tile walls and vinyl floor has non-working air jets, "whirlpool" are not working, needs repairing.



50. Master Suite bathtub is in need of plumbing repairs, especially around the drain stopper.



51. Typical bow-window of several are in Satisfactory Condition,



52. Ivy wall will need serious attention to prevent insect activity from boring in the wood shingle walls. Contact a pest control company.



53. Some of the flagstone on the property is dislodged will need resetting and reappointments with the joints and cement grouting.



54. Flagstone and fountain at the side yard will need some attention with a landscape company for remedies.

SITE PHOTOGRAPHS

Project No. 10543

Addendum

February 24, 2019

The floor at the Entrance has settled and is sagging about 1-inch at around 36-feet² in area. This was caused by the settlement of the adjacent bearing wall that would need to be leveled and underpinned with shims on the stem wall and footing.

The cut-out through the stem wall in order to install the large duct pipe may have weakened the floor above causing the floor to settle.

The remedy would be to hydraulically raise and level the joists, brace and add posts to support and the floor above.

The cost of this Work would be approximately \$1,500 - \$2,000 and can be done at the same time as the Radon Mitigation Work.



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*****

THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THIS REPORT
WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.
ONLY THIS ORIGINAL DOCUMENT MAY BE USED FOR DISCLOSURE PURPOSES.

Our Service is NOT a warranty on the integrity of the systems of the property. This report is NOT transferable.

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.

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