

CONDOMINIUM INSPECTION REPORT

Client:

Elaine RitcheI

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Phone: (505) 730-9970

INSPECTED PROPERTY ADDRESS:

2210 Miguel Chavez Road

Unit 212

Santa Fe, NM 87505

Agent: Ivona Borisenko

Phone: (505) 930-0203

Email: ivona.borisenko@sfprops.com

Inspection Date: 3/16/2020

Inspection Time: 3:30 PM

Report Number: **10786**

WEATHER: Sunny

Cloudy

Rain

Snow Accumulation

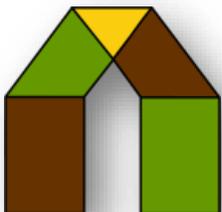
Exterior Temp: 48°

Exterior Humidity: 15%

Interior Temp: 70°

Interior Humidity: 18%

Client was Present: Yes No



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Scope of the Inspection:

The scope of this inspection is for a Condo Unit Inspection and using the same **ASHI** Standards of Practice is limited to the Interiors covering every detail of the various components within the Condo Unit, but it does not include the Roof, Foundation, Structure, or Exterior wall finishes, but we'll identify problems if we determine any further attention is needed; and these items are typically the responsibility of most Home Owners Associations. The intent and goal of this inspection is to place the Condo buyer in a better position to make a buying decision or for 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 client determine remedial costs and values for either a purchase to reside, or to rent; and to identify defects for repairs and the responsibility of the building systems either for the Seller and/ or the Home Owners Association that may be in question.

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 the inspection.

Please refer to the pre-inspection communication and agreement and the provided information for a full explanation for the scope of this inspection.

Report Overview:

CONDO IN PERSPECTIVE A-

APPROXIMATE YEARS OF CONSTRUCTION: 1995

The original building units were built in the 1994 and continuing up to 1996 by **Dos Santos Condominium Association** for Residential Condominiums and were built correctly to the codes for that period in time; and for now, these Condominium units have been well maintained. A new Homeowner should check with Homeowners Association, **HOA** for the covenants and future maintenance programs set forth in order to maintain the overall building systems and to identify all mechanical systems beyond the Condominiums' building envelope. This Condominium unit needs minor repairs and possible equipment and appliance upgrades. Typical maintenance will always be necessary in the future. The repairs, maintenance and improvements recommended on this report are common for Condominiums of this age and based on original construction.

This is a reinspection after the listed repairs were carried-out by the Sellers on Report **#10735**.

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 over the short term. For a complete picture, **please refer to the Checklist descriptions with the above given definitions.**

- A. Mechanical, Electrical & Plumbing Systems:** The Electrical & Plumbing systems within this Condo Unit are reasonably safe and performing in a satisfactory matter. Any upgrades will need the services of licensed plumbers and electricians. The Furnace and H₂O Heater are on-site and under control by Buyer. The Swamp Cooler is on the roof and is under control by the **Condominium Association**.
- B. Public, Health & Safety Concerns:** Overall the Condominium is safe for residential uses and we didn't find anything life threatening.
- C. Summary:** Explanations of certain line items and components that will need immediate attention and recommendations are discussed throughout this report.

ITEMS:	DESCRIPTIONS:	HOA	Good	Fair	Poor
KITCHEN:	Ceiling: D-Pt Walls: D-Pt Floors: T GFCI's 2 Sink: S/S double basin w/ faucet Disposal: Badger Air Gap Y Refrigerator: GE Ice: Y H ₂ O Y Microwave: GE 2-speed w/lits Range: GE Electric/ Gas Dishwasher: GE Cabinets: Uppers and base Type: Hardwood/ Off-rack, Countertops: T Type: Full T Splash backs Fan/Lts: Recess		✓ ✓ ✓ ✓ ✓		
PANTRY:	Cabinets & shelves only in Kitchen		✓		
LIVING & Dinette:	Ceiling: D-Pt Walls: D-Pt Floors: WV Window: 1-6 ⁰⁴ V/HS Entry Door: 3 ⁰⁶ SRG Arch: opens to Dining/ Kitchen Lts: Center w/ switch receptacles Closet 2 ⁰⁶ w/ shelf & lite Fan/Lts: Hanging Fixture w/ switch & dimmer Fireplace: Wood Burning Windows: 1-5 ⁰⁴ 1-4 ⁰⁴ V/ HS		✓ ✓ ✓ ✓ ✓		
STAIRS & LANDING:	Steps: 11" Raisers 7" Wood railings/ WV / 3-way Hanging Fix.		✓		
HALL:	Ceiling: D-Pt Walls: D-Pt Floors: WV Lts: 3-way Hanging Fix.		✓		
LAUNDRY:	Hallway Closet/ GE Stacked / Wall Insert/ Fan/ Light w/ switch		✓		
#1 BATHROOM: FULL ✓ HALF — 2ND Floor Location: off Hall	Ceiling: D-Pt Walls: D-Pt Floors: T GFCI's: 1 Toilet: Mansfield Sink: Porcelain Vanity Door: 2 ⁶⁸ F/P Tub/ Shower: P Surround P Enclosure: Pole w/ No curtain Faucets: Deltas w/ knob & showerhead/ valve: Replaced Vanity: Off-rack Countertop: T Fan: Broan w/switch		✓ ✓ ✓ ✓ ✓		
#1 BEDROOM: 2ND Floor Location: off Hall	Ceiling: D-P Walls: D-Pt Floors: WV = Pergo wood veneer Closet: 2 ⁶⁸ closet w/ pole/ shelf Window: 6 ⁰⁴ Vinyl V/ HS Lts: Lamps only/ switch Door: 2 ⁶⁰ HC to Hall		✓ ✓ ✓		
SAFETY:	Provide a Carbon Monoxide detector for added protection.				
NOTES:	<ol style="list-style-type: none"> <i>Kitchen sink's Air Gap was Replaced.</i> <i>Kitchen's GE Refrigerator Ice Maker 1/4" H₂O line will need to be hooked-up to provide water to the ice maker. The 1/4" tubing was routed to the Mechanical closet and this could be reestablished to have a working icemaker on the Refrigerator by any competent plumber.</i> <i>Kitchen center Light fixture was Replaced with a much better light fixture.</i> <i>Bathroom GFCI receptacle was Replaced.</i> <i>Exterior GFCI receptacle was Replaced.</i> <i>Hall Bathroom Bathtub/ Shower Valve & Diverter was Replaced.</i> <i>Toilet seat on the Mansfield Toilet was Replaced.</i> <i>Replace all lightbulbs with LED bulbs for Energy Savings.</i> 				
ENVIRONMENTAL:	MOLD/ Odors/ Fungi/ Radon / Lead/ VOC's/ Tested: Y Positive				
SYMBOLS:	D =Drywall, W =Wood, B =Beams, TX =Texture, V =Vinyl WV =Wood Veneer, T =Tile, Pt =Paint, HS =Horizontal Slider N/A =Not Available S/S = Stainless Steel, P = Poly Plastic SRG =Standard Residential Grade w/ exterior metal covering F/P =Frame & Panel, F/G =Frame & Glass N/W =Not Working UK =Unknown, HOA =Home Owners Association, Y =Yes, N =No				

SAFETY ISSUES:

1. The Smoke detector installed in the Hallway **WAS NOT VERIFIED** due to the new recommendations of the National US Fire Administration; to replace all smoke alarms at each point of sale or every 5-years rather than testing or changing batteries. Consider adding a Carbon Monoxide detector for **Carrier** furnace and for any future Gas Appliances and for the wood burning Kiva Fireplace.

REPAIR ITEMS: *All Yellow Highlighted Items were completed in a Satisfactory Manner.*

2. **Repair:** Seller or HOA to provide an insect screen inside the combustible air vent on the Exterior walls to the Mechanical Closet because Wasps' nesting was found inside the closet.
3. **HOA PENDING:** to provide Service for the Swamp Cooler and to replace the 1/4" copper tubing.
4. **REPAIRED:** to Replace Delta Faucet on Bathtub/ Shower on Hallway Bathroom.
5. **REPLACED:** to Replace GFCI Receptacle over vanity sink and raise it 6-inches above countertop.
6. **REPLACED:** to Replace GFCI Receptacle on the Exterior outlet.
7. **REPLACED:** to Replace Mansfield Toilet seat on the Hallway Bathroom.
8. **PENDING:** to complete the 1/4" copper supply tubing & hook-up with valve to the refrigerator's ice maker.
9. **REPLACED:** to provide a new lightbulb on the GE Microwave oven for the surface lighting.
10. **REPAIRED:** to repair the Plinth Jacket and seal it over the Carrier Furnace to prevent CO.
11. **PENDING:** to provide Hepa filter exchange on the Carrier Furnace.
12. **PENDING:** to clean & vacuum the ducts on the registers for sanitary purposes.
13. **REPLACED:** to Replaced safety pan below the Rheem H₂O heater's tank.
14. **REPLACED:** to Replaced leaky valves above the Rheem H₂O heater's tank.
15. **REPLACED:** to replace the Toilet seat on the Hallway Bathroom.
16. **REPLACED:** to rescreen all screens on the windows throughout the Condo.
17. **REPAIRED:** to fix the LOOSE Air Gap on the Kitchen's sink.
18. **HOA PENDING:** to Replace Header trim boards over the Exterior side of the Windows due to rot.
19. **HOA PENDING:** to secure Coyote fence rail connections on the Exterior Patio.

IMPROVEMENTS SUGGESTED:

20. **Improve:** A Licensed Plumber is needed for service of the Hot Water Heater and replace leaky valves.
21. **Improve:** A Licensed Mechanical Contractor needed for Carrier Furnace to repair Plinth Jacket and for Maintenance.
22. **Improve:** All windows should be rescreened, as needed.
23. **Improve:** Be sure to be apprised of all the Scheduled Maintenance Programs set-forth by HOA Management.

ENVIRONMENTAL:

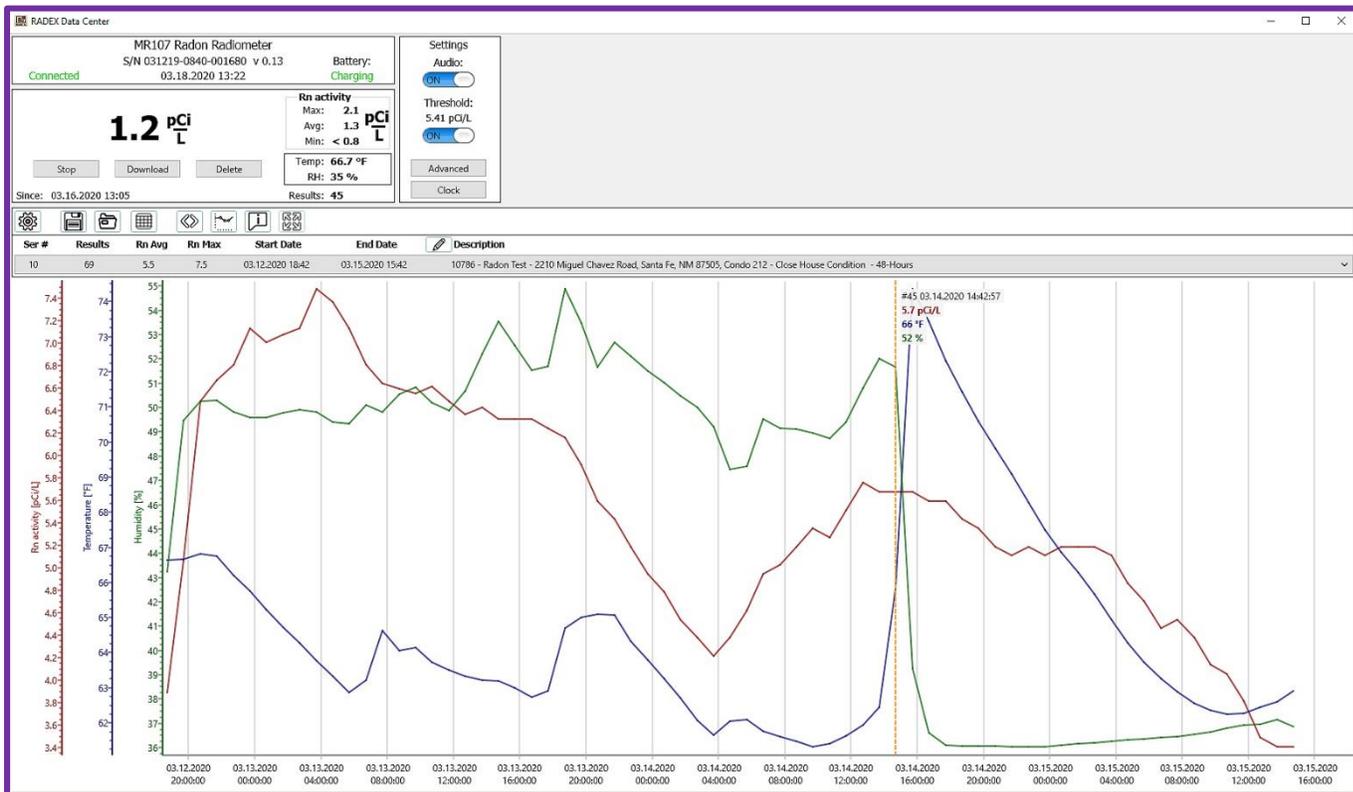
24. **MOLD & CLEAN AIR Quality:** Mold Spores' activities were slightly higher with **Cladosporium** mold spores at 4-raw counts on both floors. Better cleaning on the wood veneer floors should be carried out to lower this exposure and allow for the best breathable air quality compared to the outdoor air quality. *See the provided Hayes Lab Report.*
25. **LEAD & ASBESTOS:** Asbestos or Lead based paint was not found throughout this Condominium because it was built in 1995. Whereas, after 1978 there should be no more Lead Based Paints or Asbestos used in Building Materials.
26. **CARBON MONOXIDE:** CO = **0.10 ppm** inside the Mechanical Closet and is Safe.
27. **CARBON DIOXIDE:** Range of CO₂ throughout this Condominium was **GOOD at 350-425 ppm.**
28. **WATER Quality:** This Condominium Unit is hooked-up to city water and typically it's safe for drinking, and it has **140ppm** hardness on the coldwater supply and **267ppm** on hotwater supply and is a little higher than normal because of particulate inside the tank from lack of use. Filtration and/ or a softener is also recommended for better quality drinking water and/ or run the H₂O taps at least 30 seconds before consuming. Recommend flushing-out the H₂O heater's tank twice a year to remove any particulates and/ or add a water filtration system.
29. **PEST Control:** There was evidence of Wasp nesting inside the Mechanical closet because there was not an insect screen installed on the combustible air vent to prevent Wasps' from entering the closet. Consult with HOA Management for remedies concerning this building flaw on this Condominium Unit as well as other units.
30. **RADON:** Average EPA Radon readings were at: Long Term = **01.00 pCi/L** and Short Term = **01.35 pCi/L**. Therefore, the EPA Average levels above **4.0 pCi/L** would require Mitigation.

TEMPERATURES: Low: **58.4°** > High: **70.9°** Fahrenheit

HUMIDITY LEVELS: Low: **26.6%** > High: **44.8%**

CONDOMINIUM: EPA Radon readings Minimum: **0.89 pCi/L**, Medium: **1.30 pCi/L**, and Expanded: **2.10 pCi/L**. This Condominium Unit has very little Radon exposure, but it should be rechecked within 6-months because the Winter months will generally run higher due to pressure changes within the atmosphere. For further reading: https://www.epa.gov/radon_monoxide

RADEX MR-107 Chart Reading within a 48-hour duration with Close House Conditions' reading on the First Floor with windows closed and centrally located inside the House; taken on 3/16-18/2020.



Note:
Please find the 11x17 chart provided for easier reading.

GALLERY OF PHOTOGRAPHS SHOWING DEFECTS:



1. Combustible Air Vent to the Mechanical Closet has a problem with the lack of an insect screen to prevent wasp and wasp nests from entering the closet.



2. Exterior view of the combustable air vent that is accessible form the outside wall above the Portal.



3. 1/4" copper tubing from the Mechanical closet routed through the cabinet and behind the Refrigerator for the icemaker to operate.



4. Delta Faucet and diverter valve was professionally replaced and is like a brand-new installation.



5. Kitchen Cabinet door is blistered and will need to be refinished with proper cabinet making detailing.



6. Overall, the Kitchen's improvements were carried out professionally and the center light fixture was exchanged with a superior light fixture.

SITE PHOTOGRAPHS

Project No. 10786

SUMMARY

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