

Building Inspection Report

CLIENT:

██████████

Email: ██████████

INSPECTED PROPERTY ADDRESS:

419 Kathryn Place, Santa Fe, NM 87501

Phone: ██████████

Inspection Date: 12/11/14

Inspection Time: 10:00 AM

Report Number: 10021

WEATHER: ☒ Sunny

☐ Cloudy

☐ Rain

☐ Snow Accumulation

Exterior Temp: 50°

Exterior Humidity: 17%

Interior Temp: 65°

Interior Humidity: 17%

Clients were Present: ☒ Yes ☐ No



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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 coverings 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.

This confidential report is prepared exclusively for: [REDACTED]

Report Overview:

THE HOUSE IN PERSPECTIVE **B+** **APPROXIMATE YEARS OF CONSTRUCTION:** 1960's Stamm House

This is a well-built house that has been well maintained. The house needs very little but 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 age and type. All houses require maintenance, occasional repairs, and occasional system upgrades, equipment replacement and improvements.

DEFINITIONS USED IN THIS REPORT

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 anytime within the next five 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 they are found in this report from front to back.

SAFETY ISSUES:

1. Only one defected Smoke detector was found in the hallway and needs to be replaced with a Smoke/ Carbon Monoxide combo detector and another combo detector needs to be provided in the other sleeping area.



REPAIR ITEMS:

2. **Repair:** A licensed electrician should be hired to inspect the electrical service panel, clean up any messy wiring, fix all broken plastic switch and receptacle cover plates and possible upgrade the entire electrical system due to non-grounded receptacles throughout.
3. **Repair:** All GFI receptacles need to be correctly wired and provided in the Bathrooms and Kitchen

IMPROVEMENTS SUGGESTED:

4. **Improve:** Carbon Monoxide/ Smoke detectors should be installed throughout the house for added protection and replace the missing smoke detectors in the hallway with the same, especially due to space heaters.
5. **Improve:** Although the oak and pine wood flooring is in reasonably good shape, it's showing signs of wear and staining. Therefore, we're recommending a professional flooring company to refinish all the wood floors.
6. **Improve:** Although the floor space heaters are working, an EnergyStar efficient heating and cooling systems should be considered in the future to save on energy costs and for higher safety standards.



This confidential report is prepared exclusively for: [REDACTED]

GROUNDS

TOPOGRAPHY LOT DRAINAGE APPEARS:

☒ Good ☐ Fair ☐ Poor

☒ Flat Lot ☐ Hillside Lot ☐ Retaining Walls ☐ N/A

 Condition: ☒ Good ☐ Fair ☐ Poor

 Negative grade away from the building line for at least 6 feet: ☒ Yes ☐ No

 Below grade drainage system installed: ☒ Unknown ☐ Yes ☐ No

LANDSCAPING

☐ Good ☒ Fair ☐ Poor

 Sprinklers: ☐ Yes ☒ No ☐ Auto ☐ Manual **Note:** not require to test

 Garden Lights: ☐ Yes ☒ No ☐ Auto ☐ Manual **Note:** not require to test

WALLS: ☒ Yes ☐ No ☐ N/A Type: ☒ CMU/ ☐ stucco/ ☐ wood ☒ Good ☐ Fair ☐ Poor

FLATWORK

☒ Good ☐ Fair ☐ Poor

Type of paving materials: Concrete

Walkway/ paths: Concrete

Item Noted:

1. Landscaping is non-existent but 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 appropriate to Santa Fe standards. Consult with a local landscape specialist.

EXTERIOR

EXTERIOR STRUCTURE

☒ Good ☐ Fair ☐ Poor

 Entry door faces: ☐ North ☐ East ☐ South ☒ West

 Finishes: ☐ Paint ☐ Stain Condition: ☐ Good ☐ Fair ☐ Poor Siding ☐ Plywood ☐ Shingles

☒ Stucco Cementitious Stucco, recently applied Condition: ☒ Good ☐ Fair ☐ Poor

☒ Textured Stucco ☒ Yes ☐ No Baroque style Condition: ☒ Good ☐ Fair ☐ Poor

☐ Painted Stucco ☐ Yes ☒ No Condition: ☐ Good ☐ Fair ☐ Poor

☐ Synthetic Stucco ☐ Yes ☒ No Condition: ☐ Good ☐ Fair ☐ Poor

 Stucco/ normal settling cracks noted ☐ Yes ☐ No ☒ None observed

 Siding/Trim Material deterioration noted ☐ Yes ☒ No Header beams recently painted in Good Condition

 Siding/ Earth to Wood Contact ☐ Yes ☒ No Brick / Block / Stone ☒ N/A

 Moldings and Trim Pozzi Windows with all metal cladding Condition: ☒ Good ☐ Fair ☐ Poor

 Vents: ☒ Yes ☐ No ☐ N/A Locations: Only one Condition: ☒ Good ☐ Fair ☐ Poor

 Caulking / Weather-stripping Condition: ☒ Good ☐ Fair ☐ Poor

 Windows: Type: Pozzi Clad-Wood Casements - NEW Condition: ☒ Good ☐ Fair ☐ Poor

 Exterior Outlets:#0 ☒ N/A GFI outlets ☐ Yes ☒ No Vegetation limiting access to building ☐ Yes ☒ No

 Entry: Type of material: ☐ Wood ☒ Concrete ☐ Brick ☒ Other Condition: ☒ Good ☐ Fair ☐ Poor

 Normal settling cracks noted: ☐ Yes ☐ No ☒ None observed

PORTAL at ENTRY

☒ Good ☐ Fair ☐ Poor

 Front porch at Entry: Beams @ Vigas/ decking w/ Parapets Condition: ☒ Good ☐ Fair ☐ Poor

 Roof: Flame torch-down "Brai" very recent w/ proper installation Condition: ☒ Good ☐ Fair ☐ Poor

Item Noted:

1. Stucco is excellent, recently and professionally applied with new wood/clad Pozzi windows also professionally installed.

Repair Item:

1. Some Canales should be oiled and repainted, which is a routine maintenance for this type and age of house.

ROOF

GENERAL OVERVIEW

☒ Good ☐ Fair ☐ Poor

Access: ☒ Ladder ☐ Ground with binoculars ☒ Longevity of Membrane: 15-18 years

Type of materials:

☐ From ☐ Tar & Gravel ☐ Shingles: wood/ composition ☒ Modified Bitumen, (flame-torch) ☐ Metal

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: #8 Type: 14" standard ☐ Roof drains #0 Type: _____ ☒ N/A

☒ Roof Membrane Vents #0 Type: Not necessary for this type of roof membrane

Vegetation overhanging the roof: ☒ Yes ☐ No branches on west side entry need to be cut and removed

Deflection noted: ☒ Yes ☐ No Standing water/ponds: ☒ Yes ☐ No Depth: 1 inches - normal

Adequate Service Wire Clearance: ☐ Yes ☒ No Comcast wire is too close to electrical service wire

COMPONENTS NOTED:

<input type="checkbox"/> Gutters: #___ <input checked="" type="checkbox"/> N/A	Locations: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> Downspts: #___ <input checked="" type="checkbox"/> N/A	Locations: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Vents: #4 Type: Waste: #1 Air: #2 Exhaust #2		Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Skylights: #1 <input type="checkbox"/> N/A	Type: curb mount, double dome	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Chimneys: #1 <input type="checkbox"/> N/A	Type: Masonry/ stucco	Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> SWAMP: #___ <input checked="" type="checkbox"/> N/A	Type: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> HVAC (s) #___ <input checked="" type="checkbox"/> N/A	Type: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> Antennas: #___ <input checked="" type="checkbox"/> N/A	Type: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input type="checkbox"/> Satellites: #___ <input checked="" type="checkbox"/> N/A	Type: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<input checked="" type="checkbox"/> Cable wire: #1 <input type="checkbox"/> N/A	Type: Comcast, too close to PNM	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor
<input checked="" type="checkbox"/> Tele/net: #1 <input type="checkbox"/> N/A	Type: Qwest wire to wall and roof	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor

Recommended Repair Items:

1. Comcast and PNM service wires do not have proper separation and should be relocated, mainly Comcast should be notified to relocate their wire at the time the new owners order cable service and/ or at the time PNM is notified for a service upgrade with an electrician.



2. Branches should be cut back from overhanging the roof to prevent a debris build-up and damages due to high winds.



FOUNDATION

FOUNDATION

☒ Good ☐ Fair ☐ Poor

☐ SLAB ON GRADE WITH FOOTINGS OR STEM WALL ASSUMED; CAN NOT BE SEEN WITHOUT DIGGING.

☒ Stem Wall (exposed) ☒ Yes ☐ No 12" ☐ Block (CMU): Footings 24" ☒ Concrete: Buried under pen-block

☒ Earth to wood clearance is: 27"

☐ N/A

Condition: ☒ Good ☐ Fair ☐ Poor

CRAWL SPACE

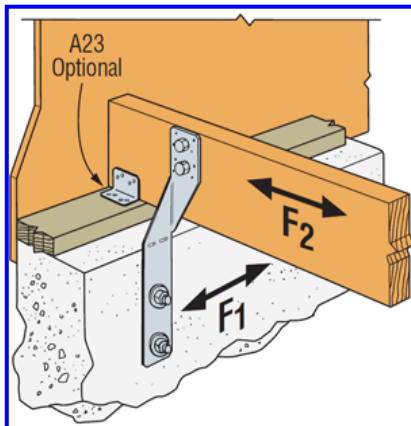
☐ Good ☒ Fair ☐ Poor

Items Noted:

1. Crawl space is a little messy and needs a clean-up to prevent rodent infestation and nesting.
2. Some of the foundation vents need to have the insect screens repaired or replaced.

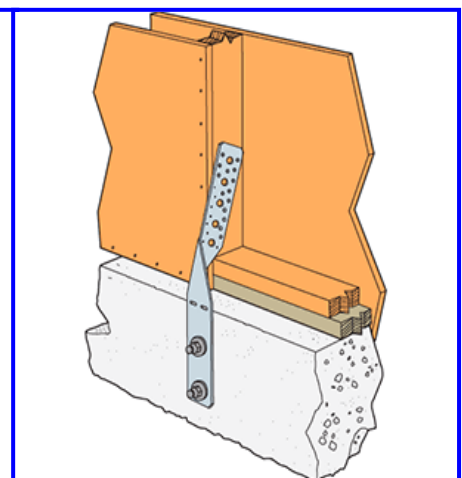
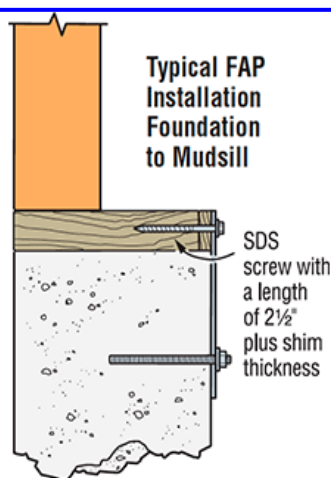
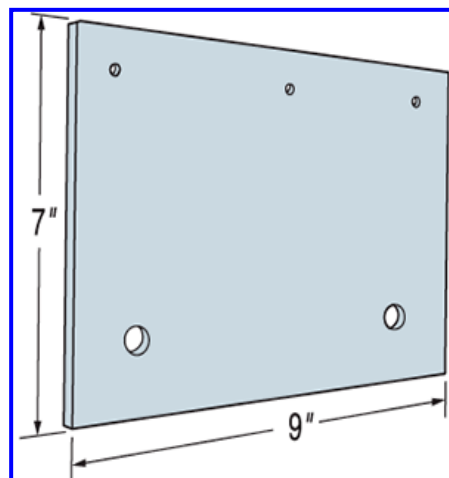


Recommended Repair Items:



1. Exposed soils should be covered with a radiation shield, (plastic) to prevent exposure, especially if Radon levels prove to be too high.
2. The building plate (sill plate) is not anchored by anchor bolts as per UBC Seismic Codes. You can correct this situation in the future and bring this house up to the new earthquake standards if you like, but this is not required now. The method is to secure the joists to the sill plates @ 6'-0" on the bearing sides with Simpson Earthquake StrongTies that can be easily installed to retrofit this house to the new Seismic II Zone throughout the Rio Grande Valley in this region. Furthermore, I designed a variety of foundation anchors for Simpson in the San Francisco Bay Area in 1990, Seismic Retrofits, Inc.

<http://www.strongtie.com/products/connectors/fap-fja-fsa.asp#gallery>



This confidential report is prepared exclusively for: [REDACTED]

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 plaster over sheetrock walls 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 Condition: ☒ Good ☐ Fair ☐ Poor

WALL CONSTRUCTION: ☐ Adobe ☐ Pen-Block: ☐ Block ☒ Wood frame: 2 x 6

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 floor over slab ☒ Finished oak floor over joist Condition: ☒ Good ☐ Fair ☐ Poor

☐ Smoke detectors: ☐ Yes ☒ No # of: _____ Functioning: ☐ Yes ☐ No

☐ Carbon Monoxide: ☐ Yes ☒ No # of: _____ Functioning: ☐ Yes ☐ No

☒ Doorbell: ☒ Yes ☐ No # of: 1 Functioning: ☒ Yes ☐ No mechanical w/spring, weak

☐ 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 & SKYLIGHTS

☒ Good ☐ Fair ☐ Poor

Material: ☒ Aluminum ☐ Vinyl ☒ Wood ☐ Steel Condition: ☒ Good ☐ Fair ☐ Poor

Manufacturer: #12-Pozzi wood/ clad installed at stucco restoration Condition: ☒ Good ☐ Fair ☐ Poor

Glazing: ☒ Dual pane ☐ Single pane

Style: ☐ Sgl. hung ☐ Dbl hung ☐ Horizontal slider ☒ Casement ☒ Fixed Glass block

Operable function: ☒ Good ☐ Fair ☐ Poor

Security locks: ☒ Yes ☐ No ☐ Partial

Screens: ☒ Yes ☐ No ☐ Partial

Screen have: ☐ Holes ☐ Missing ☐ Bent frames Condition: ☒ Good ☐ Fair ☐ Poor

☒ Skylights: # 1 ☒ Aluminum ☒ Acrylic ☒ Dome 2 ☒ Curb Condition: ☒ Good ☐ Fair ☐ Poor

FOYER

INTERIOR ENTRY FOYER

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock w/1/8" plaster skim coat Condition: ☒ Good ☐ Fair ☐ Poor

FLOORING: oak wood flooring needs refinishing Condition: ☐ Good ☒ Fair ☐ Poor

LIGHTING: center of living room, (inadequate) Condition: ☒ Good ☐ Fair ☐ Poor

DOOR: Main 3" entry wood panel Condition: ☒ Good ☐ Fair ☐ Poor

Doors/ storm/screen: ☒ Yes ☐ No ☐ N/A Condition: ☒ Good ☐ Fair ☐ Poor

LIVING

LIVING ROOM

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock w/1/8" plaster skim coat Condition: ☒ Good ☐ Fair ☐ Poor

FLOORING: oak wood flooring needs refinishing Condition: ☒ Good ☐ Fair ☐ Poor

☒ CEILING: vigas & decking Condition: ☒ Good ☐ Fair ☐ Poor

☒ WINDOW(s): 2 - Pozzi, 4'7", 4'4" wood/ clad casements Condition: ☒ Good ☐ Fair ☐ Poor

Continued...

☒ DOOR(s) ☒ ARCHE(s): 1-Entry, Arches to Dining and Hallway Condition: ☒ Good ☐ Fair ☐ Poor
☒ FIREPLACE ☐ WOODSTOVE/Type: Masonry arched opening Condition: ☒ Good ☐ Fair ☐ Poor
☒ Draft: ☒ Good ☐ Fair ☐ Poor ☒ Mantle: broken tile ☒ Hearth: ☐ Gas burner w/key ☒ N/A

DINING

DINING ROOM

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock w/1/8" plaster skim coat Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: oak wood flooring needs refinishing Condition: ☒ Good ☐ Fair ☐ Poor
☐ WINDOW(s): #____, ☒ N/A Condition: ☐ Good ☐ Fair ☐ Poor
☒ DOOR French door- Mud Room ☒ ARCHE(s): to Living/ Kitchen Condition: ☒ Good ☐ Fair ☐ Poor

Recommended Repair Item:

- Oak wooded floors in the living and dining rooms are slightly worn and need to be sanded and triple finished by a professional floor finishing company.

GUEST ROOM and BATHROOM

GUEST ROOM & BATHROOM

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 CEILING: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: pine wood flooring, worn, needs refinishing Condition: ☐ Good ☒ Fair ☐ Poor
 WINDOW(s): 2 - Pozzi wood/ clad west and north walls Condition: ☒ Good ☐ Fair ☐ Poor
 DOOR(s)/ ARCHE(s): landing open to stairs Condition: ☒ Good ☐ Fair ☐ Poor
☒ CEILING FANS: # 1 / fan with light not working @ stairwell Condition: ☒ Good ☐ Fair ☐ Poor
☐ Blades out of balance: 84" min. clearance required: ☒ Yes without light fixture

BATHROOM off Bedroom Location: North

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 CEILING: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: tile Condition: ☒ Good ☐ Fair ☐ Poor
☒ WINDOW(s): # 1 glass block Condition: ☒ Good ☐ Fair ☐ Poor
☒ DOORS: # 1 - 2⁶/₈ wood panel w/ lock Condition: ☒ Good ☐ Fair ☐ Poor
☒ SHOWER: Tile, walls and cement floor with pan, curtain Condition: ☒ Good ☐ Fair ☐ Poor
☐ CABINETS/ VANITY: # ____/____ ☒ N/A Condition: ☐ Good ☐ Fair ☐ Poor
☐ COUNTERTOPS: _____ ☒ N/A Condition: ☐ Good ☐ Fair ☐ Poor
☒ SINKS(s): # 1 / (white porcelain) wall Condition: ☒ Good ☐ Fair ☐ Poor
☒ GFI(s) # 1 / ☐ N/A Not working, rewire or replace Recommended as per code
☒ FAUCET(s) # 1 / 2 handles chrome Condition: ☒ Good ☐ Fair ☐ Poor
☒ TOILET(s) # 1/ Unkn (white porcelain) ☒ Low flow ☒ Secured Condition: ☒ Good ☐ Fair ☐ Poor
 PLUMBING: ☒ Functional flow ☒ P-traps: #____ ☒ No Leaks Condition: ☒ Good ☐ Fair ☐ Poor

Recommended Repair Item:

- Pine wooded floors are slightly worn and need to be sanded and triple finished by a professional floor finishing company.

KITCHEN

COMPONENTS

☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock w/1/8" plaster skim coat Condition: ☒ Good ☐ Fair ☐ Poor
 CEILING: vigas & decking Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: vinyl Condition: ☐ Good ☒ Fair ☐ Poor

Continued...

☐ WINDOW(s): # _____ ☒ N/A Condition: ☐ Good ☐ Fair ☐ Poor
 LIGHTING: lights in center of room Condition: ☒ Good ☐ Fair ☐ Poor
☒ DOOR(s): ARCHE(s): 2 w/ doors removed Condition: ☒ Good ☐ Fair ☐ Poor
☒ CABINET(s): uppers/ base/ original built-ins and sub-standard Condition: ☐ Good ☒ Fair ☐ Poor
☒ COUNTERTOPS: tile Style: mixed and new counters Condition: ☒ Good ☐ Fair ☐ Poor
☒ SINK: # 1 / double basin S/S Condition: ☒ Good ☐ Fair ☐ Poor
☒ DISPOSAL: # 1 / Unknown Condition: ☒ Good ☐ Fair ☐ Poor
☒ FAUCET(s), #1 / S/S single lever Functioning: ☒ Good ☐ Fair ☐ Poor
☒ GFI outlets # 2 - needs to be installed 2'-0" from sink rim Functioning: ☐ Yes ☒ No
 PLUMBING leaks: ☐ Yes ☒ No GAS leaks: ☐ Yes ☒ No CO leaks ☐ Yes ☒ No

APPLIANCES

☒ STOVE/RANGE: Frigidaire ☒ Gas ☐ Elec. Condition: ☒ Good ☐ Fair ☐ Poor
☒ EXHAUST FAN: ☐ Overhead ☒ Recirculating ☐ N/A Condition: ☒ Good ☐ Fair ☐ Poor
☐ Below Microwave ☐ Below Cabinet ☐ Downdraft ☒ Recirculation w/filter ☐ Vented to Exterior
☒ REFRIGERATOR: Frigidaire ☐ Built-in ☒ Free-stand ☐ Ice Condition: ☒ Good ☐ Fair ☐ Poor

LAUNDRY and MUD ROOM**LAUNDRY & MUD ROOM**☒ Good ☐ Fair ☐ Poor

Location of area: ☐ Garage ☐ Closet ☐ Basement ☐ Kitchen ☐ Bathroom ☒ Own room/area (mud)
 WALL FINISHES: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 CEILING: painted sheetrock Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: vinyl Condition: ☐ Good ☒ Fair ☐ Poor
 WINDOW(s): # 3 - Pozzi wood/ clad 1-4040, 2-3030 Condition: ☒ Good ☐ Fair ☐ Poor
 DOOR(s): #1 access to exterior w/3-step stoop w/ metal awning Condition: ☒ Good ☐ Fair ☐ Poor
☒ WASHER: Kenmore 120v ☐ N/A Operating: ☒ Good ☐ Fair ☐ Poor
☒ Wall Unit: plumbing/ drain/ H₂O hook-ups/ electric: 120/240v
☒ DRYER: Kenmore ☐ Gas ☒ Electric/ 240v ☐ N/A Operating: ☐ Good ☐ Fair ☒ Poor
☒ Vented to exterior: ☒ Yes ☐ No Size: 4 inch Exterior roof vent hood w/flap: ☒ Yes ☐ No
 PLUMBING leaks: ☐ Yes ☒ No GAS leaks: ☒ Yes ☐ No
☒ CABINETS: upper cabinets Condition: ☒ Good ☐ Fair ☐ Poor
☒ SPACE HEATER, properly installed, gas on/ pilot turned off Consult with Sellers or a Plumbing contractor to make sure it is working properly.

Recommended Repair Item:

1. Vinyl floors in the kitchen and mud rooms are cracked and worn and will need to be replaced in the future with suitable ceramic tiles during a remodel by a professional floor finishing company.

HALLWAY**HALLWAY**☒ Good ☐ Fair ☐ Poor

WALL FINISHES: painted sheetrock w/1/8" plaster skim coat Condition: ☒ Good ☐ Fair ☐ Poor
 FLOORING: oak wood flooring worn, needs refinishing Condition: ☒ Good ☐ Fair ☐ Poor
 CEILING: vigas & decking Condition: ☒ Good ☐ Fair ☐ Poor
☒ DOOR(s): # 3 - doors, wood panel to three bedrooms Condition: ☒ Good ☐ Fair ☐ Poor
☒ LINEN CLOSET with ☒ Doors # 2 with ☒ Shelves Condition: ☒ Good ☐ Fair ☐ Poor
☒ LIGHTING: # 2-wall sconces w/ 2-blubs Condition: ☒ Good ☐ Fair ☐ Poor

This confidential report is prepared exclusively for: [REDACTED]

BEDROOM

BEDROOM #1	Location: Southeast corner	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WALL FINISHES: painted sheetrock w/1/8" plaster skim coat		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
CEILING: vigas & decking		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
FLOORING: oak wood flooring worn, needs refinishing		Condition: <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WINDOW(s): # 2 - Pozzi wood/ clad casements		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): #2; 1-door 3'0" to hall 1-door 3'0" to exterior		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CLOSET: with shelves & rods and light fixture		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CLOSET DOOR(s): # 1		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> ROD w/SHELF # standard w/ shelf		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor

BEDROOM

BEDROOM #2	Location: Southwest corner	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WALL FINISHES: painted sheetrock w/1/8" plaster skim coat		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
CEILING: vigas & decking		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
FLOORING: oak wood flooring worn, needs refinishing		Condition: <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WINDOW(s): # 2 / Pozzi wood/ clad casements		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): #1-door 3'0" to hall		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CLOSET: with shelves & rods and light fixture		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CLOSET DOOR(s): # 1		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> ROD w/SHELF # standard w/ shelf		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor

MASTER SUITE

MASTER SUITE <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Location: West	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WALL FINISHES: painted sheetrock w/1/8" plaster skim coat		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
CEILING: vigas & decking		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
FLOORING: oak wood flooring worn, needs refinishing		Condition: <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WINDOW(s): # 2 / Pozzi wood/ clad casements		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOOR(s): #2; 1-door 3'0" to hall 1-door 3'0" to exterior		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WALK-IN CLOSET: with shelves & rods and light fixture		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CLOSET DOOR(s): #1		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> ROD w/SHELF # standard w/ shelves		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
SITTING ROOM off MASTER SUITE		<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
SITTING ROOM: vigas & decking		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WALL FINISHES: painted stucco		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
FLOORING: carpet		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WINDOW(s): # 2 - Pozzi wood/ clad casements		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> ARCH: #1- 6'0" to master suite stucco & plaster		Condition: <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor

Recommended Repair Items:

1. Oak wooded floors in all bedrooms are slightly worn and need to be sanded and triple finished by a professional floor finishing company.
2. Carpet is slightly worn and could be replaced by owner's choice.

MASTER BATHROOM

BATHROOM off Hallway Location: East at Center of house		<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WALL FINISHES: painted sheetrock w/1/8" plaster skim coat	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
CEILING: vigas & decking	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
FLOORING: tile	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> WINDOW(s): # 1 glass block	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> DOORS: # 1 2 ⁶ / ₈ wood panel w/ lock	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SHOWER: <input checked="" type="checkbox"/> TUB <input checked="" type="checkbox"/> Combo: cast iron enamel	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> TUB SURROUND: 4" sq. ceramic tile walls (white)	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
ENCLOSURE: <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Curtain, missing	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> CABINETS/ VANITY: # 1/ below sink	<input type="checkbox"/> N/A Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> SINKS & COUNTERTOP COMBO: off-white Corian	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
<input checked="" type="checkbox"/> FAUCET(s) # 1 / 2 handles chrome	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 Not working, rewire or replace as per code.				
<input checked="" type="checkbox"/> TOILET(s) # 1/ Unkn. (white porcelain) <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: #___ <input checked="" type="checkbox"/> No Leaks	Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor

PLUMBING

PLUMBING		<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> 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 type="checkbox"/> Plastic <input type="checkbox"/> Hazard, _____ Leaks detected: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Comments: _____			
<input checked="" type="checkbox"/> WATER:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Unable to determine Shut-off location: water heater. 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 Comments: _____ Pressure: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Potential Hazard Tested Pressure: 124 psi			
<input checked="" type="checkbox"/> WASTE:	Pipes type/size: 3" <input checked="" type="checkbox"/> Plastic (PVC) <input checked="" type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input checked="" 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: 4" Accessible: <input checked="" type="checkbox"/> Yes on west side (double sweep)			

Repair Items:

- H₂O pressure at the east wall garden hose bib is too high, which can cause pipes to burst. A pressure reduction valve needs to be installed within the water system to stabilize water pressures, perhaps at the city meter. Kitchen sink faucet H₂O pressure is too high, yet the two bathroom sink faucets are normal. Consult with Licensed Plumber to resolve these issues.

Item Noted:

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

WATER HEATER		<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
TANK: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric: _____ volts, Gallons: 40 gals. Manufacturer: GE Date: 2000				
Location: <input type="checkbox"/> Garage <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Interior closet <input type="checkbox"/> Exterior closet				
Safety Relief Valve: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, SRV drained to outside: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Gas Shut-off: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Flexible supply line: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Combustion venting, <input checked="" type="checkbox"/> Yes? <input type="checkbox"/> No, Exhaust venting, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<input type="checkbox"/> Hot Water Recirculating pump: size: _____ <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Pressure Regulator, size: _____ <input checked="" type="checkbox"/> N/A				

Continued...

Repair Items:

1. Gas Supply line needs to be replaced with a proper and specified flexible supply line. This is a Potential Explosion Hazard. Consult with a licensed plumber.
2. Internal H₂O heater requires that a 3" catch basin safety pan installed underneath the tank.

Recommended Repair Items:

1. Combustible air to the H₂O heater's burner requires that the air supply is provided from an outside source, e.g., the roof. This was set-up to 1960's code standards by using a ventilated door.
2. Should not store anything especially combustibles on top of the H₂O heater or within the very small and tight closet.



HEATING

HEATING☐ Good ☒ Fair ☐ Poor

System type: ☐ Forced air ☐ Radiant ☐ Boiler ☐ Baseboard ☒ Space # 3 w/ 3-wall thermostats
 Fuel: ☒ Gas ☐ Electric ☐ Oil ☐ Solar ☐ Combination: _____
 Location: ☐ Garage ☐ Basement ☐ Attic ☐ Int. closet ☐ Ext. closet ☒ Floor/ Wall
 Boiler Chamber: Inspection: ☐ No ☐ Yes ☐ No...Potential Hazard, _____
 Set back thermostat: ☐ No ☒ Yes raise of 15 degrees in one hour, normal for both space heaters
☒ Third wall space heater seems to be in good shape, gas is passing, but we didn't light the pilot.
 Gas supply shut off valve ☒ Yes ☐ No...Potential Hazard, _____
 Flexible supply line ☐ Yes ☐ No...Potential Hazard, can't locate; too far underneath floor
☐ Sediment trap/dirt leg, size: ☐ Dielectric union: ☒ Hazard: too difficult to service or locate

Repair Items:

1. Thermostat in Living Room although working is slightly damaged with a missing cover plate; needs to be replaced with an electronic type, same as others.
2. Consult with a Mechanical contractor to inspect burners, exhaust and combustible air on the space heaters. This is a potential carbon monoxide safety hazard due to age and is difficult to service.

Recommendation:

Since this house only has its original space heaters is not a central heating system; a future upgrade to a central heating system for EnergyStar efficiency is much better and safer.

ELECTRICAL

ELECTRICAL SERVICE☐ Good ☒ Fair ☐ Poor

Incoming service: ☐ Underground ☒ Overhead / Clearance: mast on west wall is secured.
 Type of service wire: ☒ Copper ☐ Aluminum Load Center: ☒ 120/240 volt ☐ 120 volt only
 Meter Location: east wall Main breaker disconnect: NONE, Location: ☒ Amps Rating: 40
 Panel Location: interior east wall Breakers clearly labeled in panel: ☐ Yes ☒ No ☐ Sub panels # _____
 Type of wiring: ☒ Romex ☐ BX Cable ☐ Knob & Tube; Type of wire: ☒ Copper ☐ Aluminum
 Panel clearance: 36" unobstructed clearance in front of panel: ☐ Yes ☒ No below upper cabinets

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Continued...

Breaker to wire size proper sizing of wires to breaker capacity noted: ☒Yes ☐No

House ground connection appears to be: ☒Neu. ☐Water pipe ☐Rod in ground ☐Rebar

Typical outlets types: duplex/single, Typical above floor: 18" Typical above counters: 12"

Random testing done: ☒Yes, ☒Visible wiring hazards, ☒No ground: **at most of the receptacles**

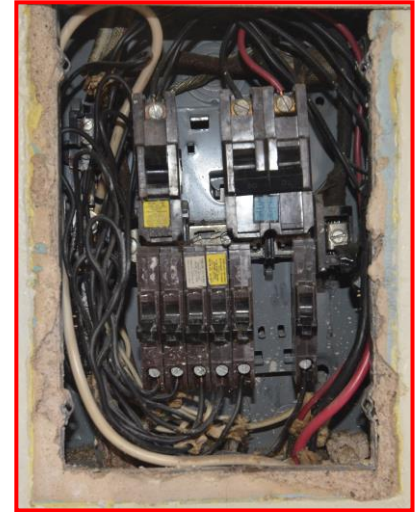
☒Yes improper Modifications or not and/or additions to electrical system were apparent.

Repair Items:

1. Inside of the Breaker Panel has missing cover plates over some of the breakers. This is a **HAZARDOUS** situation and needs immediate attention. Consult with a licensed electrician.
2. Most of the receptacles are not properly grounded and/or missing the bare ground wire due to earlier codes.
3. GFI devices have been "faked" wired to work but not protect.

Recommended Repair Items:

1. The Main Panel for this house is out of date and substandard, being only rated to 40 Amps, which is far below the standards of a typical home that should have a service rating of a minimum of 100 Amps with a Main Disconnect. Recommend to contact a licensed electrician to straighten out this situation for peace of mind.



SUMMARY

AHI evaluates houses with a letter grade based on present-day conditions that are typical of the building standards from the first date of construction; and thereby taking into consideration the upgrades and improvements that brings the house up to the standards and codes for public, health and safety by estimating the cost in order to do so. In part, this house will need some attention before moving in.

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

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

Sincerely yours,

Robert Willis

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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]