

# WALK-THROUGH INSPECTION REPORT

CLIENTS:

Emails:

Phone:

INSPECTED PROPERTY ADDRESS:

1905 Conjo Drive, Santa Fe, NM 87505

Inspection Date: 3/5/15

Inspection Time: 14:00

Report Number: [REDACTED]

WEATHER:  Sunny

Cloudy

Rain

Snow Accumulation

Exterior Temp: 45°

Exterior Humidity: 18%

Interior Temp: 65°

Interior Humidity: 36%

Clients were Present:  Yes  No



**ACTIVEHOMEINSPECTIONS™**

Improving homes with SMART assessments

[ActiveHome2010@aol.com](mailto:ActiveHome2010@aol.com)

[www.activehome2010.com](http://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 a Walk-Through Inspection and should not be construed as a Full Building Inspection; although using the same ASHI Standards of Practice it is still limited and modified in nature and not every detail of the various components within the building envelope are covered. The intent of this type of inspections is to assist the client with a broad brush assessment of the five major building elements and a summary for:

1. **Foundation:** to define whether the foundation is designed properly to support the structure.
2. **Structure:** to define whether the structural systems are safe and sound.
3. **Roof:** to define if the roof is sound and to determine its longevity
4. **Mechanical, Electrical & Plumbing Systems:** to determine safety, age and possible needs for upgrading.
5. **Public, Health & Safety Concerns:** to identify any issues that might be an impact one's health and safety.

**Summary:** will be included in this report to help the client determine remedial costs and values for either to purchase, sell or to repair and upgrade the building in question.

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 other devices and equipment that were discussed with the client during the inspection.

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

## Report Overview:

**THE HOUSE IN PERSPECTIVE** C

**APPROXIMATE YEARS OF CONSTRUCTION: 1970's**

The original house built in the 1970's was built correctly but for now and with the numerous modifications and additions it has not been well maintained. The house needs many repairs and equipment upgrades with the mechanical systems and typical maintenance will always be necessary in the future. The repairs, maintenance and improvements recommended in this report are common for homes of this age and based on its original construction. All houses require maintenance, occasional repairs and occasional system upgrades, equipment improvements and/ or replacement.

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

1. **Foundation:** is sound and properly designed for the original building and no further investigation will be necessary. Although there are lots of loose tiles and pavers that should be removed in the future with demo and remodeling phases of work.
2. **Structure:** is safe and sound and properly designed for its intended use.
3. **Roof:** is poor with rot at some of the drip edges and the membrane is lifting in some areas. Recommend a complete tear-off and a new roofing system in the future, especially after design and remodeling.
4. **Mechanical, Electrical & Plumbing Systems:** Only the systems on the original house are reasonably safe with exception that within the areas of the recent modifications will need to be professionally inspected by licensed plumbers, electrician and mechanical contractors. These systems are suspect to fire carbon monoxide and explosion hazards. Codes were not followed and either these rooms need to be demo or expensive remodeling costs and payout for upgrades and equipment replacement will be necessary.
5. **Public, Health & Safety Concerns:** Overall the original house is safe and is not exactly a "death-trap," although we don't recommend running the mechanical systems in the secondary kitchen area. They'll need to be properly verified by a professional technician before using.

## WALK-THROUGH INSPECTION CHECKLIST

<b>ITEMS:</b>	<b>DESCRIPTION:</b>	<b>N/A</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
<b>GROUNDS</b>	Slope/ Drainage from Walls/ Vegetation/ Weeds			✓	
<b>ROOF</b>	Flat/ Pitch : 2½ / 12 Type: Flame- Torch / w/sand to slope				✓
<b>ATTIC</b>	Insulation? Yes/ No Ventilation? Yes/ No	✓			
<b>CHIMNEY</b>	Masonry/ Metal/ # 3				✓
<b>VENTS</b>	Exhaust = 4 Waste = 2 Air = 3			✓	
<b>SOFFIT/FASCIA</b>	Wood				✓
<b>GUTTERS/ DOWN</b>	# ___ Locations: ___	✓			
<b>EXTERIOR</b>	Stucco/ Paint/				✓
<b>CLADDING</b>	Brick/ Wood/ Vinyl/	✓			
<b>WINDOWS</b>	Wood/ Metal/ Plastic/ Mixed Type: SH/ DH/ Case/ Slide/ Mixed/			✓	
<b>DOORS</b>	Wood/ Glass/ French/ Composite/ Metal/ Mixed/			✓	
<b>DECKS</b>		✓			
<b>PORTALS/ PORCH</b>	Entry Porch and walkway needs some attention			✓	
<b>HEATING</b>	Electric/ Gas/ Solar/ AGE: over 20-years			✓	
	FURNACE: Duct/ Return/ BOILER: Radiant/ Base/Space___			✓	
<b>H<sub>2</sub>O HEATER</b>	Electric/ Gas/ Solar/ AGE: over 20-years			✓	
<b>AC/HEAT PUMP</b>	Yes/ No/ AGE: WATER/ G O E/ EBB	✓			
<b>PLUMBING</b>	Copper/ Galvanized/ PVC/ ABS/ LEAD/ HWT G O E/ AGE:				
	FIXTURES: Toilets 3 / Sinks 4 / Stops 8 / Waste 7			✓	
<b>ELECTRICAL</b>	Copper/ ALUM/ 60/ 100/ 200 Amps/			✓	
	Plugs/ Switches/ FIXTURES: Avg., FANS: # 4		✓		
<b>INTERIORS:</b>	Overall Condition			✓	
<b>FLOORS</b>	Carpet/ Hardwood/ Vinyl/ Ceramic/			✓	
<b>WALLS</b>	Drywall/ Plaster/ Paint/ Wood/ Paneling/ Stain/				
<b>CEILINGS</b>	Drywall/Plaster/Popcorn/Wood/Beams/Decking/Latias		✓	✓	
<b>INSULATION</b>	Insulation? Yes/ No Ventilation? Yes/ No		✓		
<b>OTHER</b>					
<b>OTHER</b>					
<b>OTHER</b>					

<b>ITEMS:</b>	<b>DESCRIPTION:</b>	<b>N/A</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
<b>KITCHEN</b>	FIXTURES/ Sink/ faucets/ Air Gap/ Disposal		✓		
	APPLIANCES/ Range/ Refrigerator/ Dishwasher/ Microwave		✓		
	CABINETS/ Type: Custom/ hardwood laminate board		✓		
	COUNTERS/ Type: Tile		✓		
<b>LAUNDRY</b>	Washer ✓ Dryer ✓ Electric/ Gas/ Wall /4" Vent/ Insert			✓	
<b>FIREPLACES</b>	#3 Type: Masonry/ Firebrick/ Tile		✓		
<b>STOVES/ SPACE</b>	#___ Type:	✓			
<b>LIVING</b>	High Sloping Ceiling w/ beams & wood decking		✓		
<b>DINING</b>	High Sloping Ceiling w/ beams & wood decking		✓		
<b>BATHROOMS</b>	FULL # 2, HALF # 1 Master Suite & Enclosed Garage areas		✓		✓
	FIXTURES: Corian Sink with faucets		✓		
	TUB AREA/ Fiberglass Air tub with surrounding tile		✓		
	CABINETS/ Type: Custom Vanity		✓		
	COUNTERS/ Type: Custom/ Corian with Sink		✓		
<b>MASTER SUITE</b>	Plaster walls/ beams & wood decking		✓		
<b>BEDROOMS:</b>	# 1 Master Suite Northwest corner		✓		
<b>OTHER</b>	#2 Bedroom was built in the add-on areas				✓
<b>OTHER</b>	#3 Sunroom was built in the add-on areas				✓
<b>FOUNDATION</b>	Concrete/ Stem/ Footings/ CMU/		✓		
<b>BASEMENT</b>	Finished? Yes/ No DAMPNESS/ Pump/	✓			
<b>CRAWL</b>	Expose soils/ vapor barrier	✓			
<b>GARAGE</b>	Attached? Yes/ No / Enclosed/ Remodeled				✓
	Door/ Manual/ Automatic/ Safety	✓			
<b>ENVIRONMENTAL</b>	MOLD/ Odors/ Fungi/			✓	
	Radon/ Lead/ VOC's/	✓			
<b>MODIFICATIONS</b>	Identify: Enclosed Garage/ Sunroom				✓
<b>1.</b>	Kitchen/ Bathroom				✓
<b>2.</b>	Bedroom/ Closets/ Sunroom				✓
<b>3.</b>	Central Heating/ H <sub>2</sub> O Heater				✓
<b>PERMITS ISSUED</b>	No history of permits offered/ <b>NOT Built to Codes.</b>	✓			✓



**SAFETY ISSUES:**

1. There were no working Smoke detectors in the kitchen and sleeping areas. A minimum of four (4) new devices need to be installed with Smoke/ Carbon Monoxide combo detectors in the kitchen, living and sleeping areas of this home for full protection due to the gas furnace and gas fired H<sub>2</sub>O heater. Consult with an alarm company for direct monitoring with Fire and Police Departments.

**REPAIR ITEMS:**

2. **Repair:** A licensed electrician should be hired to inspect the electrical wiring and panel, all receptacles, switches and plates throughout and install GFI's to code for the exterior receptacles, Kitchen and Bathrooms.
3. **Repair:** A licensed plumber or mechanical contractor needs to be hired to inspect the furnace, provide filters, inspect the H<sub>2</sub>O heater and install drip legs on both;
4. **Repair:** Ducts need cleaning and remove sand in the vent openings.

**IMPROVEMENTS SUGGESTED:**

5. **Improve:** French drains should be considered around the perimeter of the house to properly slope the drainage away from the walls.

**ENVIRONMENTAL TESTING:**

**MOLD & CLEAN AIR Quality:** (See Hayes Lab Report) This house has some elevated mold spores with evidence of some rot on the roof and humidity was high due to water intrusion and due to poor weather seals. Modified remediation and mold bomb fogging will be necessary.

6. **WATER Quality:** This house is hooked-up to city water and typically it's safe for drinking, but testing is recommended due to the older pipes and recommended due to extreme storm water run-offs and/ or flooding. Water pipes are mixed and it's recommended for filtration, a softener and/ or at least to run taps 30 seconds before consuming.
7. **PEST Control:** There wasn't any physical evidence in the interiors of organic infestation, rot, insect or rodent damages; although further investigation with a Licensed Pest Control expert is recommended.

## SUMMARY

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

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

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

Sincerely yours,

*Electronically signed*

Robert Willis