

BUILDING INSPECTION REPORT

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INSPECTED PROPERTY ADDRESS:

52 El Cerrito Place
Jemez Springs, New Mexico 87025

Inspection Date: 9/19/19

Inspection Time: 11:00 AM

Report Number: **10672**

Inspectors: Robert Willis & Francisco Huerta

WEATHER: Sunny Cloudy Rain Snow Accumulation

Exterior Temp: 75° Exterior Humidity: 10% Interior Temp: 70° Interior Humidity: 12%

Client's Agent was Present: Yes No



ActiveHome INSPECTIONS™

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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 A-

APPROXIMATE YEARS OF CONSTRUCTION: ~ 2017

This two-story, 3-bedroom, 3-bathroom, 2,429-foot² House was built ~2017 in the Jemez Springs Development Community and sits on a 0.6 acre-lot; designed by a Custom Design-Built by typical building standards, with Frame, Exterior Stucco and Interior painted drywall walls. Living Room and upstairs' Bedrooms have cathedral ceilings with exposed beams and perpendicular wood decking. Throughout the house are diamond finish plaster and painted textured flat ceilings with exposed beams and having many other Architectural amenities. This house was built correctly to the codes for that date in time and has been very well maintained by the Owners and other skilled trades' professionals.

There's an Embassy Industries instant H₂O heater as per ICC & State UPC codes and is working in good order and is **ASHI** Verified for domestic and 3-Zones for radiant heating with Wirsbo tubing on three floors; 1st floor, (basement) baseboard radiators; 2nd floor, (main floor with Living, Kitchen & Master Suite) was installed with Warmboard and 3rd Floor, (bedrooms & bath) with baseboard radiators. Radiant heating has one manifold under the staircase to the 3rd Floor and the Mechanical closet in located in the Crawl Space with door and fuel source is by 250-gallon Propane tank located on the property. Annual inspections should be carried-out by a Licensed Professional.

There are only a few concerns upon this House/ Cabin with the dried-out woodwork, decking and under carriage that needs to be oil-sealed and the portal posts that will need high pressure grout added underneath. The Interiors have been built with the best amenities for this custom cabin. House presents itself in near perfect condition and has been maintained with care.

The roof membranes are corrugated galvanize but used with recycled materials and has been professionally installed with no gutters and downspouts. **AHI** gives this roof a 15-year longevity but needs immediate maintenance.

Minor repairs are needed on some of the stucco walls that are original with conventional stucco and will need minor work. Interior walls are painted drywall and the Exterior walls are Stucco. The Stucco walls have been professional applied having an **AHI** longevity for 15-years. Interior doors are clear finished hollowcore and the Front door is a standard grade and are in **Satisfactory Condition**.

The Windows and Exterior doors are a mix of vinyl-clad with thermopane and 1/2" decadent spacers bars having a long-life expectancy of 15-years.

The Kitchen appliances, all electric Range, Microwave, Dishwasher and Refrigerator with drinking water and an icemaker are in **Satisfactory Condition**. All appliances have been **ASHI** verified. The cabinets are quality off-rack with euro hinges and Granite countertops.

1st Floor has cermeric tiles over concrete slabs; 2nd Floor, Kitchen, Bathrooms, Living and Laundry room are Pergo and vinyl and carpet and upstairs are carpet and all the floor areas are in **Good Condition**.

Living Room has a wood burning stove in **Good Condition**.

Yards and Patios are rural with alpine trees and natural vegetation.

The paving materials are mostly gravel with.

Typical maintenance will always be necessary in the future for Houses with 2-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 in-time will need to be professionally inspected by the appropriate skilled trades for servicing and to verify longevities and to extend Warranties. Embassy Industries instant H₂O heater as per ICC & State UPC codes and is working in good order and is **ASHI** Verified for domestic and 3-Zones for radiant heating with Wirsbo tubing on three floors; 1st floor, (basement) baseboard radiators; 2nd floor, (main floor with Living, Kitchen & Master Suite) was installed with Warmboard and 3rd Floor, (bedrooms & bath) with baseboard radiators. Radiant heating has one manifold under the staircase to the 3rd Floor and the Mechanical closet in located in the Crawl Space with door and fuel source is by 250-gallon Propane tank located on the property. Annual inspections should be carried-out by a Licensed Professional. Electrical Service is 200Amp.
- The assessment for these systems is a “A” Grade.*
- B. Foundation:** The foundation under the open Crawl Space are stem walls with footings that cannot be seen without digging with CMU block piers that will need steel strong-ties for better support. A Pest Control Company should be consulted to make sure that there are no damages from radiant & insects.
- The assessment for the foundation is a “B” Grade.*
- C. Structures:** The structures are satisfactory, plumb and level and made of 2x6 or greater framing, bearing on CMU block stem walls with concrete footings below grade are sustainable without any settlement noted. Ceiling & built-up roof was designed with properly sized & spanned rafters throughout the house and the Living Room and upstairs bedrooms have cathedral ceiling with exposed Beams.
- The assessment for the structures is an “A-” Grade.*
- D. Stairs & Landings:** The straight staircases with an upper landing is typical 11” wood steps x 7” wood raisers and one wood handrail and stairs to 3rd floor is carpeted, and both have 3-way switches as per code. Exterior wood steps, landings and railings to the decks are in **Good Condition**.
- The assessment for these elements is an “A-” Grade.*
- E. Portals & Posts:** Decks are supported by Vigas posts, beams and the exposed woodwork will need oil-sealing at least every 3-years to prevent deterioration. All Vigas round posts are anchored above and to concrete piers and it’s recommended to use high pressure grout underneath for better support.
- The assessment for this structure is a “B” Grade.*
- F. Drainage:** The House is properly sloped and built higher in grade to drain properly. Landscaping is rural and there is no working irrigation system.
- The assessment for drainage is an “A-” Grade.*
- G. Roof:** The original roof is installed with recycled corrugated galvanize panels. Maintenance is necessary along with further inspection by a roofer. Gutters & downspouts are recommended for drainage.
- The assessment for the roof systems is a “B” Grade.*
- H. Stucco:** The original stucco walls have been very well maintained.
- The assessment for the Stucco is an “A-” Grade.*
- I. Windows & Doors:** The Windows are vinyl-clad with thermopane glazing and 1/2” decadent spacers bars and **AHI** is allowing for a longevity of 15-years life expectancy. Interior doors are clear finished hollowcore and are in **Good Condition**. Exterior doors are standard grade with thermopane but stouter.
- The assessment for these components is an “A-” Grade.*
- J. Appliances & Plumbing Fixtures:** The Kitchen appliances are original and all-electric with Range, Microwave, Dishwasher and Refrigerator with ice maker & drinking water and are working in Good Order and **ASHI** verified. The Bathroom fixtures & fittings are mostly Kohler with Glacier Bay toilets and are in **Satisfactory Condition** and working in Good Order. Laundry Machines are not available.
- The assessment for these units is a “A-” Grade.*

- K. Public, Health & Safety Concerns:** Overall the house is reasonable safe for residential use and we didn't find anything life threatening.
- L. Summary:** Explanations of certain line items and components that may need immediate attention and recommendations are discussed throughout this report.
- M. 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 propane gas-fired equipment and one wood burning stove.

REPAIR ITEMS:

Please Refer to the Photographs for other found defects.

2. House will need minor detailing on the interiors; and a few doors & windows will need minor adjustments.
3. Door to the 3rd floor Bedroom is stuck and needs to be repaired.
4. Portal Viga posts will need high pressure grout added underneath each post as per ICC & State UBC Codes.
5. Some of the switch plates will need to be exchange with proper plates as per ICC and State UEC codes.
6. Refrigerator needs a filter exchange before taking possession of the House/ Cabin.
7. All Exterior exposed woodwork should be oil-seal with Behr Products at least every 3-years to prevent weathering.
8. Crawl Space should be closed in with doors to prevent animals from causing damages.
9. Crawl Space beam to CMU block piers should be fastened with steel strong ties for seismic support.

SUGGESTED IMPROVEMENTS:

10. **Improve:** Consult with a Plumber & Mechanical Contractor to assist with the cost of Maintenance & Remedies.
11. **Improve:** Consult with a Roofing Contractor to assist with the cost for future Maintenance on the Propanel roof.
12. **Improve:** Consult with a Stucco Contractor to assist with the cost repairing and touch-ups.

ENVIRONMENTAL:

13. **ASBESTOS & LEAD:** There was no Asbestos or Lead based paint present or found within this House.
14. **RADON:** EPA Radon levels were a negative: - **0.05 pCi/L** because this is an elevated structure.
15. **CARBON MONOXIDE:** **Negative for CO.**
16. **MOLD & CLEAN AIR Quality:** The interior humidity levels were normal and lower than with the outdoor air quality and therefore further Mold Testing will not be warranted.
17. **WATER Quality:** This house is hooked-up to Community water and H₂O testing was conducted by Indepth Water Testing and prove to be normal. PPM levels are normal. Hardness was at **114ppm** on the hotwater tap and **76ppm** on the coldwater tap. H₂O pressure is: **80psi.**
18. **PEST Control:** There was no physical evidence found for rodent droppings and/ or insect nesting. Consult with a **Pest Control Expert** for peace of mind.

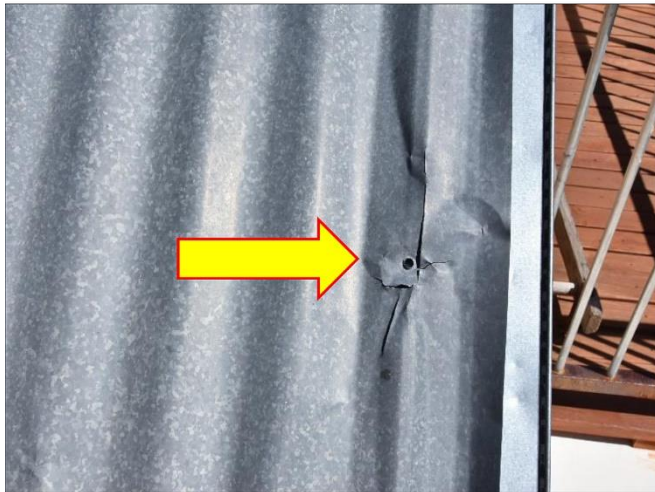
Gallery of Photographs



1. Corrugated zinc panel roof was installed with recycled materials and may need immediate attention to prevent leaks.



2. Corrugated zinc panel roof was installed with recycled materials showing tear and small holes will need immediate repairs.



3. Example of some of the damages to the corrugated zinc panel roof.



4. TPO roof membranes were installed at both ends of the upper deck roof and are in **Satisfactory Condition**.



5. Ceiling coverings by using recycled aluminum siding to cover the rafters conceals assumed insulation but cannot be verified.



6. CMU Block piers throughout the Crawl Space should have steel strong ties engineered for better seismic supports. Shims were loose.

SITE PHOTOGRAPHS

Project No. **10672**



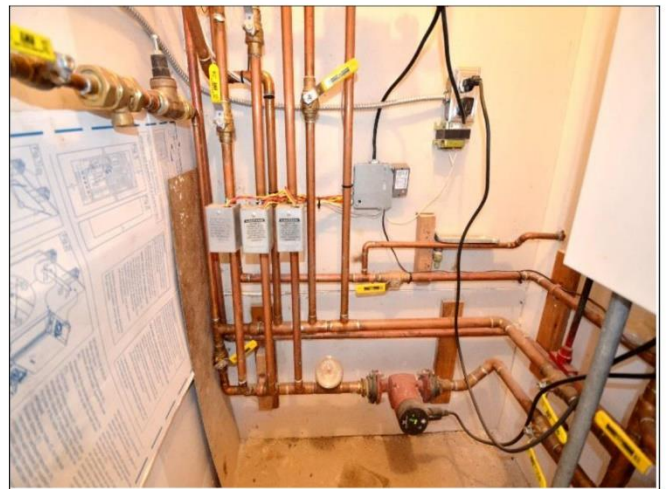
7. Opening to the Crawl Space that should have doors installed for security purposes to keep animals from damaging the space within this rural environment.



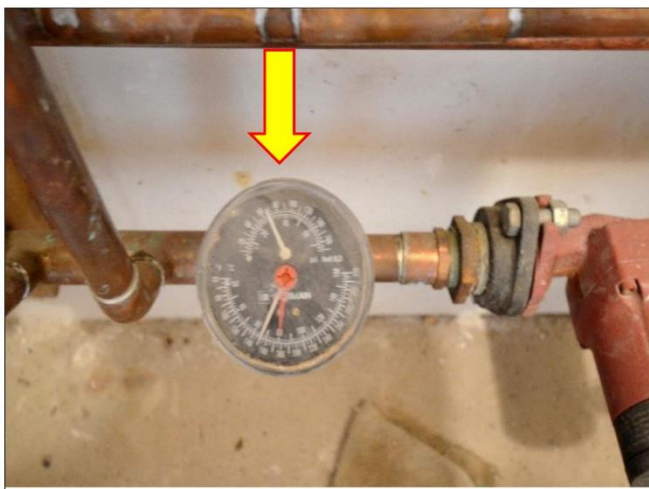
8. Separate door to the Mechanical Area under the House will need an oil seal to prevent weathering.



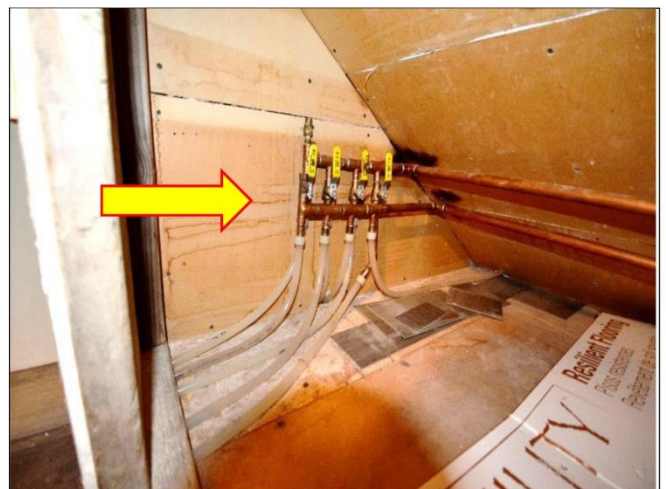
9. Mechanical closet setup for domestic and radiant heating by using Propane fuel



10. Mechanical closet showing a very professional setup by using copper pipes.



11. Embassy Industries instant H₂O heater's pressure & temperature gauge the is set and working very well.



12. Manifold found under the staircase between the 2nd and 3rd floors showing Wirsbo that is a superior radiant tubing system.

SITE PHOTOGRAPHS

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13. Crawl Space showing a discarded sink & counter that should be removed.



14. 2nd Floor decking that is dry and will need an oil seal with Behr Products to prevent weathering at least every 3-years.



15. 2nd Floor decking that is dry and will need an oil seal with Behr Products to prevent weathering at least every 3-years



16. 3rd Floor decking that is also dry and will need an oil seal with Behr Products to prevent weathering at least every 3-years



17. Under deck at the ground level with Viga Posts that should have high strength grout packed under the posts to prevent rust to the 1/2" bolts.



18. Under deck at the ground level with Viga Posts that should be refinished as well. Ledger is lag screwed to the wall and is apparently safe.

SITE PHOTOGRAPHS

Project No. 10672



19. Example of Viga Posts that should have high strength grout packed under all of the posts to the concrete piers to prevent rusting to the 1/2" bolts



20. Example of Viga Posts that should have high strength grout packed under all the posts to the concrete piers to prevent rusting to the 1/2" bolts.



21. 2nd Floor Living Room with beams and T&G decking and Pergo flooring.



22. Wood burning stove found in the Living Room is in **Satisfactory Condition**.



23. Some areas of the Pergo flooring that are slightly spongy and it's recommended in the future to exchange the flooring material with a better surface.



24. Kitchen, all electric with quality cabinets and vinyl flooring are in **Satisfactory Condition**. Split Floor level from the Kitchen to Living can be problematic.

SITE PHOTOGRAPHS

Project No. 10672



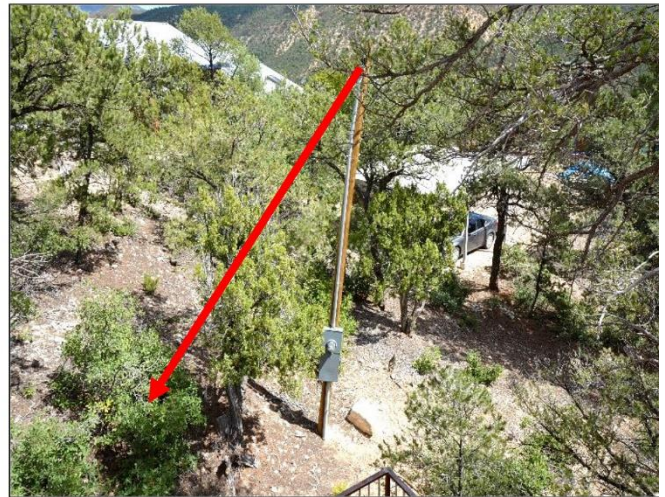
25. Staircase to the 3rd floor have a 3-way switching as per code and is in **Satisfactory Condition**.



26. 3rd floor landing with hand railing is in **Satisfactory Condition**



27. Main 4-foot Staircase from Basement to 2nd Floor with a single handrail and 3-way switching as per code is in **Satisfactory Condition**.



28. Utility pole should have a back-cable support by PNM to secure it from leaning.



29. Utility PNM Service Meter with Main 200Amp Discount is in **Satisfactory Condition**.



30. Electric 200Amp Panel found under the Main Staircase on the Basement level is in **Satisfactory Condition**.

SITE PHOTOGRAPHS

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31. 2nd Floor Bedroom with carpeting and CertainTeed Vinyl windows are in **Satisfactory Condition.**



32. 2nd Floor Master Bedroom with carpeting and CertainTeed Vinyl windows are in **Satisfactory Condition.**



33. 3rd Floor Balcony/ Office with cathedral beam ceiling, carpeting and CertainTeed Vinyl window and glass door to deck are in **Satisfactory Condition**



34. 3rd Floor Bedroom with cathedral beam ceiling, carpeting and CertainTeed Vinyl windows are in **Satisfactory Condition.**



35. 3rd Floor door to Bedroom is stuck and does not close.



36. 2nd Floor Hallway between Kitchen and Master Suite is in **Satisfactory Condition.**

SITE PHOTOGRAPHS

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37. 3rd Floor Bathroom is in **Satisfactory Condition.**



38. 3rd Floor Bathroom is in **Satisfactory Condition.**



39. 2nd Floor, (Main Floor) Master Suite Bathroom is in 3/4 Bathroom is in **Satisfactory Condition.**



40. 2nd Floor, (Main Floor) Master Suite Bathroom with corner Vanity is in 3/4 Bathroom is in **Satisfactory Condition.**



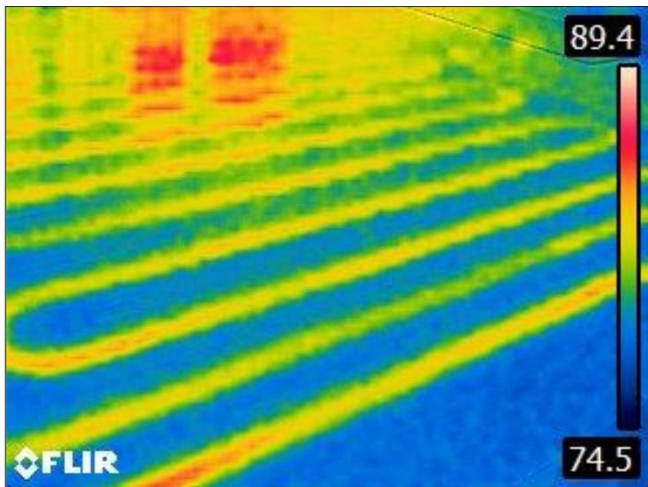
41. Basement room with tile floors and 3/4 Bathroom is in **Satisfactory Condition.**



42. 3/4 Basement Bathroom is in **Satisfactory Condition.**

SITE PHOTOGRAPHS

Project No. **10672**



43. InfraRED Thermal Imaging of the Radiant Heating the 2nd Floor, (Main Floor) set with Warmboard set under Pergo flooring.



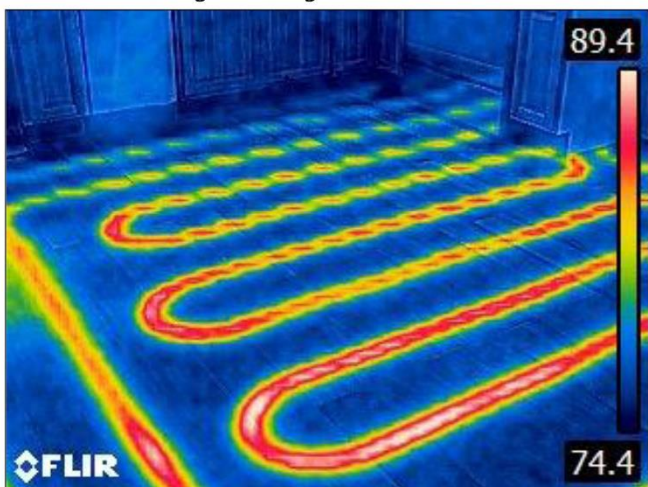
44. Same Image without InfraRED.



45. InfraRED Thermal Imaging of the Radiant Heating the 2nd Floor, (Main Floor) set with Warmboard set under Pergo flooring.



46. Same Image without InfraRED.



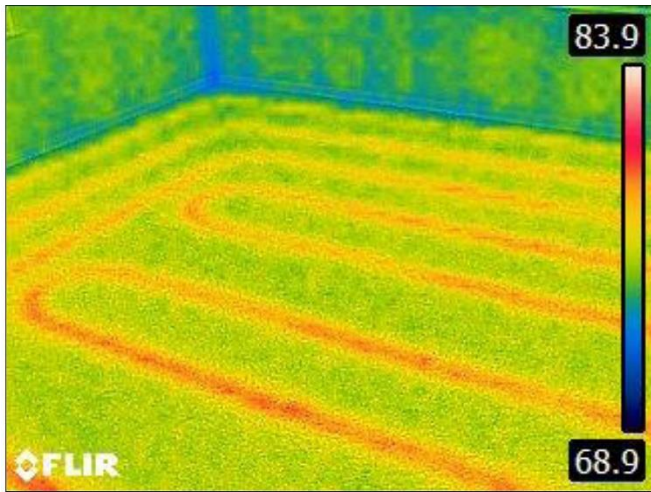
47. InfraRED Thermal Imaging on Radiant Heating the 2nd Floor, (Kitchen) set with Warmboard set under Vinyl flooring.



48. Same Image without InfraRED.

SITE PHOTOGRAPHS

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48. InfraRED Thermal Imaging of the Radiant Heating the 2nd Floor, (Bedrooms) set with Warmboard set under Carpeting.



50. Same Image without InfraRED.



51. InfraRED Thermal Imaging of the Radiant Baseboard Heating on the 3rd Floor, (Bedroom).



52. Same Image without InfraRED.



53. InfraRED Thermal Imaging of the Radiant Baseboard Heating on the 1st Floor, (Basement Room).



54. Same Image without InfraRED.

SITE PHOTOGRAPHS

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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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