

BUILDING EVALUATION REPORT

Client:

Tish Gallarda

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Phone: (505) 603-7442

INSPECTED PROPERTY ADDRESS:



206-B Gonzales Road
Santa Fe, NM 87501

Inspection Date: 9/4/19

Inspection Time: 10:00 AM

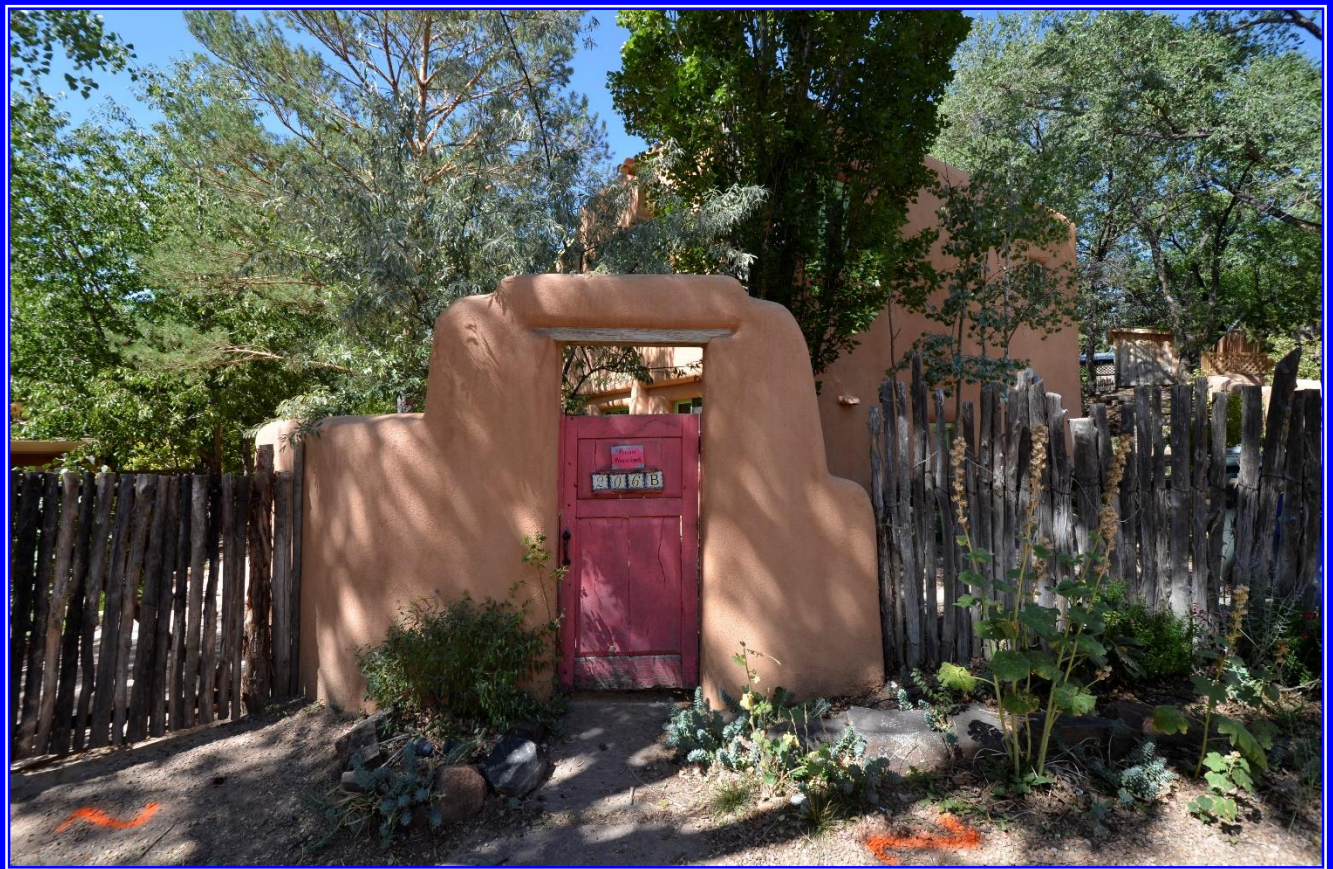
Report Number: **10663**

Inspectors: Robert Willis & Francisco Huerta

WEATHER: Sunny Cloudy Rain Snow Accumulation

Exterior Temp: 75° Exterior Humidity: 15% Interior Temp: 70° Interior Humidity: 18%

Clients were Present: Yes No



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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 decisions 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.

Report Overview:

HOUSE IN PERSPECTIVE * A * APPROXIMATE YEARS OF CONSTRUCTION: ~1920 to present

This two-story existing Pueblo style Adobe Home was designed for a residential use first called the "Barn," ca. 1920 and many past remodeling improvements took place on this 0.22-acre lot, for a total of 1,827 feet². The Adobe House is within the Santa Fe Historical Community and Authority. The adobe house has 3-bedrooms, 2-bathrooms/ office/ laundry nook/ kitchens/ living/ dining and a wood staircase to an upper floor Master Suite & Bathroom. There are outdoor patios, one raised at the backyard of the existing adobe walls; all structures have been reasonably built to adobe standards for that date in time within all stages of existing and current building standards.

The footprint and foundation have functional ventilation. The concrete slab floors are supported on compacted soils within the independent concrete stem walls with hidden footings. The structural integrity of the stem walls and foundation is for the bearing support of adobe bricks, concrete bond-beams and for the roof systems. The roofs over Adobe House are flat and built-up with torch-down on the highest roof above the Master Suite and the lower roof on one small section is spray foam and adjacent is a pitched Propanel roof. The combined roof membranes are torch-down, spray foam and Propanel and are in Satisfactory Condition with longevities of 15-years and will need annual maintenance by a professional roofing company.

The Interior doors are painted wood frame & panel. The Exterior doors are wood frame & panel and glass panes with grills. The windows are originally painted wood sashes with grill patterns and thermopane. The newer windows are Jeld-Win with thermopane. There's a 100Amp Electric Panel, labeled and wired correctly.

This complex has been reasonably maintained as a family home with improvements, restoration and remodeling completed by skilled trades' professionals. The stucco walls over the existing are in **Good** Condition with a 15-year longevity.

***The heating system is gas-fired radiant by using a Lochinvar instant H₂O heater with 6-zones and one zone to the second floor for a hydronic baseboard. Unfortunately, the Lochinvar was not working at the Inspection to test.**

There's a Rheem 2010, 65-gallon H₂O heater in the Laundry/ Mechanical Room closet and is **ASHI** Verified. Kitchen Appliances, LG Range, Maytag Dishwasher and Refrigerator are **ASHI** Verified. Kohler Bathroom fixtures have all checked out and are working in **Good** Order for their serviceability.

The property boundary has been walled-in with a 6-foot high walls separated by patios with stucco walls.

The front and rear patios are paved with flagstone set in grout.

A professional landscaper should be consulted to enhance the gardens with a controllable irrigation system.

The interior walls are plaster, and the ceilings are exposed Vigas with herringbone, latias, split cedar and painted boards that are sustainable. The Master Suite has a wall-in Balcony with wood decking boards. The floors are mainly Saltillo, polished concrete and wood. Lower Bathroom is ceramic tiles and Master Bathroom has wood floors and both are in **Satisfactory** Condition.

Typical maintenance will always be necessary in the future. The repairs, maintenance and improvements recommended on this report are common for adobe houses of this age and based on their 100-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 the appropriate skilled trades to verify longevities and/ or repairs. The gas-fired Instant Lochinvar H₂O heater wasn't working and will need to be reevaluated by a Mechanical Contractor for repairs and test radiant floors with an InfraRED thermal Imaging Camera. Rheem H₂O heater should have a safety pan under the tank. There's a 100Amp panels with labeled breakers for electricity within this dwelling. The GFI receptacles were found as per ICC and State UEC codes. Fireplace needs a Chimney sweep.
- *The assessment for these systems is "N/A".*
- B. Foundation:** The foundation, stem walls with footings cannot be seen without digging are supporting the adobe brick walls, concrete bond-beams and concrete stem walls and concrete footings. The walls are made with 11-inch Adobe brick construction. A Pest Control Company should be consulted to make sure that there are no damages from wood destroying insects.
- The assessment for the foundation is an "A-" Grade.*
- C. Structures:** The structures are satisfactory, plumb and level and made with Adobe brick walls supporting concrete bond beams; adobe bricks are bearing on concrete stem walls as original. AHI has assumed there are poured concrete footings below grade because settling was not observed, and because the adobe walls are standing stout. The ceiling and roof construction are sized & spanned with Vigas to carry load factors.
- The assessment for the structures is an "A-" Grade.*
- D. Staircase:** The Staircase and handrailing are wood and serviceable with 11" steps and 7" raisers.
- The assessment for the structures is an "A-" Grade.*
- E. Portals & Exposed Wood:** At the Backyard is an open Portal with massive exposed beams supported by one wood post and adjacent walls. Exposed wood will need oil-sealing throughout on the exterior walls.
- The assessment for this structure is an "A-" Grade.*
- F. Drainage:** The House is built higher on grade to drain properly. Landscaping is mature for trees, shrubs and planting with a working irrigation system. Backyard is flagstone set with concrete grout.
- The assessment for drainage is an "A-" Grade.*
- G. Roof & Solar Tube:** The roof over the Adobe House are one built-up Torch-down and a small section with spray foam and draining to canales. The lower roof is pitched Propanel over the lower rooms. All roofs are in Good Condition and will need annual maintenance and reappointments. One 10" Solar tube was found to be in Satisfactory Condition.
- The assessment for the roof systems is a "B-" Grade.*
- H. Stucco & Exterior Walls:** The original stucco walls have been reapplied with fresh stucco on the walls and buttresses with cementitious-lime stucco as per the SF Historical Preservation requirements. Stucco garden walls are set-off with cayote fencing in Satisfactory Condition.
- The assessment for the Stucco is an "A-" Grade.*
- I. Windows & Doors:** The Windows are custom painted wood and thermopane and grill pattern. There are a few recent Jeld-Win windows with thermopane, and all windows will need minor adjustments. Interior doors are wood frame & panel and are in Satisfactory Condition. A couple of panes are cracked.
- The assessment for these components is an "A-" Grade.*
- J. Appliances & Plumbing Fixtures:** Kitchen appliances; LG range, Maytag refrigerator & dishwasher are gas & electric and ASHI verified. The Bathroom plumbing fixtures & fittings are mostly Kohler and are in Satisfactory Condition. Master bathtub has custom ½" tile setting. Sinks & Faucets are mainly Kohler and the Toilets are also, Kohler. House has a combined private H₂O Well, tested and with City water.
- The assessment for these units is an "A-" Grade.*

- K. Public, Health & Safety Concerns:** Overall the dwelling 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 description.
- N. Special Conditions:** For Historical Considerations Only: in order to Retrofit, Renovate and/ or to Remodel this Dwelling shall first, commence with a Master Plan drawn from the original floor plans and elevations, redesign and, Second, Contact the SF Historical Preservation Board and lastly to accommodate with their goals and then proceed:

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 gas-fired appliances, equipment and the wood burning fireplace.

REPAIR ITEMS:

Please Refer to the Photographs for other found defects.

2. for the radiant floors, Master Suite baseboard heater was not working at the time of the Inspection and will need to be operational to complete this Inspection.
3. Two windowpanes were cracked and will need to be replaced.
4. Wood burning flue on the Living Room ceiling should have a cover plate added to prevent pest intrusion.
5. Pitched Propanel roof over the lower rooms will need minor repairs to reset some of the popping and loose screws
6. Some windows sashes are showing signs of finger joint dislodging and will need aggressive repairs and repainting.
7. Some of the fascia boards will need to be refinished with paint.
8. Exposed wood will need to be oil sealed at least every 5-years.
9. Rheem H₂O heater will need a safety pan installed underneath the tank.
10. Coyote fencing is leaning in some places and will need to be re-braced.
11. Stucco garden walls will need minor patches and resurfacing.

SUGGESTED IMPROVEMENTS:

12. **Improve:** Consult with an Electrician to assist with the cost for minor repairs and maintenance, if needed.
13. **Improve:** Consult with a Plumber & Mechanical Contractor to assist with the cost of Maintenance & Repairs.
14. **Improve:** Consult with a Roofing Contractor to assist with the cost for future Maintenance & Remedies.
15. **Improve:** Consult with a Historical specialist to assist the Homeowner with SF Historical requirements, if any.
16. **Improve:** Consult with a Fireplace Specialist to clean the fireplace and to sweep the chimney.

ENVIRONMENTAL:

17. **ASBESTOS & LEAD:** There was no Asbestos or lead based paint found on this dwelling.
18. **MOLD & CLEAN AIR Quality:** The interior humidity levels were normal and lower than with the outdoor air quality and therefore further Mold Testing is not warranted.
19. **CARBON MONOXIDE: CO = 0.5ppm** at the Kitchen and inside the Mechanical Room.
20. **WATER Quality:** This house is hooked-up to private well and directly with city water. H₂O testing was conducted for the private well and there was no e-coli bacteria levels and nitrates levels were normal at **0.3 mg/L**. See the Indepth Water Testing Labs for more info. Hardness was at **400ppm** on the hotwater tap and **250ppm** on the cold-water tap. A water softener is recommended. H₂O pressure: **38psi**; normal for the pipes.
21. **PEST Control:** There was only minor physical evidence found on the property for rodent droppings and insect nesting. Consult with a **Pest Control Expert** for remedies.
22. **RADON: EPA Radon levels average reading were at 0.05 pCi/L. 4.0 pCi/L** would require Mitigation.

Gallery of Photographs



1. Torch-down roof membrane on the upper roof is in Satisfactory Condition.



2. Propanel pitched roof attachment to parapets is in Satisfactory Condition.



3. Small upper spray foam roof is in Satisfactory Condition.



4. Propanel pitched roof over lower rooms is in Satisfactory Condition.



5. Lower Torch-down roof over Living and Dining rooms is in Satisfactory Condition.



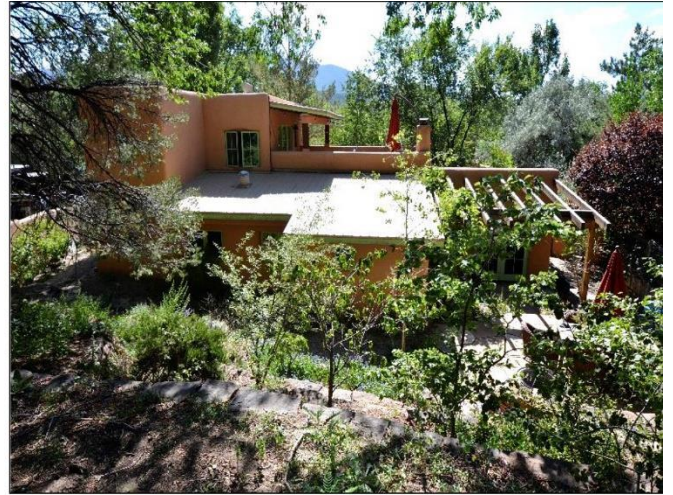
6. Exposed massive beams will need to be oil-sealed at least every 5-years.

SITE PHOTOGRAPHS

Project No. **10663**



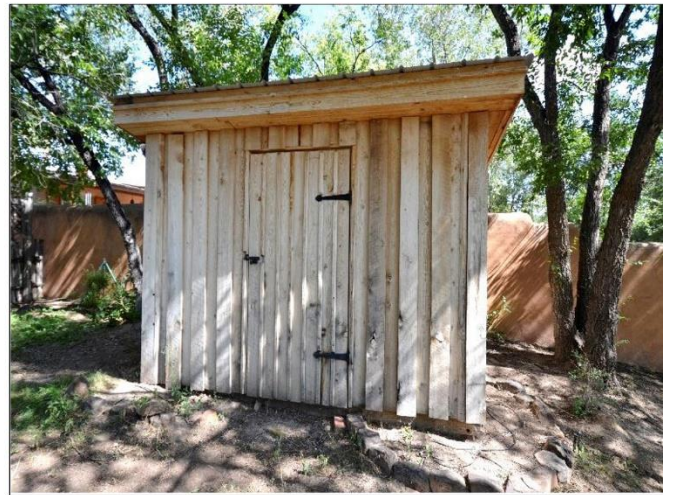
7. Upper enclosed Balcony with wood decking is in Satisfactory Condition.



8. Overall gardens and Patios are in Satisfactory Condition.



9. Flagstone stairs from the upper garden area is in Satisfactory Condition.



10. Garden tool shed board & batten is in Satisfactory Condition.



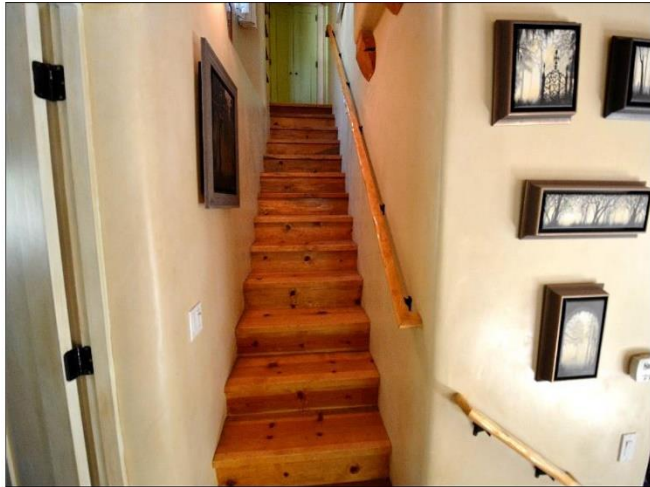
11. Some of the molding on the wood windows are showing finger joint dislodging and will need to be replaced and repainted.



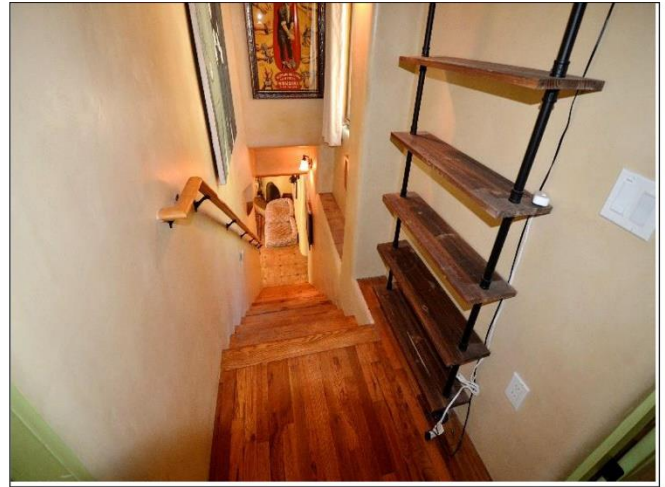
12. Wood burning metal flue should be covered underneath.

SITE PHOTOGRAPHS

Project No. 10663



13. Wood staircase lower with single wood hand railing is in Satisfactory Condition.



14. Wood staircase upper with single wood hand railing is in Satisfactory Condition



15. Master Suite Bedroom with wood floors, Vigas and decking is in Satisfactory Condition.



16. Master Bathroom with custom enclosed bathtub with tempered glass doors, Kohler toilet, sink and wood floors are in Satisfactory Condition.



17. Living room with Vigas, herringbone latias and tile floors are in Satisfactory Condition.



18. Sitting and Dining Rooms with Kiva Fireplace are in Satisfactory Condition.

SITE PHOTOGRAPHS

Project No. 10663



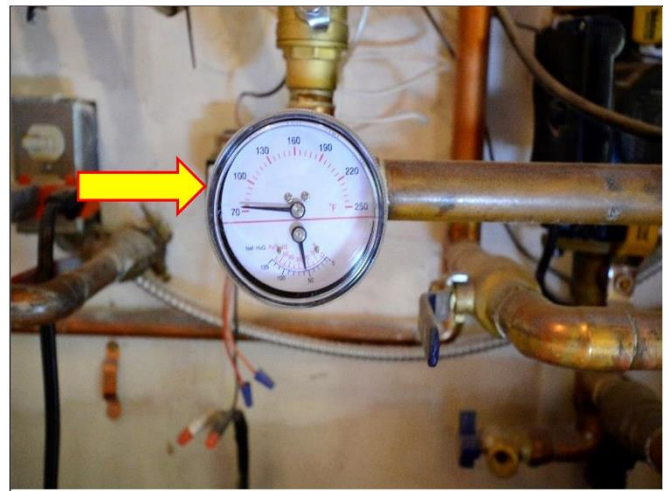
19. Kitchen with newer appliances, ceramic tile floors are in Satisfactory Condition.



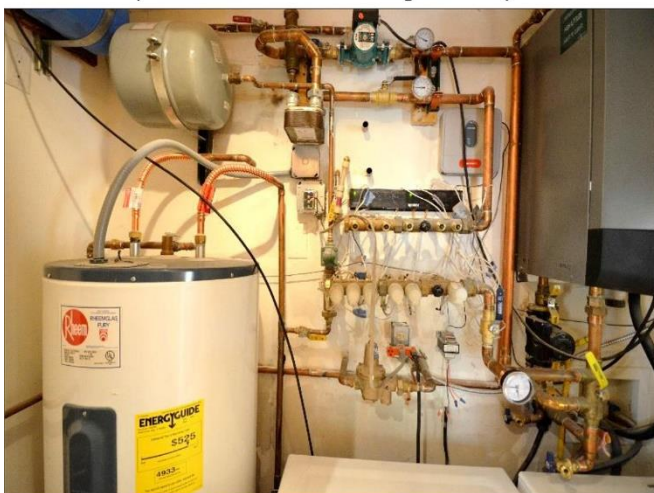
20. Office/ Utility area with Vigas and herringbone wood boards are in Satisfactory Condition.



21. Lochinvar Instant H₂O heater for radiant heating was not working at the Inspection and will need to be operational before closing this Inspection.



22. Pressure/ Temperature gauge was not registering until the Lochinvar Instant H₂O heater is working.



23. Rheem H₂O heater should have a safety pan provided under the tank.



24. 100Amp Panel is safe and properly wired for the House.

SITE PHOTOGRAPHS

Project No. 10663



25. Downstairs bathroom with ceramic tile floors, Kohler toilet are in Satisfactory Condition.



26. Downstairs bathroom with ceramic tile floors, Kohler bathtub and custom metal sink are in Satisfactory Condition.



27. Downstairs Bedroom with Vigas, beam & corbels and polished concrete floors are in Satisfactory Condition.



28. Front door Entry with flagstone patio pavers and stucco buttress walls are in Satisfactory Condition.



29. Garden Stucco walls are badly stained and will need to be resurfaced in time.



30. Two story portion of Adobe house, but the Master Bathroom is made of frame walls.

SITE PHOTOGRAPHS

Project No. 10663

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 Adobe 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.

Unfortunately, this Inspection cannot be completed until the radiant heating system is operational and tested.

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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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.

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