

CONDOMINIUM INSPECTION REPORT

CLIENT:

Douglas Lynam

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Phone: (505) 988-9555

INSPECTED PROPERTY ADDRESS:

2210 Miguel Chavez Road

Unit 212

Santa Fe, NM 87505

Inspection Date: 1/29/20

Inspection Time: 3:30 PM

Report Number: **10735**

WEATHER: Sunny

Cloudy

Rain

Snow Accumulation

Exterior Temp: 48°

Exterior Humidity: 15%

Interior Temp: 70°

Interior Humidity: 18%

Client was Present: Yes No



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Scope of the Inspection:

The scope of this inspection is for a Condo Unit Inspection and using the same **ASHI** Standards of Practice is limited to the Interiors covering every detail of the various components within the Condo Unit, but it does not include the Roof, Foundation, Structure, or Exterior wall finishes, but we'll identify problems if we determine any further attention is needed; and these items are typically the responsibility of most Home Owners Associations. The intent and goal of this inspection is to place the Condo buyer in a better position to make a buying decision or for peace of mind.

- A. Mechanical, Electrical & Plumbing Systems:** to determine safety, age and possible need for upgrading.
- B. Public, Health & Safety Concerns:** to identify any issues that might be an impact to one's health & safety.
- C. Summary:** will be included in this report throughout to help the client determine remedial costs and values for either a purchase to reside, or to rent; and to identify defects for repairs and the responsibility of the building systems either for the Seller and/ or the Home Owners Association that may be in question.

Not all improvements will be identified during this inspection. Unexpected repairs should always be anticipated.

The inspection should not be considered a guarantee or warranty of any kind. No maintenance service, removal of cowlings or destructive discovery has been performed except for devices and equipment that were discussed with the client during the inspection.

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

Report Overview:

CONDO IN PERSPECTIVE A-

APPROXIMATE YEARS OF CONSTRUCTION: 1995

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

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

WALK-THROUGH CONDOMINIUM INSPECTION CHECKLIST

ITEMS:	DESCRIPTIONS:	HOA	Good	Fair	Poor
ROOF/ ATTIC:	Flat/ Pitch/ Type: Ventilation: Yes/ No	✓			
FOUNDATION:	Concrete/ Stem/ Footings/ CMU/	✓			
CHIMNEY/ VENTS:	Masonry/ Metal/ #1 Exhaust: 2 Waste: 1 Air: 3	✓			
EXTERIOR:	Stucco/ Paint/ Oil Seal Window Headers are rotting - Replace	✓			✓
INSULATION:	Insulation: Yes / No Ventilation: Yes / No	✓			
SOFFIT/ FASCIA:	Portal roof covering Entry Door	✓			
CANALES:	3 Locations: Metal on North Wall & Portal	✓			
CLADDING:	Brick/ wood trim/ Vigas/ Stucco HOA needs to annually oilseal	✓			
PARKING:	Open Outside Parking Lot stalls for Owner & Guest	✓			
PORTAL & PATIO:	Entry Patio under Portal w/ Viga posts/ Corbels/ Beam & wood deck w/ gate/ Cayote fencing/ Concrete walkway	✓	✓ ✓		
SWAMP COOLER:	On Roof: HOA is Responsible for service before moving-in	✓			
STORAGE:	Interior Closet inside Living Room for Coats/ Storage		✓		
DOOR & ENTRY: <i>Location: Portal</i>	Front Door / 3 ⁰⁶ Residential Grade w/ metal: Doorbell: N Lockset: Y Threshold Y Pergo floors inside Entry		✓ ✓		
WINDOWS/ INTERIOR SIDE:	Wood/ Metal/ V=Vinyl / Type: UK Screens: Y Replace SH/ DH/ Case/ Horizontal Sliders / Mixed/ tempered Weather strip: Y Caulking: Y Type: butyl Glaze: thermopane		✓ ✓		✓
INTERIOR DOORS:	Wood/ Frame/ Panel / Glass/ French/ Composite/ Metal/ Mixed		✓		
HEATING: <i>2nd Floor - Hallway</i>	Electric/ Gas / Furnace: Carrier See Repairs AGE: 1995 Gas Shut off/ Wall thermostat/ Flex pipe/ No CO Detected			✓	✓
H₂O HEATER: <i>2nd Floor - Hallway</i>	40-Gal. Gas Rheem H ₂ O Heater/ T&P Valve Y AGE: 2019 Pan, Badly damaged, Replace			✓	✓
PLUMBING:	Copper / Galvanized/ PVC / ABS/ LEAD/ H ₂ O Pressure 45 psi FIXTURES: Toilet: Mansfield / Sink: Kohler / Faucets: Delta Stops: 4/ Waste: 2 Shut Off: Y at H ₂ O heater Location: Plumbing Leaks: Y Gas Leaks: N H ₂ O Temp: 120^o		✓ ✓		✓ ✓
ELECTRICAL: <i>PANEL: 2nd Floor - Hallway</i>	Copper / ALUM/ Meter: N. Ext. Panel: 40/ 60/ 150 / 200 Amps Main Discount: N Breakers/ Labeled: Y Typical Wire Type: ALUM/ Copper Gauges: 14/12/10/ 8/ 6/ 4 Testing: Y Plugs/ Switches/ Fixtures/Lights. #GFI's 4		✓ ✓ ✓		✓
NOTES:	<ol style="list-style-type: none"> The HOA has control of the Swamp Cooler and will need to arrange for service & maintenance before moving-in Rheem H₂O Heater Pan was Damaged and needs to be Replaced as per ICC & State UPC Codes. Carrier Furnace has a LOOSE plinth jacket that will need the services of a Mechanical Contractor to re-secure. Valve leaks were found above the H₂O Heater. Delta Bathtub/ Shower valve needs to be Replaced. GE Washing Machine needs a new belt. Exterior GFI Receptacle is OUT & needs to be Replaced. Window screens throughout will need rescreening. 				

ITEMS:	DESCRIPTIONS:	HOA	Good	Fair	Poor
KITCHEN:	Ceiling: D-Pt Walls: D-Pt Floors: T GFCI's 2 Sink: S/S double basin w/ faucet Disposal: Badger Air Gap Y Refrigerator: GE Ice: Y H ₂ O Y Microwave: GE 2-speed w/lits Range: GE Electric/ Gas Dishwasher: GE Cabinets: Uppers and base Type: Hardwood/ Off-rack , Countertops: T Type: Full T Splash backs Fan/Lts: Recess		✓ ✓ ✓ ✓	✓	
PANTRY:	Cabinets & shelves only in Kitchen		✓		
LIVING & Dinette:	Ceiling: D-Pt Walls: D-Pt Floors: WV Window: 1-6 ⁰⁴ V/HS Entry Door: 3 ⁰⁶ SRG Arch: opens to Dining/ Kitchen Lts: Center w/ switch receptacles Closet 2 ⁰⁶ w/ shelf & lite Fan/Lts: Hanging Fixture w/ switch & dimmer Fireplace: Wood Burning Windows: 1-5 ⁰⁴ 1-4 ⁰⁴ V/ HS		✓ ✓ ✓		
STAIRS & LANDING:	Steps: 11" Raisers 7" Wood railings/ WV/ 3-way Hanging Fix.		✓		
HALL:	Ceiling: D-Pt Walls: D-Pt Floors: WV Lts: 3-way Hanging Fix.		✓		
LAUNDRY:	Hallway Closet/ GE Stacked/ Wall Insert/ Fan/ Light w/ switch			✓	
#1 BATHROOM: FULL ✓ HALF — 2ND Floor Location: off Hall	Ceiling: D-Pt Walls: D-Pt Floors: T GFCI's: 1 Toilet: Mansfield Sink: Porcelain Vanity Door: 2 ⁶⁸ F/P Tub/ Shower: P Surround P Enclosure: Pole w/ No curtain Faucets: Deltas w/ knob & showerhead/ valve: Replace Vanity: Off-rack Countertop: T Fan: Broan w/switch		✓ ✓ ✓ ✓		✓ ✓
#1 BEDROOM: 2ND Floor Location: off Hall	Ceiling: D-P Walls: D-Pt Floors: WV = Pergo wood veneer Closet: 2 ⁶⁸ closet w/ pole/ shelf Window: 6 ⁰⁴ Vinyl V/ HS Lts: Lamps only/ switch Door: 2 ⁶⁰ HC to Hall		✓ ✓ ✓		
SAFETY:	Provide a Carbon Monoxide detector for added protection.				
NOTES:	<ol style="list-style-type: none"> Kitchen sink's Air Gap is LOOSE and will need Repairs. Kitchen's GE Refrigerator Ice Maker ¼" H₂O line will need to be hooked-up to provide water to the ice maker. Kitchen Light fixture will need to be cleaned and how to access lightbulb exchanges. Bathroom GFCI receptacle is OUT and will need to be Exchanged. Exterior GFCI receptacle is OUT and will need to be Exchanged. Hall Bathroom Bathtub/ Shower Valve & Diverter is Badly Leaking/ Broken and will need to be Replaced. Replace Toilet seat on the Mansfield Toilet in the Hallway Bathroom. Replace all lightbulbs with LED bulbs for Energy Savings. 				
ENVIRONMENTAL:	MOLD/ Odors/ Fungi/ Radon/ Lead/ VOC's/ Tested: Y Positive				
SYMBOLS:	D =Drywall, W =Wood, B =Beams, TX =Texture, V =Vinyl WV =Wood Veneer, T =Tile, Pt =Paint, HS =Horizontal Slider N/A =Not Available S/S = Stainless Steel, P = Poly Plastic SRG =Standard Residential Grade w/ exterior metal covering F/P =Frame & Panel, F/G =Frame & Glass N/W =Not Working UK =Unknown, HOA =Home Owners Association, Y =Yes, N =No				

SAFETY ISSUES:

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

REPAIR ITEMS:

2. **Repair: Management or Seller** to provide Service for the Swamp Cooler and to replace the ¼” copper tubing.
3. **Repair: Management or Seller** to Replace **Delta** Faucet on Bathtub/ Shower on Hallway Bathroom.
4. **Repair: Management or Seller** to Replace **GFCI** Receptacle over vanity sink and raise it 6-inches above countertop.
5. **Repair: Management or Seller** to Replace **GFCI** Receptacle on the Exterior outlet.
6. **Repair: Management or Seller** to Replace **Mansfield** Toilet seat in the Hallway Bathroom.
7. **Repair: Management or Seller** to supply ¼” copper tubing & hook-up & valve to refrigerator’s ice maker.
8. **Repair: Management or Seller** to provide a new lightbulb on the **GE** Microwave oven for the surface lighting.
9. **Repair: Management or Seller** to repair the Plinth Jacket and seal it over the **Carrier** Furnace to prevent **CO**.
10. **Repair: Management or Seller** to provide Hepa filter exchange on **Carrier** Furnace.
11. **Repair: Management or Seller** to clean & vacuum the ducts on the registers for sanitary purposes.
12. **Repair: Management or Seller** to **Replaced** safety pan below the **Rheem** H₂O heater’s tank.
13. **Repair: Management or Seller** to **Replaced** leaky valves above the **Rheem** H₂O heater’s tank.
14. **Repair: Management or Seller** to provide water service and a valve to the refrigerator’s ice maker.
15. **Repair: Management or Seller** to replace the Toilet seat on the Hallway Bathroom.
16. **Repair: Management or Seller** to rescreen all screens on the windows throughout the Condo.
17. **Repair: Management or Seller** to fix the **LOOSE** Air Gap on the Kitchen’s sink.
18. **Repair: Management or Seller** to Replace Header trim boards over the Exterior side of the Windows due to rot.
19. **Repair: Management or Seller** to secure Coyote fence rail connections on the Exterior Patio.
20. **Repair: Please refer to the Gallery of Photos Showing Defects** to be repaired.

IMPROVEMENTS SUGGESTED:

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

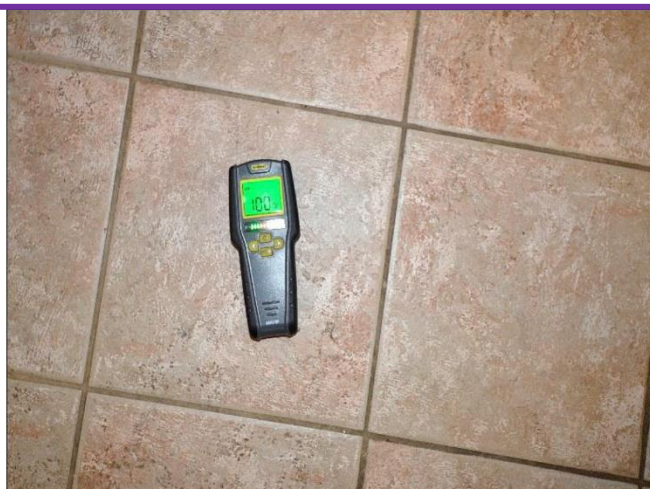
ENVIRONMENTAL:

25. **MOLD & CLEAN AIR Quality:** No Mold was found, and the breathable air quality is the same as the outdoor air.
26. **LEAD & ASBESTOS:** Asbestos or Lead based paint was not found throughout this Condominium because it was built in 1995. Whereas, after 1978 there should be no Lead Based Paints or Asbestos used in the Building Materials.
27. **CARBON MONOXIDE:** There are **Carbon Monoxide** leakage & poisoning concerns with a **LOOSE** Plinth Jacket.
28. **WATER Quality:** This Condominium Unit is hooked-up to city water and typically it’s safe for drinking, and it has **140ppm** hardness on the coldwater supply and **267ppm** on hotwater supply and is a little higher than normal because of particulate inside the tank from lack of use. Filtration and/ or a softener is also recommended for better quality drinking water and/ or run the H₂O taps at least 30 seconds before consuming. Seller should flush-out the H₂O heater’s tank, twice to remove any particulates.
29. **PEST Control:** There were no physical evidence found within the Condominium for pest or rodent damages. Consult with the **Management** for peace of mind or with the **Management’s** grounds personnel.
30. **RADON:** Average EPA Radon readings were at: Long Term = **01.10 pCi/L** and Short Term = **01.16 pCi/L**. Therefore, the EPA Average levels above **4.0 pCi/L** would require Mitigation. This Condominium Unit has very little Radon exposure, but it should be rechecked within 6-months because the Winter months will generally run higher due to pressure changes within the atmosphere. For further reading: https://www.epa.gov/radon_monoxide

GALLERY OF PHOTOS SHOWING DEFECTS:



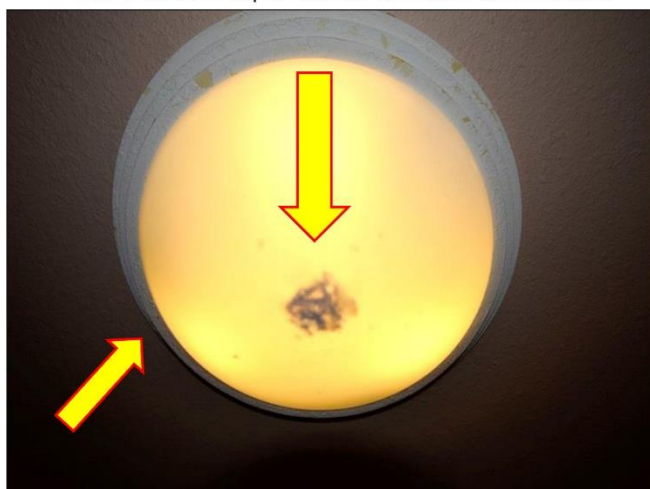
1. Moisture readings below 30% on the Pergo wood veneer flooring are normal to prevent mold growth under the composite wood with proper separation.



2. Moisture readings at 100% on the Kitchen ceramic tiles over the sub-concrete slabs demonstrates that there was no vapor barrier installed underneath.



3. **GE** Microwave oven's surface lightbulb is **OUT** and will need to be **Replaced**.



4. Kitchen ceiling light fixture will need to be removed and cleaned, but the Seller should instruct the Buyer on how to remove and replace the lightbulbs.



5. Kitchen sink's Air Gap is **LOOSE** and will need to be repaired by a Licensed Plumber.



6. **GE** Refrigerator's Ice Maker is not properly hooked up, although there's 1/4" copper tubing found below the cabinet and above, it will need to be reestablished.

SITE PHOTOGRAPHS

Project No. **10735**



7. Bathroom GFCI receptacle is **DEAD** and should be relocated 6-inches above the countertop, within the drywall space as per ICC and State UEC Codes.



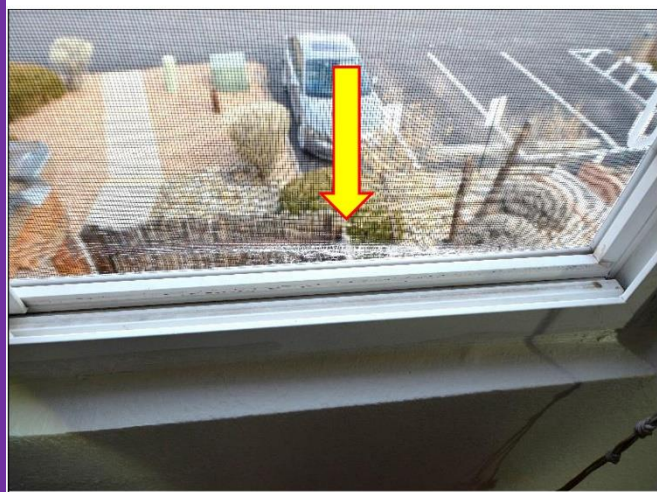
8. Bathroom **Delta** Bathtub/ Shower faucet is not properly working with the spout's diverter valve and it should be **Replaced**.



9. Bathroom **Mansfield** toilet seat is worn and should be **Replaced**.



10. **GE** stacked Laundry washer & dryer's washing cycles are running squeaky and the washing machine will possibly need a new belt.



11. All the Window screens are worn or damaged should be rescreened.



12. Living Room's Kiva Fireplace/ Ceiling Fan/ Pergo wood veneer flooring and the vinyl windows are in **Satisfactory Condition**.

SITE PHOTOGRAPHS

Project No. **10735**



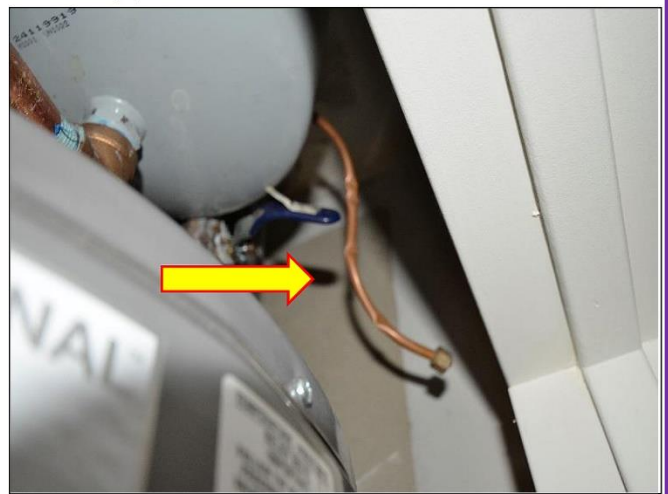
13. Plinth Jacket is **LOOSE** over the **Carrier** Furnace and will need to be immediately reset to prevent **Carbon Monoxide** poisoning.



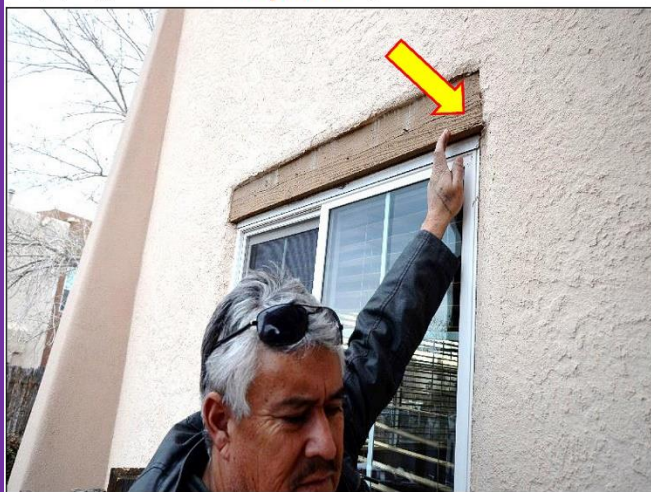
14. **Rheem** H₂O heater's safety pan is crushed and will need to be **Replaced** and drained to an outside or waste pipe source.



15. Valves and pipe connections above the **Rheem** H₂O heater are messy with possible pin leaks and this piping should be **Replaced** by a Licensed Plumber.



16. 1/4" copper tubing to the Swamp Cooler is crimped and should be **Replaced** and the **GE** Refrigerator's 1/4" copper tubing will need to be rerouted to ice maker.



17. Exterior Header Trim boards are showing signs of rot and will need to be **Replaced** by the **HOA** Service & Management.



18. Coyote steel fence railing members will need to be secured & anchored to the posts by the **HOA** Service & Management.

SITE PHOTOGRAPHS

Project No. **10735**

SUMMARY

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

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

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

Sincerely yours,

Electronically signed

Robert Willis

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

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This report covers conditions on the date of this inspection ONLY and for this client ONLY.

CLIENT UNDERSTANDS THAT PAYMENT FOR THIS INSPECTION CONSTITUTES FULL ACCEPTANCE
OF ALL TERMS AND CONDITIONS OUTLINED IN OUR AGREEMENT.

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