

Inspection reference: 040124CORDIER

Home Inspection Report
3964 Sycamore St #B
Los Alamos NM 87544

April 1, 2024



Prepared for:
Linda Cordier

This report is the property of the inspection company and the client.

Inspection Contents

SUMMARY	3
GENERAL INFORMATION	10
EXTERIOR	10
ROOF	13
PLUMBING SYSTEM	13
HEATING - AIR CONDITIONING	15
ELECTRICAL SYSTEM	16
KITCHEN - APPLIANCES	17
LAUNDRY AREA	18
BATHROOMS	18
INTERIOR ROOMS	20
FOUNDATION, CRAWLSPACE	24

Monday, April 1, 2024

Dear Linda Cordier:

At your request, an inspection of the above property was performed on Monday, April 1, 2024. An honest effort was made to discover all visible defects; however, in the event of an oversight, maximum liability is limited to the fee paid. Invasive procedures, such as knocking a hole in a wall, moving furniture, lifting flooring or roofing, and the like, are not performed. Home inspections are not technically exhaustive, and the issues, in the report, are opinions based on training and experience. Also, the inspection, and the report, are based on the condition of the home at the time of the inspection; problems and concerns may arise in the future but are considered part of owning and maintaining a home. This report is neither an insurance policy, nor a warranty service.

Unless noted or not possible, this inspection was performed in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors, InterNACHI, posted at www.nachi.org/sop, and the American Society of Home Inspectors, ASHI, posted at www.ashi.org/sop, and the New Mexico Home Inspector Board Rules. Home inspectors neither cite nor enforce building codes; in addition, **the following statement is required in all New Mexico home-inspection reports:**

THE HOME INSPECTOR DID NOT DETERMINE, AND THIS REPORT DOES NOT CONTAIN, A DETERMINATION OF WHETHER THE HOME, OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED, CONFORM TO LOCAL OR STATE BUILDING-CODE REQUIREMENTS.

The **SUMMARY** section contains concerns and conditions that should be addressed and corrected; however, the summary is not the entire, actual report. The report itself contains photos and additional information; therefore, please read the entire report. It is strongly advised that the concerns and conditions be evaluated, addressed and corrected, by the appropriate licensed, qualified, personnel.

SUMMARY:

GENERAL INFORMATION

Building Characteristics:

Utilities Status:

1. The water was not on at the sinks, dishwasher, and upper toilet during the inspection. As such, these fixtures could not be fully tested. Ask the seller as to the status of the water distribution. (Water was on at the hose connections, some in the powder room.)

EXTERIOR

Exterior:

Driveway Condition:

2. The concrete, at the east side, has large cracks from movement or age. Although cracking is not uncommon with older pours, the surface should be evaluated for repair or for re-surfacing. The concerns are tripping hazards and further damage.

Walkway Condition:

3. The east-walkway material has settled and lifted. Resetting is recommended; the current condition is considered a tripping hazard.

Walkway Condition2:

4. The west-walkway step-material has settled, and it is damaged in multiple locations. Resetting is recommended; the current condition is considered a tripping hazard.

Exterior Windows and Doors:

Door Condition:

5. The jamb, step, and trim, at the east door, are damaged. Any damaged wood should be repaired, or replaced, and sealed as necessary. Exposed wood is susceptible to damage.

Screen, Security Doors:

Screen/Security Doors Conditions:

6. The storm door, at the front portal, does not latch, lock. It should be adjusted or repaired for security concerns. No screens was noted, as well.

Screen, Security Doors2:

Screen/Security Doors Conditions:

7. The storm door, at the south side, has a damaged latch. It should be adjusted or repaired for security concerns. The door is difficult to operate, as well.

Front Entry Portal / Patio:

Steps:

8. The height of the step is too high. Alterations are advised for tripping, safety concerns. Use with caution.

Deck:

Deck Condition:

9. The wood framing is in contact with the soil. This can cause deterioration. The soil should be removed making sure that the framing rests on concrete pads, stone, masonry, etc. Refer to the photos for examples.

Deck Condition2:

10. The deck was snow covered, during the inspection, and was minimally visible, but the deck should be scraped and sealed based on the visible portions.

ROOF

Overhangs: Soffit, Fascia:

Material and Condition:

11. The fascia and soffit are metal. The metal is both loose and missing at the east side. Any loose or missing metal should be secured, or replaced, as necessary.

PLUMBING SYSTEM

Water Supply:

Hose Connections:

12. The hose connections leak and do not maintain pressure when in use. Servicing, or replacement, is recommended to avoid wasting water.

Water Heater:

Location:

13. The water heater is located in an interior mechanical-closet. The door does not latch, and it should be repaired so that it operates as intended.

ELECTRICAL SYSTEM

Outlets and Switches:

Electrical Outlets, Conditions:

14. Many of the outlets, multiple rooms and locations mainly on the second floor, are ungrounded three-prong outlets. This is misleading and is considered a safety hazard. Consulting with an electrician, about possible solutions, is recommended. (This condition often occurs when older, two-prong outlets are removed and simply replaced with newer, three-prong outlets.)

Wiring:

15. The wiring, at the mechanical closet, shown in the photo, is exposed. The wiring should be in a covered junction box, or enclosed by a fixture, to increase safety, reduce the risk of electrical shock.

Electrical Panels, Power:

Panel Condition:

16. The panel is too high off of the floor. This is a safety concern, and the cover was not removed.

KITCHEN - APPLIANCES

Kitchen:

Ceiling:

17. The ceiling, near the door, is damaged. See the photo. It should be further evaluated and repaired, as required.

Kitchen Appliances:

Range Ventilation:

18. The ventilation is installed above the range; although, the range should be pushed back under the venting. Also, the lights, above the range, did not activate. Service as necessary.

LAUNDRY AREA

Laundry:

Dryer Venting:

19. The dryer vents into the crawlspace, and this is not advised. Excessive lint and moisture build-up are the concerns. Dryers should vent to the exterior. Refer to the photo for clarification.

BATHROOMS

Bathroom:

Ceiling:

20. The ceiling is stained and discolored. Evaluation and painting are recommended.

Powder Room:

Bathroom Sinks:

21. The sink was slow to drain. The plumbing, under the sink, may be partially clogged, not uncommon. The drainage should be cleared or evaluated further for cause.

Tub / Shower Surround:

22. Caulking-maintenance should be performed at the corners and edges of the surround. See the photo. This maintenance will help prevent water entry behind the surround and into the structure.

INTERIOR ROOMS

GENERAL COMMENTS, INTERIOR SPACES:

Pests:

23. There were signs of pests under the kitchen sink. Consulting with a pest-control technician is advised.

Smoke Alarms:

24. Smoke alarms should be located in the bedrooms, hallways leading to the bedrooms, and there should be at least one on each level of a multi-level home. As such, the home is not fully equipped with smoke alarms. (The main idea is to alert sleeping-occupants of a fire.)

Carbon Monoxide Alarms:

25. Installing a carbon monoxide detector is recommended; there are either gas-burning appliances, an attached garage, or fireplaces present in the home.

Living Room:

Walls:

26. The light switch, at the door, has a damaged or missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.

Dining Area:

Walls:

27. The light switch, at the door, has a damaged or missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.

Floors:

28. The wood-sealant, finish, is worn where shown in the photo. The wood should be sealed to protect and prolong the life of the wood. (Some minor scuffing is to be expected.)

Sunroom:

Windows:

29. The windows are difficult to latch. They should be adjusted or repaired for security concerns.

SW Bedroom:

Walls:

30. The outlet, near the door, has a missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.

SE Bedroom:

Walls:

31. The wall is damaged at the door. It should be repaired.

Walls2:

32. The outlet, at the south wall, has a missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.

NE Bedroom:

Ceiling:

33. The light cover, shown, is missing. Covers can increase safety, reduce the risk of electrical shock, and replacement is recommended.

FOUNDATION, CRAWLSPACE

Crawlspace:

Moisture or Water:

34. Signs of water entry were noted at the SE corner. This is usually an indication of inadequate drainage about the exterior of the home. It can be from inadequate foundation wall-sealing, as well. Further evaluation and correction are recommended; continued dampness, inside crawlspaces, can lead to mildews, fungi, deterioration.

Floor-Framing Condition:

35. A large beam has been cut-away from under the floor-framing. See the photo. Further evaluation for repair, as required, is advised.

COMMENTS AND SUGGESTIONS:

The **COMMENTS AND SUGGESTIONS** section contains issues, and information, that do not necessarily require addressing and correcting, but they are considered noteworthy.

EXTERIOR

Exterior Windows and Doors:

Window Condition:

1. The windows are older single-pane units. Additional storm-glass has been installed, but this is not very effective. Replacement is suggested. Windows have a life expectancy of about 25-30 years depending on quality, material, care.

Fencing and Yard Walls, Hot-Tub:

Retaining Walls Condition:

2. Some cracking was noted at the east retaining walls. The walls do not look to be compromised at this time. Watch the cracks for changes, increased size, additional cracking.

PLUMBING SYSTEM

Water Supply:

Water Supply Materials:

3. The water lines, where visible, are copper, pex, and galvanized steel. Galvanized steel is outdated and can be problematic.

Asbestos:

4. Some of the plumbing lines are wrapped, insulated, with material that may contain asbestos, not uncommon in older homes, as noted in the crawlspace. Asbestos is not considered hazardous if left undisturbed.

Water Meters:

5. Ask the seller as to the nature of the objects shown in the photo. They may be old shut-off valves, but they are full of debris. Service as necessary.

Drain Lines:

6. The drain lines are made of cast iron. Cast iron is outdated and can be problematic. Scoping and evaluation are suggested.

Water Heater:

Drip Pan:

7. The installation of a drip-pan, under the water-heater, is suggested to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)

ELECTRICAL SYSTEM

Electrical Panels, Power:

Breaker Labeling:

8. The panel is only partially labeled.

KITCHEN - APPLIANCES

Kitchen:

Interior Doors:

9. The north door has been removed.

Kitchen Appliances:

Dishwasher:

10. There is neither an air-gap nor a high-loop in the dishwasher drain-line to help prevent possible siphoning of waste-water between the sink-drain and the dishwasher. The dishwasher function is not affected.

BATHROOMS

Bathroom:

Tub Conditions:

11. The drain-stop mechanism is missing / disconnected. Replacement, or repair, is suggested; however, a separate drain-plug may suffice.

INTERIOR ROOMS

GENERAL COMMENTS, INTERIOR SPACES:

Wall Materials2:

12. Some of the walls, in the mechanical closets, may contain asbestos, especially in older homes. Asbestos is not considered hazardous if left undisturbed. See the photo for an example.

Sunroom:

Heat Source:

13. The room does not have permanent, 24-hour 7-day, heating. Additional heating should be considered, especially if the room is cold and uncomfortable. (Portable heaters are not considered 24-7 heating.)

SW Bedroom:

Windows:

14. The windows are currently functional. A latch is missing.

SE Bedroom:

Windows:

15. The windows are currently functional. A latch is missing.

FOUNDATION, CRAWLSPACE

Crawlspace:

Ventilation:

16. Crawlspace-vents were not noted in the crawlspace. Venting can help the crawlspace to dry and breathe, as necessary. Installing vents should be considered.

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
4/1/2024 10:00 AM

Client:
Linda Cordier.

Inspection Site:
3964 Sycamore St #B
Los Alamos NM 87544

People Present:
The broker was present on arrival.

Building Characteristics:

Year Built:

The home was built in 1949.

Building Type:

The home is a multi-level structure with a crawlspace.

Utilities Status:

The water was not on at the sinks, dishwasher, and upper toilet during the inspection. As such, these fixtures could not be fully tested. Ask the seller as to the status of the water distribution. (Water was on at the hose connections, some in the powder room.)

Home Faces:

The main entry door faces west.

Weather:

Weather:
Overcast

Grounds Condition:
The grounds were snow-covered at the inspection time. This condition can limit the visual inspection of the grounds.

Outside Temperature, Farenheit:
The outside temperature, on arrival, was about 30-40.

EXTERIOR

Exterior:

Exterior Walls:

The walls are constructed with wood framing.

Exterior Finish:

The exterior finish is metal siding with some stucco.

Exterior-Finish Condition:

The exterior finish is functional at this time.

Driveway:

The driveway is concrete.

Driveway Condition:

The concrete, at the east side, has large cracks from movement or age. Although cracking is not uncommon with older pours, the surface should be evaluated for repair or for re-surfacing. The concerns are tripping hazards and further damage.



Walkway:

The walkways are concrete.

Walkway Condition:

The east-walkway material has settled and lifted. Resetting is recommended; the current condition is considered a tripping hazard.



Walkway Condition2:

The west-walkway step-material has settled, and it is damaged in multiple locations. Resetting is recommended; the current condition is considered a tripping hazard.



Grade, Drainage:

The grading seems to be adequate at this time. Check the drainage during heavy rain or snow-melt.

Landscaping:

No major damage from the landscaping was noted.

Irrigation Systems and Water Features:

Irrigation systems and water features, when present, are not part of a home inspection. Ask the seller as to their status and operation.

Exterior Windows and Doors:

Materials and Glazing:

The windows are metal.

Window Condition:

The windows are older single-pane units. Additional storm-glass has been installed, but this is not very effective. Replacement is suggested. Windows have a life expectancy of about 25-30 years depending on quality, material, care.

Door Condition:

The jamb, step, and trim, at the east door, are damaged. Any damaged wood should be repaired, or replaced, and sealed as necessary. Exposed wood is susceptible to damage.



Screen, Security Doors:

Screen/Security Doors Conditions:

The storm door, at the front portal, does not latch, lock. It should be adjusted or repaired for security concerns. No screens was noted, as well.

Screen, Security Doors2:

Screen/Security Doors Conditions:

The storm door, at the south side, has a damaged latch. It should be adjusted or repaired for security concerns. The door is difficult to operate, as well.



Front Entry Portal / Patio:

Floor Surface Material:

The floor surface is made of concrete.

Floor Condition:

The floor surface is functional at this time.

Cover, Ceiling Material:

The portal covering is metal.

Ceiling Condition:

The ceiling is functional at this time.

Railing:

A railing is not necessary.

Steps:

The height of the step is too high. Alterations are advised for tripping, safety concerns. Use with caution.



Doorbell:

The doorbell was functional at the inspection time.

Deck:

Deck Material:

The deck is made of natural wood.

Deck Condition:

The wood framing is in contact with the soil. This can cause deterioration. The soil should be removed making sure that the framing rests on concrete pads, stone, masonry, etc. Refer to the photos for examples.



Deck Condition2:

The deck was snow covered, during the inspection, and was minimally visible, but the deck should be scraped and sealed based on the visible portions.



Deck Condition3:

The framing underneath is close to the ground and was minimally visible.

Fencing and Yard Walls, Hot-Tub:

Retaining Walls Condition:

Some cracking was noted at the east retaining walls. The walls do not look to be compromised at this time. Watch the cracks for changes, increased size, additional cracking.



ROOF

Roof:

Roof Access:

The roof was snow covered during the inspection. It will be inspected at a later date, possibly on April 3rd, 2024.

Overhangs: Soffit, Fascia:

Material and Condition:

The fascia and soffit are metal. The metal is both loose and missing at the east side. Any loose or missing metal should be secured, or replaced, as necessary.



Attic Access:

Access Location:

There is no attic, typical of flat-roofs or vaulted ceilings.

PLUMBING SYSTEM

Water Supply:

Water Shut-Off:

The water shut-off was not located. Verify with the seller. (It may be located at the meter and in the crawlspace. See the photo.)



Water Supply Materials:

The water lines, where visible, are copper, pex, and galvanized steel. Galvanized steel is outdated and can be problematic.

Asbestos:

Some of the plumbing lines are wrapped, insulated, with material that may contain asbestos, not uncommon in older homes, as noted in the crawlspace. Asbestos is not considered hazardous if left undisturbed.



Water Pressure:

The normal range for household water pressure is 40-75 psi. The pressure was checked at an exterior hose connection and was measured at 60-70 psi.

Water Meters:

Ask the seller as to the nature of the objects shown in the photo. They may be old shut-off valves, but they are full of debris. Service as necessary.



Hose Connections:

The hose connections leak and do not maintain pressure when in use. Servicing, or replacement, is recommended to avoid wasting water.



Drain Lines:

The drain lines are made of cast iron. Cast iron is outdated and can be problematic. Scoping and evaluation are suggested.

Drain Line Clean-Outs:

The clean-outs were not located. Verification, with the seller, is suggested. (Some older homes do not have clean-outs.)

Gas Supply:

Gas Type:

Natural gas is supplied to the property, and the main shut-off is located at the meter. The meter is located at the south side of the home.

Water Heater:

Location:

The water heater is located in an interior mechanical-closet. The door does not latch, and it should be repaired so that it operates as intended.

Water Heater Age:

Based on the serial number code, or the information plate, the water heater is about five years old. They have a serviceable life expectancy of about 15 years.

Capacity:

The water heater capacity is 40 gallons.

Energy:

The water heater is a gas / propane burning unit. The gas supply has a shut-off, drip-leg, and a flexible gas-line installed.

Water Heater Condition:

The water heater was functioning during the inspection.

Expansion Tank:

Noted.

Drip Pan:

The installation of a drip-pan, under the water-heater, is suggested to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)

Recirculation Pump:

A recirculation pump is not installed to circulate hot water throughout the hot-water supply lines. These systems can help prevent wasting water while waiting for hot-water at sinks, tubs, etc.

HEATING - AIR CONDITIONING

Heating, Furnace:

Location:

The furnace is located in an interior closet.

Furnace Age:

Based on the information label, or the serial number code, the furnace is about seven years old. They have a serviceable life expectancy of approximately 25 years.



Furnace Condition:

The furnace was functional during the inspection.

Heat Distribution:

The heat distribution was functioning during the inspection.

Energy:

The furnace uses natural gas / propane. The gas line has a shut-off valve along with a flexible gas-line.

Heat Distribution Location:

The distribution, ducting, is located in the framing.

Filters and Location:

The filters are located at the furnace.

Living Room Fireplace, Stove:

Chimney, Flue:

The chimney is made of metal.

Type, Condition:

The room has a wood-burning stove installed.

Dampers:

The fireplace has a damper.

Hearth:

The hearth is at the proper depth, or more.

ELECTRICAL SYSTEM

Electrical Service:

Service Drop:

The main power lines are located above ground. The power lines, and height above the grade, are functional.

Grounding:

The electrical grounding is to a rod, or steel pipe casing, in the ground, or possibly to the plumbing, not uncommon with older homes.

Outlets and Switches:

Ground Fault Circuit Interrupt, Bathrooms:

The bathroom outlets within six feet of the sink are GFCI protected.

Ground Fault Circuit Interrupt, Kitchen:

The kitchen outlets, within six feet of the sink, are GFCI protected.

Electrical Outlets, Conditions:

Many of the outlets, multiple rooms and locations mainly on the second floor, are ungrounded three-prong outlets. This is misleading and is considered a safety hazard. Consulting with an electrician, about possible solutions, is recommended. (This condition often occurs when older, two-prong outlets are removed and simply replaced with newer, three-prong outlets.)

Wiring:

The wiring, at the mechanical closet, shown in the photo, is exposed. The wiring should be in a covered junction box, or enclosed by a fixture, to increase safety, reduce the risk of electrical shock.



Electrical Panels, Power:

Main Panel Location:

The main panel is located in the mechanical closet.

Power, Amperage:

The amperage is 100 Amps at 220/240 Volts.

Main Service Conductor:

Both copper and aluminum braid are used by the power company.

Household, Branch Wiring:

The wire type was copper as noted at a random outlet in the living room. (The main electrical cover was not removed, too high for safe removal.)

Service Disconnect:

The electrical disconnect is at the main panel.

Breaker Labeling:

The panel is only partially labeled.

Panel Condition:

The panel is too high off of the floor. This is a safety concern, and the cover was not removed.



Arc Fault Circuit Interrupt Breakers:

AFCI breakers were noted in the panel, but actual load-testing is not part of a home inspection.

KITCHEN - APPLIANCES

Kitchen appliances are operated for basic functionality but are not evaluated for performance or quality. Not all cycles and settings are tested. Appliances, older than ten years, may be noisy and have decreased efficiency. Appliances are not moved; damage can occur to the appliances and flooring.

Kitchen:

Interior Doors:

The north door has been removed.

Exterior Doors:

No doors, to the exterior of the home, were noted. One interior door leads into the mechanical closets and into a foyer.

Windows:

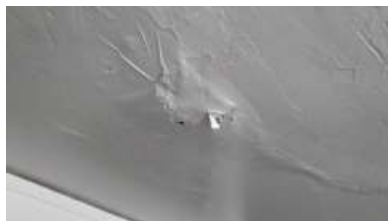
The windows are functional at this time.

Walls:

The walls are in good condition.

Ceiling:

The ceiling, near the door, is damaged. See the photo. It should be further evaluated and repaired, as required.



Floor:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional at this time.

Counters:

The counters are in functional condition:

Kitchen Sink:

The sink is functional at this time.

Garbage Disposal:

The disposal is functional at this time.

Kitchen Appliances:

Oven:

The oven is gas. It is functional at this time.

Stove:

The stove is gas. It is functional at this time.

Range Ventilation:

The ventilation is installed above the range; although, the range should be pushed back under the venting. Also, the lights, above the range, did not activate. Service as necessary.

Microwave:

The microwave is functional at this time.

Dishwasher:

There is neither an air-gap nor a high-loop in the dishwasher drain-line to help prevent possible siphoning of waste-water between the sink-drain and the dishwasher. The dishwasher function is not affected.

Trash Compactor:

There is no trash compactor in the kitchen at this time, not unusual.

Refrigerator:

Refrigerators are not part of a home inspection; however, the refrigerator was operating, running, during the inspection.

Wine Cooler:

There is no wine-cooler in the kitchen at this time.

LAUNDRY AREA

Washers and dryers are not actually operated, or moved, and any walls or flooring hidden by them are not inspected. Drain lines and water supply valves are not operated, turned.

Laundry:

Laundry Facility:

The laundry facility is located in the kitchen.

Washer, Dryer:

Both a washer and a dryer were present; however, operation is not part of a home inspection.

Washer Connections:

There are plumbing-connections for the washer.

Dryer Connections:

There are connections for an electric dryer.

Dryer Venting:

The dryer vents into the crawlspace, and this is not advised. Excessive lint and moisture build-up are the concerns. Dryers should vent to the exterior. Refer to the photo for clarification.



BATHROOMS

Bathroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are functional at this time.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is stained and discolored. Evaluation and painting are recommended.



Exhaust Fan:

An exhaust fan was not noted.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional as this time.

Counters:

The counters are in functional condition.

Bathroom Sinks:

The sinks are functional at this time.

Tubs and Showers:

The room has a combination tub and shower.

Tub Door:

The tub uses a curtain.

Tub / Shower Surround:

The tub / shower surrounds are functional at this time.

Tub Conditions:

The drain-stop mechanism is missing / disconnected. Replacement, or repair, is suggested; however, a separate drain-plug may suffice.

Powder Room:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are functional at this time.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Exhaust Fan:

The exhaust fan is functioning at this time.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional as this time.

Counters:

The counters are in functional condition.

Bathroom Sinks:

The sink was slow to drain. The plumbing, under the sink, may be partially clogged, not uncommon. The drainage should be cleared or evaluated further for cause.

Toilet:

The toilet is functional at this time.

Tubs and Showers:

The room has a shower.

Shower Door:

The shower uses a curtain.

Tub / Shower Surround:

Caulking-maintenance should be performed at the corners and edges of the surround. See the photo. This maintenance will help prevent water entry behind the surround and into the structure.



Heat Source:

There is a small electrical heating unit, functional during the inspection.

INTERIOR ROOMS

In general, home inspections are visual. Large objects, furniture, rugs, artwork, and the like, are not moved. The visual inspection of garages, as well as closets and cabinets, that are full of personal items will be limited. Invasive procedures, such as cutting or knocking holes in the walls, lifting the flooring, are not performed. Some windows and doors are inaccessible and are not operated. The condition of window-coverings, such as blinds and curtains, are not part of a home inspection. A representative number of electrical outlets are tested as not all of the outlets are accessible. Low-voltage wiring and signal-wiring for telephones, televisions, Internet service, security-alarms, etc, are not part of a home inspection. Wear and tear, such as minor cracks in the flooring, walls, and ceiling, are usually considered cosmetic issues; and although subjective, are not included in the report. Microbial-growth, carbon-monoxide, and allergen testing were not performed; however, further testing and evaluation can be performed, if desired.

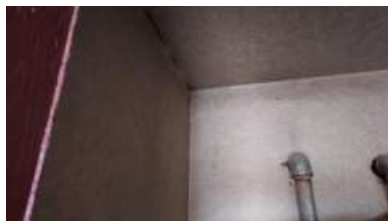
GENERAL COMMENTS, INTERIOR SPACES:

Wall Materials:

Drywall and wood.

Wall Materials2:

Some of the walls, in the mechanical closets, may contain asbestos, especially in older homes. Asbestos is not considered hazardous if left undisturbed. See the photo for an example.



Ceiling Materials:

Drywall.

Flooring Materials:

Wood, tile.

Stains, Water-Damage:

Stains, damage, and discoloration were noted. The home is an older home, as well. Neither invasive procedures nor microbial-growth testing were performed. Further evaluation and testing can be performed, if desired.

Pests:

There were signs of pests under the kitchen sink. Consulting with a pest-control technician is advised.



Smoke Alarms:

Smoke alarms should be located in the bedrooms, hallways leading to the bedrooms, and there should be at least one on each level of a multi-level home. As such, the home is not fully equipped with smoke alarms. (The main idea is to alert sleeping-occupants of a fire.)

Carbon Monoxide Alarms:

Installing a carbon monoxide detector is recommended; there are either gas-burning appliances, an attached garage, or fireplaces present in the home.

Furnished, Unfurnished:

The home was unfurnished during the inspection.

Living Room:

Interior Doors:

No interior doors were noted.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

There are no windows opening to the exterior.

Walls:

The light switch, at the door, has a damaged or missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.



Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Dining Area:

Interior Doors:

No interior doors were noted.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

No operable windows were noted.

Walls:

The light switch, at the door, has a damaged or missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.

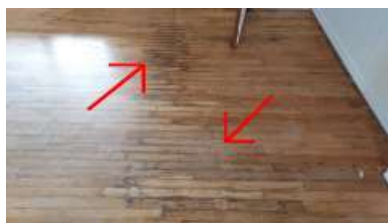


Ceiling:

The ceiling is in good condition.

Floors:

The wood-sealant, finish, is worn where shown in the photo. The wood should be sealed to protect and prolong the life of the wood. (Some minor scuffing is to be expected.).



Sunroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

The exterior door is functional at this time.

Windows:

The windows are difficult to latch. They should be adjusted or repaired for security concerns.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Heat Source:

The room does not have permanent, 24-hour 7-day, heating. Additional heating should be considered, especially if the room is cold and uncomfortable. (Portable heaters are not considered 24-7 heating.)

SW Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional. A latch is missing.

Walls:

The outlet, near the door, has a missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.



Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

SE Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional. A latch is missing.

Walls:

The wall is damaged at the door. It should be repaired.



Walls2:

The outlet, at the south wall, has a missing cover plate. Cover plates can increase safety, reduce the risk of electrical shock, and replacement is recommended.



Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

NE Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional.

Walls:

The walls are in good condition.

Ceiling:

The light cover, shown, is missing. Covers can increase safety, reduce the risk of electrical shock, and replacement is recommended.



Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

FOUNDATION, CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas are neither accessible nor visible. Areas that are not readily accessible, or that are health or safety risks, are not entered.

Crawlspace:

Crawlspace Access:

The crawlspace is accessed at the exterior, adjacent property.

Crawlspace Walls:

The walls are made of poured concrete.

Piers / Posts:

The posts, in the crawlspace, were functional at the inspection time.

Moisture or Water:

Signs of water entry were noted at the SE corner. This is usually an indication of inadequate drainage about the exterior of the home. It can be from inadequate foundation wall-sealing, as well. Further evaluation and correction are recommended; continued dampness, inside crawlspaces, can lead to mildews, fungi, deterioration.



Floor-Framing Materials:

The floor joists are made of wood. The floor decking is made of wood.

Floor-Framing Condition:

A large beam has been cut-away from under the floor-framing. See the photo. Further evaluation for repair, as required, is advised.



Inspection: 040124CORDIER **Address:** 3964 Sycamore St #B

Insulation:

The crawlspace is not insulated between the floor-joists. This was not required when the home was built. Installing insulation is suggested, if desired.

Ventilation:

Crawlspace-vents were not noted in the crawlspace. Venting can help the crawlspace to dry and breathe, as necessary. Installing vents should be considered.

Basement:

Basement:

There home does not have a basement.