



PERRY INSPECTIONS

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PERRY INSPECTION REPORT

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APRIL 3, 2024



Inspector

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Standards of Practice

At your request, a visual inspection of the above referenced property was conducted on 04/03/2024. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. The inspection is a visual non-invasive inspection. Damage or defects that require invasive procedures to be discovered are not included in this home inspection report. Hidden or concealed defects and areas that are not readily accessible or visible are not included in this report. Moving or removal of floor coverings, furniture, pictures or other personal belongings is not part of a home inspection. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Unexpected repairs should still be anticipated and are part of owning and maintaining a home

SUMMARY



ACTION ITEMS



RECOMMENDATIONS



SAFETY HAZARD

- ⊖ 2.1.1 Grounds - Driveway: Cracks (Movement)
- ⊖ 3.2.1 Exterior - Coverings & Conditions: Typical Cracks/Past Repair (Monitor/Cosmetic)
- 🔧 3.2.2 Exterior - Coverings & Conditions: Stucco Crack 1/8in
- 🔧 3.2.3 Exterior - Coverings & Conditions: Horizontal Crack (Multiple)
- 🔧 3.2.4 Exterior - Coverings & Conditions: Stucco Peeling (Multiple)
- 🔧 3.5.1 Exterior - Hose Bibs: Not Secured
- ⊖ 4.3.1 Roof System - Roof Material & Conditions: Mineral Flashing (Touch Up)
- ⊖ 4.3.2 Roof System - Roof Material & Conditions: SHINGLES (Cracking)
- ⊖ 4.3.3 Roof System - Roof Material & Conditions: SHINGLES - Typical Maintenance
- ⊖ 4.3.4 Roof System - Roof Material & Conditions: SHINGLES (Exposed Nail Heads)
- 🔧 4.4.1 Roof System - Roof - Plumbing and Exhaust Vents: Damaged Vent Cap
- ⊖ 5.11.1 Garage - Carport - Garage - Walls: Drywall Crack (Typical)
- ⊖ 6.6.1 Living Room | Hallways - Floors 2: Tile Cracked (Cosmetic)
- ⊖ 11.4.1 Upper North Bedroom - Windows: Difficult to Operate
- ⊖ 14.5.1 Kitchen | Dining Area - Floors: Tile Cracked (Cosmetic)
- ⊖ 16.16.1 Primary Bathroom - Shower Surround: Tile (Caulking)
- ⊖ 18.17.1 Upper Hallway Bathroom - Bathtub Drain: Tub (Drain Slow)
- ⊖ 20.8.1 General Interior - Smoke Detectors: Not All Rooms (Recommend)
- ⊖ 20.9.1 General Interior - Carbon Monoxide Detector: Recommend
- ⊖ 21.2.1 Mechanical Room/Closet - Mechanical Room/Closet - Walls: Moisture Staining (Dry)
- ⊖ 21.3.1 Mechanical Room/Closet - Mechanical Room/Closet - Ceiling: Moisture Stains (Dry)
- ⊖ 24.1.1 Boiler 1 - Boiler - 1: 20-25 (Monitor)
- ⊖ 24.1.2 Boiler 1 - Boiler - 1: Water Stains (Exhaust Vent)
- 🔧 24.1.3 Boiler 1 - Boiler - 1: Low<10PSI
- ⊖ 24.1.4 Boiler 1 - Boiler - 1: Dielectric Union (Past Leak)
- ⊖ 24.1.5 Boiler 1 - Boiler - 1: Air Separator (Past Leak)
- ⚠️ 26.12.1 Electrical System - Electrical Sub- Panel(s) Condition: Wiring (Improper Termination)
- ⚠️ 26.15.1 Electrical System - Outlets/Switches - Garage: Outlet Damage

 26.17.1 Electrical System - Outlets/Switches - Bathrooms: Reverse Polarity

1: INFORMATION

Information

People Present

Owner

Main Entry Door Faces

East

Year Built

1994

Multi Level HomePitched Roof, Slab on Grade,
With an Attic**Utilities - All ON**All of the utilities were on at the
time of the inspection.**Weather**

Sunny

Outside Temperature (F)

40-50

2: GROUNDS

Information

Driveway: Material

Concrete

Walkways: Material

Concrete

Walkways: Good

The walkways are in functional condition.

Portal/Porch - Structure/Framing: Good

The structure is functional.

Portal/Porch - Floor Surface: Surface Material

Concrete

Portal/Porch - Portal Covering: Portal

Wood decking is visible from the underside of the portal roof.

Portal/Porch - Railing: Railing Material

Wood

Portal/Porch - Railing: Good

The hand railing is functional.

Portal/Porch - Portal Steps: Good

The steps are functional.

Fences/Walls & Gates: Fence Material

Masonry Wall, Wooden Fence

Fences/Walls & Gates: Good

The fencing or walls are functional.

Landscaping: Good

No damage to the home from the vegetation was observed.

Grading - Drainage: Good

The grade at the foundation of the home is sufficient. It is advised to evaluate the perimeter of the home for pooling of water near the foundation during heavy rainfall.

Action items

2.1.1 Driveway

CRACKS (MOVEMENT)

Cracks in the concrete driveway were noted. This condition suggests that settling or movement of the slab has occurred.



Recommendations



3: EXTERIOR

Information

Exterior Walls - Wall Construction: Material
Wood Framing

Coverings & Conditions: Material
Stucco

Exterior Wood/Trim: Good
The exterior trim is functional.

Exterior Doors: Good **Screen Doors: Good** **Door Bell: Functional**
The exterior doors are functional. The screen doors are functional.

Coverings & Conditions: Typical Cracks (Monitor)

Hairline cracks were noted and are considered normal. If any crack opening become 1/8 inch or larger, it is recommended to have the crack repaired.



Exterior Wall Flashing: *None

This type of construction does not have or require any metal flashing at the exterior walls or the flashing is not visible.

Exterior of Windows - Screens: Good

The screens were noted to be installed with typical wear to the frames and screening material.

Action items

3.2.1 Coverings & Conditions

TYPICAL CRACKS/PAST REPAIR (MONITOR/COSMETIC)

Hairline cracks and past crack repairs were noted and are considered normal. If any crack opening become 1/8 inch or larger, it is recommended to have the crack repaired.



3.2.2 Coverings & Conditions



STUCCO CRACK 1/8IN

The stucco finish is cracking at the entry porch southeast exterior and kitchen/dining area south exterior. Crack openings that are an 1/8 inch wide or wider need to be repaired to prevent water entry behind the stucco.



3.2.3 Coverings & Conditions



HORIZONTAL CRACK (MULTIPLE)

Horizontal cracking of the stucco was noted at multiple locations. This can indicate that the sheathing or stucco netting (wire) was not properly installed.

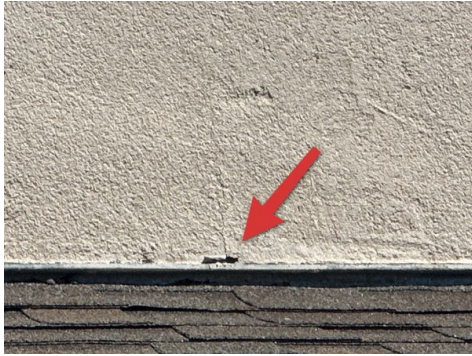


3.2.4 Coverings & Conditions



STUCCO PEELING (MULTIPLE)

The stucco finish is peeling at multiple locations. Recommend having the stucco further evaluated for repair.



3.5.1 Hose Bibs



NOT SECURED

The hose bib at the south and west exterior wall is not properly secured. This can allow movement and possible damage to the plumbing system. Recommend having the hose bib properly secured to the wall.



4: ROOF SYSTEM

Information

Roof Access: Roof Access

Ladder and Walking on the Roof.

Roof Pitch: Roof Pitch

6x12

Roof Material & Conditions: Material

Asphalt Shingle

Roof Material & Conditions: Estimated Age

5-10 Years

Roof Metal Flashings - Condition: Good

Functional with typical signs of wear.

Roof & Attic Venting - Condition & Type: Roof Venting Type

Eaves, Gable & Eaves

Canales - Material & Conditions: Material

None

Canales - Material & Conditions: None

The homes roof design does not require or have canales.

Gutters & Downspouts - Condition: Good

The gutters are functional.

Eaves - Soffits - Fascias - Material & Conditions: Fascia Material

Wood

Eaves - Soffits - Fascias - Material & Conditions: Eaves Material

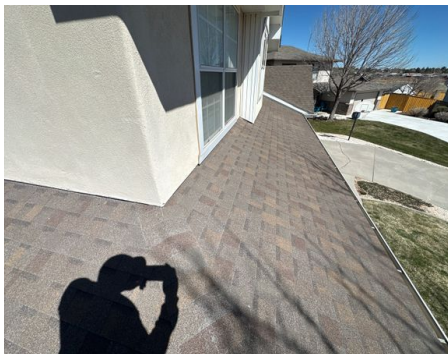
Wood

Eaves - Soffits - Fascias - Material & Conditions: Good

The fascia/eaves are functional.

Skylights - Condition: NONE

Roof Access: General Photos



Action items

4.3.1 Roof Material & Conditions

MINERAL FLASHING (TOUCH UP)

The mineral flashing is showing signs of typical wear and will need maintenance at the roof penetrations. A maintenance sealing of the mineral flashing is suggested to prolong the life of the roof.

 Recommendations



4.3.2 Roof Material & Conditions

SHINGLES (CRACKING)

Cracking and clawing of multiple shingles was noted and is the result of long term weathering and an advanced shingle age. Felts are showing through. Recommend consulting with a roofing contractor about the roof condition and course of action.

 Recommendations



4.3.3 Roof Material & Conditions

 Recommendations

SHINGLES - TYPICAL MAINTENANCE

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of any damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. No major problems detected at this time. Recommend consulting with a roofing contractor about the roof condition and course of action.



4.3.4 Roof Material & Conditions

 Recommendations

SHINGLES (EXPOSED NAIL HEADS)

Multiple exposed nail heads and areas of top nailing were noted and should receive a dab of tar to protect nail heads from rusting away or leaking.



4.4.1 Roof - Plumbing and Exhaust Vents

**DAMAGED VENT CAP**

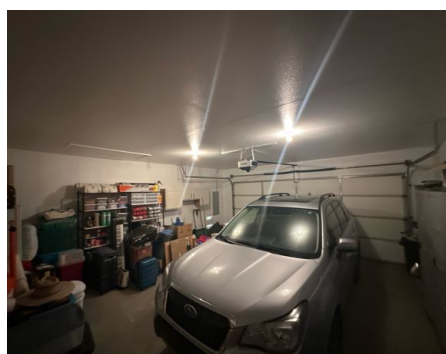
The boiler/water heater exhaust pipe cap is damaged. Recommend having the vent cap repaired.



5: GARAGE - CARPORT

Information

Garage - Description Type: General Photos



Garage - Description Type: Garage Description Type

Attached, Two Car Garage

Garage - Wall Construction: Wall Construction

Wood Framing

Garage - Garage Car Door Condition: GOOD

The garage car door is functional.

Garage - Interior Doors: Good

The garage door to the interior of the home is a fire rated door.

Garage - Windows: None

The garage does not have any operable windows.

Garage - Garage Interior: Garage Interior Surface

Drywall

Garage - Fire Wall: Fire Rated (Good)

The common wall to the interior of the home has a fire rated wall covering.

Garage - Garage Ceiling: Garage Ceiling Information

Finished Covering Installed

Garage - Garage Ceiling: Good

The garage ceiling is in good condition.

Garage - Cabinets: Good

The cabinets are functional.

Garage - Counters & Backsplash: Good

The counter tops and back splash are functional.

Garage - Garage Door Safety: Good

The automatic garage door opener optical sensor and the pressure sensor were tested and are functioning.

Garage - Garage Door Weather Stripping: Good

The garage car door weather stripping is in good condition and is functioning as intended

Garage - Exterior Doors: None

The garage does not have any operable human doors to the exterior of the home.

Garage - Garage Floor: Good

The garage floor is in good condition. Cracking of the surface is common in garages.

Action items

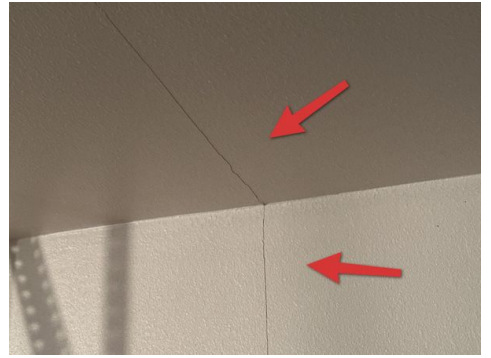
5.11.1 Garage - Walls



Recommendations

DRYWALL CRACK (TYPICAL)

The west and north wall/ceiling covering has a crack in the drywall. The cracking is the result of movement of the home. This type of cracking is common in new and older homes and is cosmetic.



6: LIVING ROOM | HALLWAYS

Information

General: General Photos



Interior Doors: None

No operable doors to the interior of the home.

Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: None

No ceiling fan installed.

Action items

6.6.1 Floors 2

TILE CRACKED (COSMETIC)

Recommendations

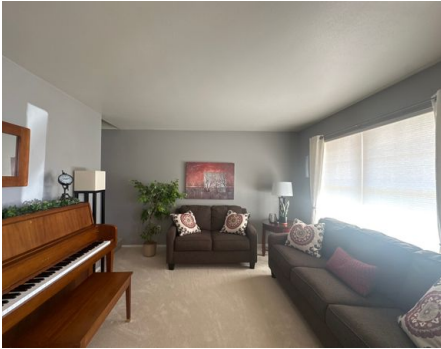
Multiple floor tile at the hallways are cracked/damaged. This condition is cosmetic and no action is required.



7: FAMILY ROOM

Information

General: General Photos



Interior Doors: None

No operable doors to the interior of the home.

Exterior Doors: Good - Functioning

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling Fans: None

No ceiling fan installed.

8: DINING ROOM

Information

General: General Photos



Interior Doors: None

No operable doors to the interior of the home.

Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

9: PRIMARY BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

10: LOWER NORTH BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

11: UPPER NORTH BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Action items

11.4.1 Windows

DIFFICULT TO OPERATE



The east wall right hand window is difficult to operate. The locking mechanism / window may need an adjustment for its improved function. Recommend having this condition further evaluated.

12: UPPER SOUTH BEDROOM

Information

General: General Photos



Interior Doors: Good- Functioning Exterior Doors: None

No operable human doors to the exterior of the home.

Windows: Good - Functioning

Floors: Good

Functional at this time. No damage was visible to the visible areas.

Walls: Good

No damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

13: LAUNDRY ROOM

Information

Laundry Room - Location:

Location

Hallway Closet

Ceiling: Good

The ceiling is in good condition.

Exhaust Vent: Good - Functioning



Washer and Dryer: YES Wash/Dry

A clothing washer and dryer are installed.

Clothes Dryer Connections: Electric (Good)

The home has connections for an electric clothes dryer.

Clothes Dryer Venting: To Exterior

The clothes dryer vents to the exterior of the home.

Washing Machine Connections: Connection Box

There is a connection box installed in the wall with a hot and cold water valve and a drain pipe. The drain pipe was not flood tested.

Limitations

Walls

NOT VISIBLE

The wall surface was not fully visible due to items placed in front of and/or on the wall surface. The wall surface could not be inspected.

Floors

NOT VISIBLE

The visibility of the floor was limited due to the floor coverings and/or room furnishings. The floor surface could not be inspected.

Washing Machine Connections

NOT VISIBLE

The connections to the clothes washing machine were not accessible. The connections could not be inspected.



14: KITCHEN | DINING AREA

Information

General: General Photos



Interior Doors: None

The room does not have any operable doors to the interior of the home.

Exterior Doors: Good

The exterior human door is functional.

Windows: Good

The windows are functional at this time.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Ceiling Fans: Good

The ceiling fan is functional.

Cabinets: Good

The cabinets are functional.

Ceiling Fans: Remote Monitor

The ceiling fan is functional. The fan uses a remote control to operate the unit. Recommend confirming the remote is in the home at the final walk-through inspection.

Action items

14.5.1 Floors

TILE CRACKED (COSMETIC)



The floor tile is cracked/damaged. This condition is cosmetic and no action is required.



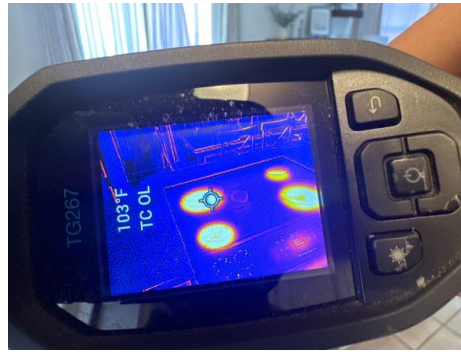
15: KITCHEN - APPLIANCES

Information

Stove/Cooktop: Stove/Cooktop Type
Electric

Stove/Cooktop: Good
The stove/cooktop is functional.

Oven: Oven Type
Electric



Oven: Good
The oven is functional.

Ventilation: Good
The kitchen has a hood vent installed that is functional.

Dishwasher: Good
The dishwasher is functional.

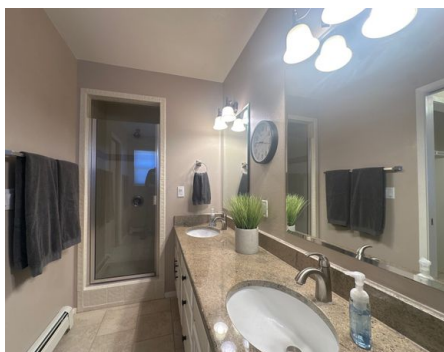


Garbage Disposal: Good
The disposal unit is functional.

16: PRIMARY BATHROOM

Information

Interior Doors: General Photos



Interior Doors: Good

The interior door is functioning.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Toilet: Good

The toilet is functioning.

Sink: Good

The sink is functional.

Sink Fixture: Good

The sink fixture is functional.

Cabinets: Good

The cabinets are functional.

Counters & Backsplash: Good

The counter tops and back splash are functional.

Tub/Shower Type: Tub/Shower Type

Shower

Shower Door: Good

The shower has an operable door enclosure. The door is functional.

Shower Fixtures: Good

The shower fixture is functional.

Shower Surround: Good

The surround is functional.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

Action items

16.16.1 Shower Surround

TILE (CAULKING)

The exterior tile surround is in need of caulking/grout maintenance at the corner edge of the shower. Recommend applying caulking to seal the tile surround.



Recommendations



17: LOWER HALLWAY BATHROOM

Information

Interior Doors: General Photos



Walls: Good

The walls do not show signs of damage at this time.

Toilet: None

The bathroom does not have a toilet.

Cabinets: Good

The cabinets are functional.

Shower Door: Good

The shower has an operable door enclosure. The door is functional.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

Interior Doors: Good

The interior door is functioning.

Ceiling: Good

The ceiling is in good condition.

Sink: Good

The sink is functional.

Counters & Backsplash: Good

The counter tops/back splash are functional.

Shower Fixtures: Good

The shower fixture is functional.

Windows: Good

The windows are functional at this time.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Sink Fixture: Good

The sink fixture is functional.

Tub/Shower Type: Tub/Shower Type Shower

Shower Surround: Good

The surround is functional.

18: UPPER HALLWAY BATHROOM

Information

Interior Doors: General Photos



Windows: None

The room does not have any operable windows.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Toilet: Good

The toilet is functioning.

Sink: Good

The sink is functional.

Sink Fixture: Good

The sink fixture is functional.

Cabinets: Good

The cabinets are functional.

Counters & Backsplash: Good

The counter tops and back splash are functional.

Tub/Shower Type: Tub/Shower Type

Combo

Bathtub Door: Curtain

The bathtub is designed to use a curtain.

Tub Fixtures: Good

The tub fixture is functional.

Tub Surround: Good

The surround is functional.

Jetted Tub Function: None

The tub does not have jets or an aeration function.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

Action items

18.17.1 Bathtub Drain

TUB (DRAIN SLOW)

The tub was noted to be draining slowly. This indicates that the drain may be obstructed and needs to be cleared. Recommend consulting with a plumbing contractor for repairs.



Recommendations



19: POWDER ROOM

Information

Interior Doors: General Photos



Interior Doors: Good

The interior door is functioning.

Windows: None

The room does not have any windows.

Walls: Good

The walls do not show signs of damage at this time.

Ceiling: Good

The ceiling is in good condition.

Exhaust Vent: Good

The room has an exhaust fan installed that is functioning.

Toilet: Good

The toilet is functioning.

Sink: Good

The sink is functional.

Sink Fixture: Good

The sink fixture is functional.

Cabinets: Good

The cabinets are functional.

Counters & Backsplash: Good

The counter tops and back splash are functional.

Tub/Shower Type: Tub/Shower Type

None

Tub/Shower Type: None

The bathroom does not have a tub/shower.

Exterior Doors: None

The room does not have any operable human doors to the exterior of the home.

Floors: Good

The floors are noted to be functional at this time. No damage was visible to the visible areas.

20: GENERAL INTERIOR

Information

Home is Furnished: YES

The home is furnished.

General Interior - Walls: Interior Wall Material

Drywall

General Interior - Ceilings: Interior Ceiling Finish

Drywall

General Interior - Floors: Interior Floor Material

Tile, Laminate Wood, Carpet

Security System: No

The home does not have a security system installed.

Windows - Materials and Style: Window Material

Aluminum

Windows - General Condition: Good

The windows are functional with typical signs of wear.

Stairways & Handrails - Condition: Steps OK

The stairway is functional.

Stairways & Handrails - Condition: Rail OK

The hand rail is secured and functional.

Thermography Scan: Infrared/Good

An Infrared Scan was performed at the time of the inspection. No conditions requiring repair were observed.



Limitations

General Interior - Condition

LIMITED VISIBILITY (PERSONAL BELONGINGS)

The home was noted to be full of personal belongings. This can make it difficult to visually detect a condition in the home that may need correction.

Action items

20.8.1 Smoke Detectors

 Recommendations

NOT ALL ROOMS (RECOMMEND)

The home is not sufficiently equipped with smoke alarms. This was not required when the home was built. Having smoke alarms installed within 6 feet of all bedroom doors and in each bedroom can increase the safety of the home.

20.9.1 Carbon Monoxide Detector

 Recommendations

RECOMMEND

A carbon monoxide detector was not noted in the home. Installing a carbon monoxide detector can increase the safety of the home.

21: MECHANICAL ROOM/CLOSET

Information

Mechanical Room/Closet -

Exterior Doors: Good

The garage exterior human door is functional.

Action items

21.2.1 Mechanical Room/Closet - Walls



MOISTURE STAINING (DRY)

Multiple walls have moisture staining on the surface. The condition indicates that a leak had occurred. The area was dry at the time of the inspection. Recommend monitoring this condition during heavy rainfall.

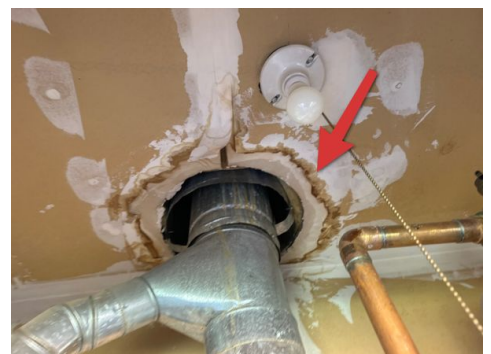


21.3.1 Mechanical Room/Closet - Ceiling



MOISTURE STAINS (DRY)

The ceiling has moisture stains noted on the surface. The water staining indicates there was a past leak and the area was noted to be dry at the time of the inspection. Recommend monitoring the area(s) during heavy rain fall for active leaks.



22: PLUMBING SYSTEM

Information

Water Supply - Shut Off: Shut Off
Water Heater



Water Supply - Material: Material
Copper

Gas Supply : Gas Type
Natural Gas

Gas Supply : Main Shut-Off Location
South Exterior, Gas Meter



Waste Pipes: Water Supply - Waste Pipes
Plastic (PVC/ABS)

Sewer Line Clean Outs: Clean Outs
Driveway



Water Supply - Water Filter: Water Supply - Filter
None

The home was noted to have a water filtration system installed. Testing of this type of system is beyond the scope of the home inspection. Recommend inquiring with the seller about the care and maintenance of the system.

Water Supply - Water Pressure: Water Pressure
50-60 PSI

The house water pressure was tested at the exterior hose bib. The normal range for a home is between 40-75 PSI.

Sewer Line Clean Outs: Sewer Line Clean Outs

The clean outs are for the use of clearing the sewer line if a blockage occurs.

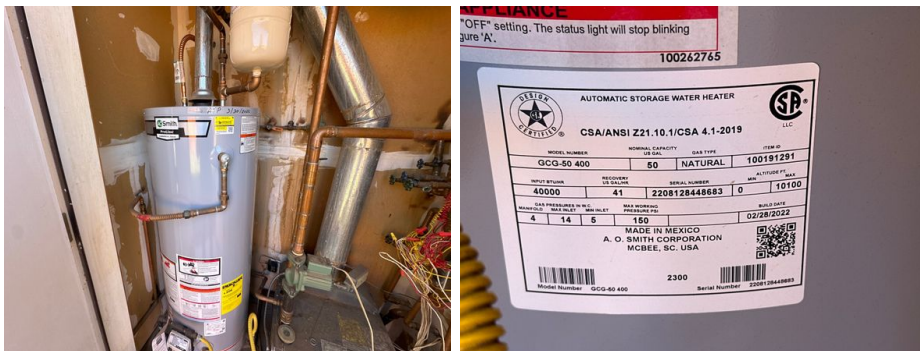
23: WATER HEATER

Information

Water Heater - 1 : Water Heater - 1 : Water Heater - 1 : Water Heater - 1 : GOOD function
Age 2 Years Old
Capacity 50 Gallons
 The water heater was functional at the time of the inspection.



Water Heater - 1 : Water Heater Location
 Exterior Closet



Water Heater - 1 : GOOD (Combustion Air)

Combustion air supply venting was noted. Calculations of the required air vent sizing is beyond the scope of a home inspection.

Water Heater - 1 : Good (TPR)

The unit has a TPR valve (Temperature and Pressure Relief) installed that terminates at a drain or the exterior of the home.

Water Heater - 1 : Good (Gas)

The gas line was noted to have a shut-off valve and a flexible gas line installed.

24: BOILER 1

Information

Boiler - 1: Energy Source - Type
Gas

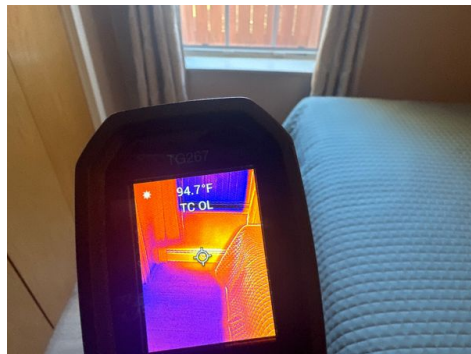
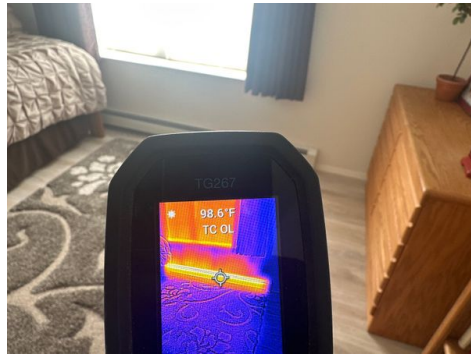
Boiler - 1: Boiler Age
Estimated 30 Years Old

Boiler - 1: System Pressure
9 PSI



Boiler - 1: System - Functioning

The system was functioning at the time of the inspection.



Boiler - 1: Boiler Location

Exterior Closet



Boiler - 1: Boiler Tubing Type

Kitec, PEX/Wirsbo



Boiler - 1: Gas Good

The unit uses gas to heat the home. The gas line was noted to have a shut-off valve and a flexible gas line installed.

Boiler - 1: Combustion Air - GOOD

Combustion air supply venting was noted. Calculations of the required air vent sizing is beyond the scope of a home inspection.

Boiler - 1: PRV - Good

The unit has a PRV (Pressure Relief Valve) installed that terminates at a drain or the exterior of the home.

Limitations

Boiler - 1

NOT VISIBLE (PIPING IN SLAB)

The type of tubing used is not fully visible and could not be determined. Copper piping is used at the boiler, but the pipe in the slab was not visible.

Action items

24.1.1 Boiler - 1

**20-25 (MONITOR)**

The unit is estimated to be 30 years old. The life expectancy is 20-25 years. It is not possible to determine when the unit will need to be replaced. Recommend monitoring the unit for repairs or replacement.

24.1.2 Boiler - 1

**WATER STAINS (EXHAUST VENT)**

Water stains from past water entry into the exhaust vent pipe was noted. The area was dry at the time of the inspection. Recommend monitoring the area during heavy rain fall for possible leaks. Recommend making repairs if water entry is noted.



24.1.3 Boiler - 1

**LOW<10PSI**

The pressure is low. Standard pressure regulators come set at 12-15 PSI. Recommend having the unit further evaluated for any needed maintenance or repairs.

24.1.4 Boiler - 1

**DIELECTRIC UNION (PAST LEAK)**

The dielectric union shows signs of past leakage of water. No active leaks were observed at this time. The part should be evaluated for repairs. Recommend consulting with a plumbing and boiler heating contractor for any maintenance/further evaluation.



24.1.5 Boiler - 1

**AIR SEPARATOR (PAST LEAK)**

The air separator shows signs of past leakage of water. No active leaks were observed at this time. Recommend consulting with a plumbing and boiler heating contractor for any maintenance/further evaluation.



25: HEAT PUMP WITH AIR CONDITIONING

Information

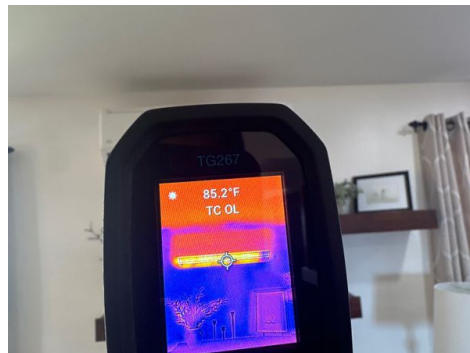
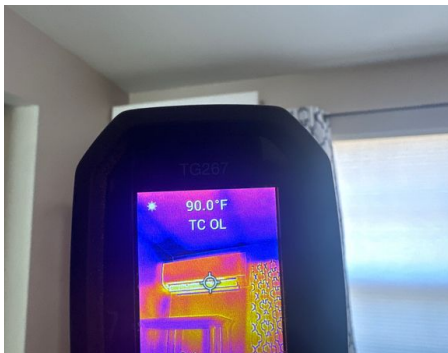
Heat Pump/Air Conditioning -
Age : Unit Age
 Unknown

Heat Pump with Air Conditioning
- Supply Air Temp: Supply Air
Temperature
 Heat Good, Temps Low - Not Tested

Heat Pump with Air Conditioning - Primary Type: Heat Pump/Air Conditioner (Location and Type)
 Ground, Multiple Compressors



Heat Pump with Air Conditioning - System Condition: Good
 The unit is functional at this time.



26: ELECTRICAL SYSTEM

Information

Electric Service - Location:
Electrical Service Location
Underground



Grounding Equipment: Grounding Equipment/Source
Rod in the ground

Conductors - Main Service Cables:
Copper

Conductors - Branch Wiring:
Copper
The electrical branch wiring in the home is copper.

Main Panel Location: Main Panel Location
Garage



Main Panel Power: 200 amps
200 amps/ 240 Volt



Service Disconnect Switch: Main Panel
Located at the main electrical service panel

Breaker Labeling: Label Yes
The electrical breakers in the main electrical panel are labeled.

Electrical Subpanels - Location: Electrical Sub-Panel Locations
Exterior



Outlets/Switches - Exterior: Good
The outlets are GFCI protected.

Outlets/Switches - Kitchen: Good
The outlets are GFCI protected.

Outlets/Switches - Bathrooms: Good
The outlets are GFCI protected.

Outlets/Switches - Laundry Room

: Good

The outlets are GFCI protected.

AFCI(Arc Fault Circuit Interrupter) Breakers: Not Required

At the time of the construction of the home, ACFI breakers were not required to be installed in the electrical panel. No AFCI breakers were noted.

Action items

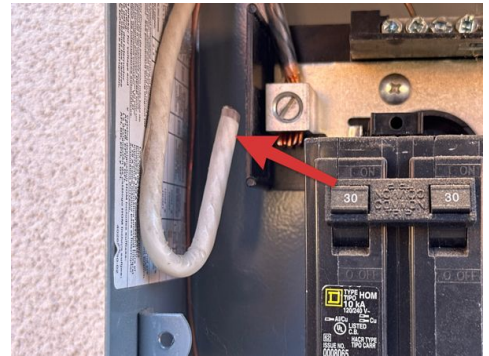
26.12.1 Electrical Sub- Panel(s) Condition

WIRING (IMPROPER TERMINATION)



Safety Hazard

An electrical wire (x1) located inside the electrical sub panel was noted to be improperly terminated/not connected. Recommend having this condition further evaluated and a wire nut installed to improve the safety of the home.



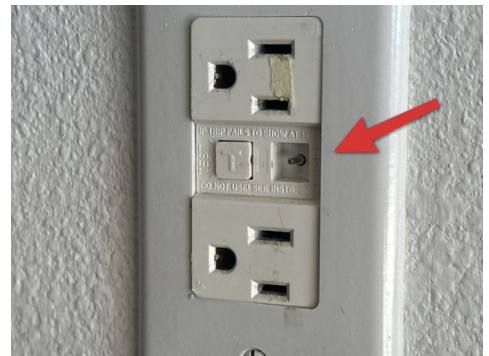
26.15.1 Outlets/Switches - Garage

OUTLET DAMAGE



Safety Hazard

The outlets (x1) located at the garage north wall are damaged and should be replaced. Recommend consulting with an electrical contractor for repairs for the increased safety of the home.



26.17.1 Outlets/Switches - Bathrooms

REVERSE POLARITY



Safety Hazard

The outlets (x1) located at the hallway bathroom are wired incorrectly. The wiring to these outlets should be evaluated to correct this condition. Recommend consulting with an electrical contractor for repairs for the increased safety of the home.



27: FOUNDATION

Information

Foundation - Foundation: Slab

The foundation is a slab on grade foundation that has footings that are below the grade of the soil, with no visibility of the footings and limited visibility of the stem walls.

Limitations

Foundation - Slab Condition

NOT VISIBLE

The condition of the slab cannot be visually observed. A finished flooring has been installed over the surface.

28: ATTIC SPACE

Information

Attic & Insulation - Structure: Decking Material is (OSB)

The roof decking material is OSB (oriented strand) board sheeting

Attic & Insulation - Ventilation: Good

The ventilation is adequate for the attic space.

Attic & Insulation - Insulation: Attic Insulation - Type

Fiberglass Batt Insulation

Attic & Insulation - Access: Attic Space - Access

Bedroom Closet, Garage Ceiling



Attic & Insulation - Structure: Wood Trusses

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the walls.

Limitations

Attic & Insulation - Access

ACCESS DOOR (LIMITED)

The access to the attic was limited to viewing from the access door. The attic does not have a floor or a walkway to safely walk on in the attic space.

STANDARDS OF PRACTICE

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems.

Roof System

The roof condition is visually evaluated, it is impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We do not inspect attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. Roofs require regular maintenance and it is recommended that every year the roof is evaluated for the purpose of regular maintenance needs and possible repair. The parapets, skylights, penetrations (vents, gas, electrical), hips, valleys and the roof drains are common areas that often require maintenance repair.

Laundry Room

Laundry appliances are operated for the purpose of evaluating safety devices on the installed units. We do not test the efficiency of the appliances performance or move the appliances. The condition of any walls or flooring hidden by the appliances may not be accessible to evaluate. Drain lines and water supply valves serving washing machines are not operated.

Kitchen - Appliances

The kitchen appliances are tested for basic functionality, but are not evaluated for their performance nor are all functions, settings or cycles operated. Appliances older than ten years may exhibit decreased efficiency. Water filtration systems, trash compactors, ice machines and other small appliances are not tested. These items are considered to be beyond the scope of a home inspection.

Plumbing System

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not intended for daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Any general comments about these systems and conditions are informational only and do not represent an inspection. Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and vegetation root movement or growth. Older homes with galvanized, orangeburg or cast iron supply or waste drain lines can be obstructed and barely working during an inspection and later fail under regular use. A significant portion of drainpipes are concealed, we can only evaluate their condition by observing the flow at drains and fixtures at the time of inspection.

Water Heater

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not intended for daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Any general comments about these systems and conditions are informational only and do not represent an inspection. Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and vegetation root movement or growth. Older homes with galvanized, orangeburg or cast iron supply or waste drain lines can be obstructed and barely working during an inspection and later fail under regular use. A significant portion of drainpipes are concealed, we can only evaluate their condition by observing the flow at drains and fixtures at the time of inspection.

Boiler 1

The inspector can only open readily available access panels provided by the manufacturer or installer for routine homeowner maintenance and evaluation, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights and ignite or extinguish solid fuel fires. The inspector is inspecting the visible portions of the unit and is not equipped to inspect areas that can only be done by dismantling the unit, such as the furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers. This is beyond the scope of a home inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of heat throughout a building cannot be addressed by a visual inspection.

Heat Pump with Air Conditioning

We test a representative number of switches and outlets, that are readily accessible, and do not perform load-calculations to determine if the supply meets the demand. The inspection does not include low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment and other components which are not part of the primary electrical power distribution system, but may be mentioned or commented on due to damage observed or informational purposes. Components of the electrical system that cannot be readily accessed due to storage of personal items or furniture, or lack of access (such as in the walls or concealed) cannot be inspected.

Foundation

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or may be dangerous to or adversely affect the health of the inspector or other persons. The foundation of the home is below the grade of the soil and often a visual inspection of these areas of the home are limited or completely inaccessible. Attics often do not have floors or rat runs installed for the purpose of walking through the attic, limiting the inspection of such areas to be performed from the access points only

Attic Space

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may limit the visibility of water pipes, electrical conduits, junction boxes, exhaust fans, framing and other