

Location:

2730 Pinewood Dr.

Rio Rancho, New Mexico 87124

Prepared Exclusively for:

Bryant and Janice Stock

Inspected On:

Sunday, November 27, 2016



Inspector:

Brad R.

***A+* Detection Home Inspection, LLC**

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Inspection Agreement

Customer or agent stated above has received prior authorization from owner/responsible party to allow A+ DETECTION HOME INSPECTION to perform the inspection necessary to provide a complete report of the above premises. This inspection report will not be used as a legal document or in legal proceedings unless prior notification is given and A+ DETECTION HOME INSPECTION granted written permission.

It is advisable for client/customer to obtain disclosure statements from the owner/resident of above noted property listing known problems.

All inspections of the interior and exterior of the building/premises are based only upon visual observations. Alarm systems, sprinkler systems, solar hot water systems, dishwasher, security systems, central vacuum systems and wells are not covered in this inspection and are not checked for safety of operation. Operational inspection of all utility systems, electrical, gas, heating and cooling systems should be secured by qualified licensed contractors.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to VISIBLE observation of apparent conditions existing at the time of this inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment items and systems will not be dismantled. The inspection and report do not address and are not intended to address the possible presence of or danger from any potential harmful substances and environmental hazards including but not limited to radon gas, lead based paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water airborne hazards

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that A+ DETECTION HOME INSPECTION is not an insurer and that the inspection and report are not intended to be construed as a guarantee or warranty of adequacy, performance or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts A+ DETECTION HOME INSPECTION its' agents and employees of and from all liability and responsibility for cost of repairing or replacing and unreported defects or deficiencies and for any consequential damage or personal injury of any nature.

In the event A+ DETECTION HOME INSPECTION/or its' agent or employees are found liable due to breach of contract, breach of warranty, negligent misrepresentation, negligent hiring or any other theory of liability, the liability of A+ DETECTION HOME INSPECTION its' agents and employees shall be limited to the sum equal to the amount of the fee paid by the CLIENT for the inspection report. This inspection expires 6 months from date of inspection and is non-transferrable.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

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This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION for purposes of identification and reporting, the front of this building faces west.

NOTES The house was estimated to be approximately 31 years old. Home was built in 1985.

Over the course of this inspection the temperature was estimated to be between 40 and 60 degrees.

The weather was sunny at the time of our inspection.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

EVAPORATIVE COOLER

Number of evaporative coolers: 1

The evaporative cooler is located on the roof.

The cooler is winterized and with routine maintenance should be reliable for a number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle,

uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

Furnace location: Dining room closet

Energy source: Natural gas

Furnace btu input rating: 100,000 btu's

SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

BURNERS

The burners were inspected and found to be clean and in good working order. No carbon monoxide was detected during the test of the gas forced air furnace.



AIR FILTERS The air filter for the heating unit is a conventional, Disposable filter. 16x25x1



THERMOSTAT The thermostat is located in the hallway

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

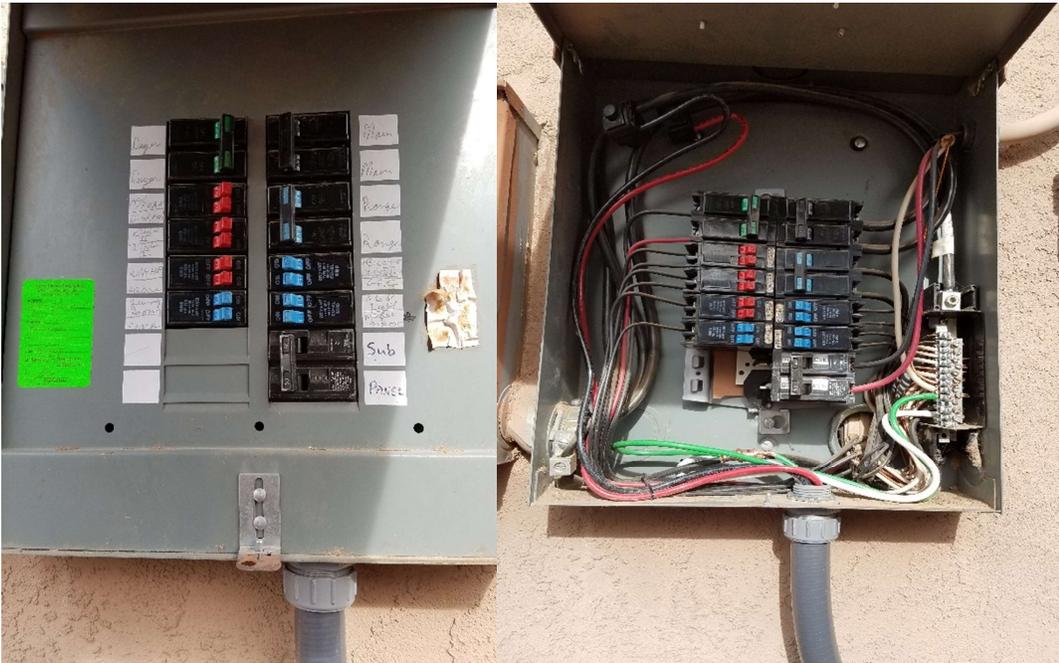
Capacity (available amperage): 100 amperes

Wiring material: Copper wiring where seen

MAIN SERVICE

The main electrical service panel is outside on the left side of the building.

Appears to provide labeling.



RECEPTACLES OVERALL

Two receptacles, one interior and one exterior, outlet boxes viewed to be dismantled protruding from wall.

LIGHTS OVERALL:

All lights and receptacles performed properly when turned on and off.



Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: Three

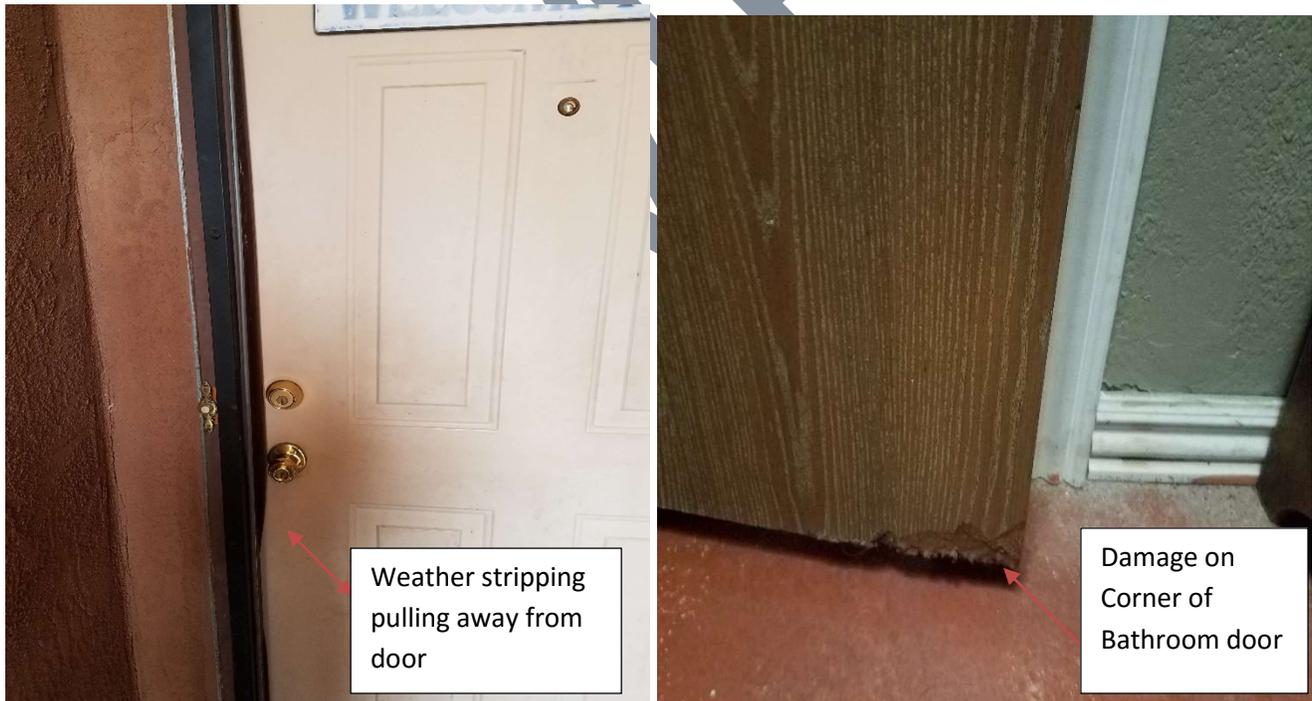
Number of bathrooms: Two

DOORS OVERALL

Doors appear to be in good condition.

Front door weather stripping will need to be replaced.

Minor Damage on bottom corner of Bathroom door



WINDOWS OVERALL:

Windows appeared to be satisfactory.

Front west side window by entrance door appears to have a screen cover that may need to be replaced

Bathroom

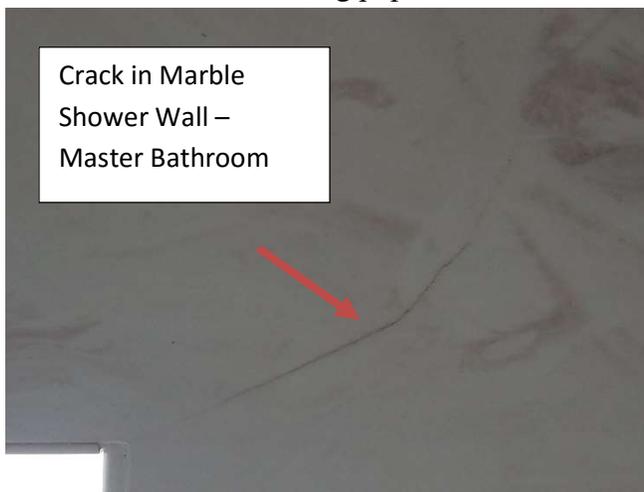
Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION

Master bathroom:

Cracks appear to be in the master shower walls. Filling appears to be applied.

One Master sink is missing pop-drain



Guest bathroom:

Sink functional drainage is not sufficient, More than likely an interference in the drainage.

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TOILET

The toilet was flushed and appeared to be functioning properly in both master and guest bathroom

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

SINK

There is a double sink.

RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

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FLOOR

No issues were observed with the Concrete floors in the kitchen

CABINETS

A mold/mildew-like substance was observed on the cabinet base beneath the sink

COUNTERTOPS

The countertop is Granite

STOVE

Make: GE Model #: JTP307M1SS

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

Make: GE Model #: JTP307M1SS

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL

Make: Kenmore. Model: Unknown

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

Make: Whirlpool Model: Unknown

The dishwasher responded to normal user controls and was found in good condition.

MICROWAVE

Make: Kenmore Model #: 790.80333310

No issues were observed with the microwave during the time of the inspection

REFRIGERATOR

Make: GE Model #: GSL25IGRB BS

Water dispenser in fridge in not working

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

FIXTURES

The laundry room washer box was in working condition

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

NO evidence of polybutylene plumbing observed.

GAS METER LOCATION

The gas meter is outside on the right side of the building.

The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Connections and penetrations: Sealed with metal flashing

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INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

The shingle surface appears to have been properly installed and is in good condition.

PLUMBING VENTS

All roof vents and penetrations are properly sealed.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In a Dining closet

Energy source: Natural gas

Capacity: 50 gallons

Age: Estimated to be 4 years' old

Earthquake strap regulations are in place



T/P RELEASE VALVE:

The discharge pipe from the pressure relief valve is properly draining downhill.

EXPANSION TANK

There is no expansion tank installed on the water heater.

Exterior/Site/Ground

BASIC INFORMATION

Exterior wall coverings: Combination of Brick and Stucco

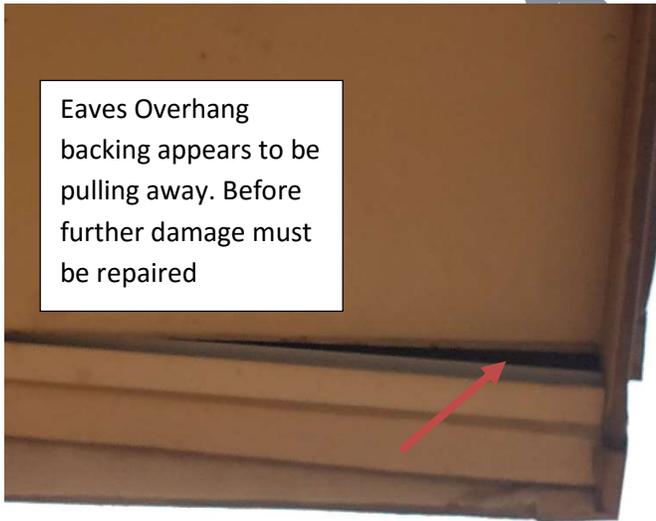
The stucco is cracked in various areas and will need to be repaired.



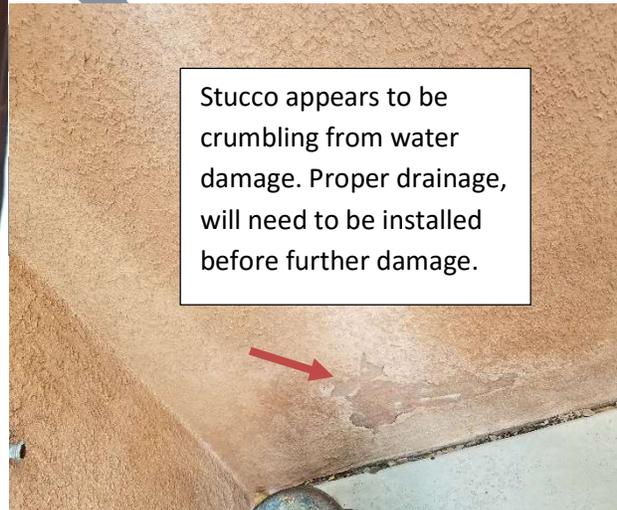
Cracks are appearing in the stucco around the window. Along with other minor cracks throughout.



No signs of dry rot. Before further damage, must be repaired and sealed



Eaves Overhang backing appears to be pulling away. Before further damage must be repaired



Stucco appears to be crumbling from water damage. Proper drainage, will need to be installed before further damage.

OUTDOOR RECEPTACLES

Outdoor receptacle box near front entrance is protruding from wall and is recommend for an electrician to fix. Picture available in [Electical](#)

DRIVEWAY

There are several cracks. This is primarily a cosmetic condition and is not affecting driveway performance. Repairs can be performed to restore the driveway's appearance.



FENCE AND GATING

Basic Information

Type: Masonry, Steel and Wood,

There are several loose cinder blocks along the wall. This needs to be repaired before further damage, and reflects safety concerns.



11/27/2016

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

The attic access is located in the Garage.

UNABLE to inspect Attic, Attic Entrance was blocked

Attic Entrance does not have a cover

Highly recommend re-inspection when area is clear.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

SWITCHES

Missing switch cover plates in garage.

WALLS

The walls are drywall.

Garage walls are not Inspected. View was blocked. We advise seller to clear out garage for re-inspection



CEILING

The garage ceiling open trusses

GARAGE DOORS

Garage door is equipped with an overhead door opener that functions properly

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

MAIN SERVICE

ELECTRICAL SYSTEM

The main electrical service panel is outside on the right side of the house.

GAS METER LOCATION

PLUMBING

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we

recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

SAMPLE