



Property Inspection Report

Happy Family

1120 Best Life
Santa Fe, NM
June 12, 2021



Inspector: Tim Perry

Perry Home Inspections

P.O. Box 6298
Santa Fe NM 87502
505-204-6772

office@perryinspectionsnm.com
perryinspectionsnm.com



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Friday, June 11, 2021

Dear Happy Family:

At your request, a visual inspection of the above referenced property was conducted on Saturday, June 12, 2021. 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 discover 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.

Sincerely,
Tim Perry
Perry Home Inspections

Action Items

Action items is a list of conditions that are in need of further attention. The action items are not the entire report. The entire report includes additional information about the home. It is recommended that the client read the entire report.

It is strongly recommended that you have qualified licensed contractors evaluate each concern further and the entire system for additional concerns that may be beyond our area of expertise or the scope of a home inspection BEFORE the close of escrow. Please contact the inspector or Perry Inspections for any clarifications about the report and comments or if you have any questions about the inspection.

EXTERIOR

Exterior Walls:

Condition 2:

The stucco is peeling at the hallway bathroom east wall and living room lower east wall. Recommend having the stucco evaluated for repair.

ROOF SYSTEM

Eaves - Soffits - Fascias:

Condition:

The roof fascia is showing signs of wear to the sealer/paint at the south portal/porch. Wood that is not properly sealed can deteriorate over time. Recommend having the wood sealed to prevent deterioration of the fascia trim.



INTERIOR ROOMS

South Bedroom:

Windows:

The window cannot be locked. The window needs to be adjusted to allow the locking mechanism to function properly.

PLUMBING SYSTEM

Sink:

Master Bathroom:

The left hand sink was noted to be draining slowly. This indicates that the drain is obstructed and needs to be cleared.

Bath tub:

Hallway Bathroom:

The tub was noted to be draining slowly. This indicates that the drain is obstructed and needs to be cleared.

HEATING - AIR CONDITIONING

Ductwork / Distribution:

Air Filter:

The ducting system is design to have an air filter installed at the return register(s). The filter is dirty and in need of replacement. Recommend having the filter replaced.



Comments

*Denotes items or conditions observed during the inspection that the inspector felt the client should be aware of. These items do not require any action to be taken. Modifications suggested are preventative maintenance or improvements to a system that **are not required repairs**.*

EXTERIOR

Exterior Walls:

Condition:

The stucco has hairline cracks that are normal. If any crack opening become 1/8 inch or larger, it is recommended to have the crack repaired.

ELECTRICAL SYSTEM

Service:

Solar Electrical System:

The home is equipped with a solar electrical system. The system is a roof mount installation. The testing of this type of system is beyond the scope of a home inspection and was not operated.



REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual observations of the conditions that existed at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, invasive procedures that may cause damage to the property, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the ASHI (American Society of Home Inspectors) standard of practice, a copy of which is available upon request.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, asbestos, environmental hazards, odors from household pets and cigarette smoke) is beyond the scope of our service.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: playground equipment, out buildings and sheds, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. All statements and information in this report are true and represent the conditions observed at the time of the inspection.



INFORMATION

Client & Site Information:

Inspection Date:

6/12/2021 at 1:30 PM.

Client:

Happy Family.

Inspection Site:

1120 Living The Dream St.
Santa Fe NM 87507.

People Present:

Buyer, Buyers agent.

Building Characteristics:

Main Entry Door Faces:

North.

Year Built:

The home was built in 2017.

Building Style & Type:

Single level home, on a slab, with a flat roof and a pitched roof.

Utilities Status:

All of the utilities were on at the time of the inspection.

Weather Conditions:

Weather:

Sunny.

Outside Temperature (F):

60-70.

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.

Driveway/Walkways:

Driveway:

The driveway surface is gravel.

Condition:

The driveway is in functional condition.

Walkways:

The home has flagstone walkways.

Condition:

The walkways are in functional condition.

Entry Portal/Porch:

Structure/Framing:

The structure is functional.

Floor Surface:

The portal floor surface is concrete.

Portal Covering:

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

Fences/Walls & Gates:

Fencing/Walls:

The fencing or walls are functional. The house has a wooden fence and masonry wall.

Grading:**Drainage:**

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.

Retaining Walls:**Retaining Walls:**

The home does not have any retaining walls.

Landscaping:**Landscaping:**

No damage to the home from the vegetation was observed.

EXTERIOR

Exterior Walls:**Wall Construction:**

The walls are constructed with wood framing.

Wall Covering Materials:

The exterior wall covering is stucco.

Condition:

The stucco has hairline cracks that are normal. If any crack opening become 1/8 inch or larger, it is recommended to have the crack repaired.

**Condition 2:**

The stucco is peeling at the hallway bathroom east wall and living room lower east wall. Recommend having the stucco evaluated for repair.

**Exterior Wood/Trim:**

The home does not have any exterior wood trim.

Exterior Wall Flashing:

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

Exterior Doors:**Exterior Doors:**

The exterior doors are functional.

Screen Doors:

The screen doors are functional.

Door Bell

The home has a door bell that is functioning properly.

Exterior of Windows:**Screens:**

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

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.

Roof:**Roof Access:**

The roof surface was inspected by accessing the roof with a ladder and walking on the roof.

**Roof Pitch:**

The roof surface has sections that are flat and sections that are pitched at 5 x 12.

Roof Material:

The roof covering is a metal panel covering and a rubber/TPO membrane covering.

Condition:

The roof did not show any signs of need for repairs at this time. It is recommended that the roof be inspected annually for maintenance and repairs.

Roof Metal Flashings:**Roof Flashings:**

The roofing metal flashing is functioning.

Roof and Attic Venting:**Condition & Type:**

The roofing system is vented at the sides of the parapet walls of the roof.

Canales:

Material:

The canales are made of wooden frames, lined with metal flashing.

Condition:

The canales are functional.

Gutters & Downspouts:

Condition:

The gutters are functional.

Eaves - Soffits - Fascias:

Material Type:

The fascia is wood. The eaves are covered with wood.

Condition:

The roof fascia is showing signs of wear to the sealer/paint at the south portal/porch. Wood that is not properly sealed can deteriorate over time. Recommend having the wood sealed to prevent deterioration of the fascia trim.



Skylights:

Skylights:

The home is noted to have skylights installed.

Skylights Condition:

The skylight(s) are secured and functional.

CHIMNEY/FIREPLACE

Annual cleaning of the chimneys is advised when the chimney is used regularly during the winter season or before use when buying a home.

Living Room:

Chimney Flue and Chase:

The home does not have a fire place chimney.

GARAGE - CARPORT

Garage:

Description Type:

The home has an attached two car garage.

Wall Construction:

The walls are constructed with wood framing.

Garage Car Door Condition:

The garage car door is functional.

Garage Door Safety:

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

Garage Door Weather Stripping:

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



Interior Doors:

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

Exterior Doors:

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

Windows:

The garage does not have any windows.

Garage Interior:

The garage interior walls have been closed in with drywall. It could not be determined if the garage walls have been insulated.

Fire Wall:

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

Walls:

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

Garage Floor:

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

Garage Ceiling:

The garage ceiling has a finished covering installed, it could not be determined if the ceiling has been insulated. The garage ceiling is in good condition.

INTERIOR ROOMS

Main Entry/Hallways:

Interior Doors:

The room does not have any operable interior doors.

Exterior Doors:

The exterior doors are functional at this time.

Windows:

The room does not have any windows.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Living Room:

Interior Doors:

The room does not have any operable interior doors.

Exterior Doors:

The exterior doors are functional at this time.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The ceiling fan is functional.



Dining Room:

Interior Doors:

The room does not have any operable interior doors.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The room does not have a ceiling fan installed.

Master Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The ceiling fan is functional.

West Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The ceiling fan is functional.



East Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The ceiling fan is functional.

South Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The window cannot be locked. The window needs to be adjusted to allow the locking mechanism to function properly.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

LAUNDRY AREA

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.

Laundry Room:

Location:

Own Room.

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The room does not have any windows.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Washer and Dryer:

A clothing washer and dryer are installed.

**Washing Machine Connections:**

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.

**Clothes Dryer Connections:**

The home has connections for a gas clothes dryer. The gas line to the dryer has a shut-off valve and a flexible gas line installed. The home has connections for an electric clothes dryer also.

Clothes Dryer Venting:

The clothes dryer vents to the exterior of the home.

KITCHEN - APPLIANCES

Kitchen:**Interior Doors:**

The room does not have any operable interior doors.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Ceiling Fans:

The room does not have a ceiling fan installed.

Cabinets:

The cabinets are functional.

Counters & Backsplash:

The counter tops and back splash are functional.

Sink:

The sink is functional.

Sink Fixture:

The sink fixture is functional.

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.

Kitchen Appliances:

Stove/Cooktop:

The stove/cooktop is functional. The stove/cooktop is a gas burning unit.

**Oven:**

The oven is functional. The oven is a gas burning unit.

**Ventilation:**

The kitchen has a hood vent installed that is functional.

Dishwasher:

The dishwasher is functional.

Garbage Disposal:

The disposal unit is functional.



BATHROOMS

The waterproof integrity of concrete or tiled tubs and shower surrounds is beyond the scope of a home inspection. We operate steam showers, jetted tubs and saunas for basic functionality.

Master Bathroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Cabinets:

The cabinets are functional.

Counters & Backsplash:

The counter tops and back splash are functional.

Sink:

The left hand sink was noted to be draining slowly. This indicates that the drain is obstructed and needs to be cleared.

Sink Fixture:

The sink fixture is functional.

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Toilet:

The toilet is functioning.

Tub/Shower Type:

The bathroom has a shower.

Shower Door:

The shower is designed to use a curtain.

Shower Fixtures:

The shower fixture is functional.

Shower Surround:

The surround is functional.

Hallway Bathroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

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

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

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

Cabinets:

The cabinets are functional.

Counters & Backsplash:

The counter tops and back splash are functional.

Sink:

The sink is functional.

Sink Fixture:

The sink fixture is functional.

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Toilet:

The toilet is functioning.

Tub/Shower Type:

The bathroom has a bathtub with a shower fixture.

Bathtub Door:

The bathtub is designed to use a curtain.

Tub Fixtures:

The tub fixture is functional.

Tub Surround:

The surround is functional.

Bathtub:

The tub was noted to be draining slowly. This indicates that the drain is obstructed and needs to be cleared.

Jetted Tub Function:

The tub does not have jets or an aeration function.

GENERAL INTERIOR

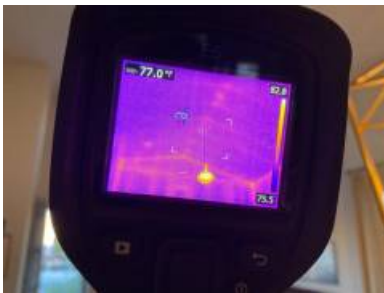
General Interior:

Home is Furnished:

The home is furnished.

Infrared Thermography Scan:

The thermal imaging scan did not detect any condition that may require repair or further evaluation at this time.

**Walls:**

The wall finish material is drywall.

Ceilings:

The ceiling finish material is drywall.

Floors:

The finish floor material is vinyl/linoleum.

Smoke/Fire Detectors and Security Alarms:

Smoke Detectors:

Smoke alarm(s) responded when tested.

Carbon Monoxide Detector:

There is a carbon monoxide detector installed in the home. The unit did respond when tested.

Security System:

The home does have a security system installed. The function of this type of equipment is beyond the scope of a home inspection and was not tested.

Windows:

Materials and Style:

The windows are vinyl.

General Condition:

The windows are functional with typical signs of wear.

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 Supply:

Shut Off:

The main water supply shut-off valve is located at the mechanical room.

**Material:**

The visible portions of the plumbing supply lines were noted to have copper and pex tubing pipes.

Water Pressure:

The house water pressure was tested at the exterior hose bib, and was measured to be 60-70 PSI (pounds per square inch). The normal range for a home is between 40-75 PSI.

Waste Pipes:

The visible portions of the waste drain pipe was noted to have plastic(PVC/ABS) pipes.

Sewer Line Clean Outs:

The sewer line clean outs are located at the north exterior of the home.



Water Heater:

Water Heater Location:

The water heater is located in the mechanical room.



Capacity:

The hot water to the home is supplied by a tankless water heating system. This unit heats water only when hot water is desired.

Age:

The water heater is 3 years old.

Energy Source:

The unit is a gas/propane burning unit. The gas line was noted to have a shut-off valve and a flexible gas line installed.

Raised Platform:

The unit is installed on a platform. The height of the platform is at or above what is required.

Combustion Air:

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

TPR Valve/Drain Line:

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

Gas Supply:

Gas Supply:

The home has natural gas service. The gas meter is located at the east exterior of the home.



HEATING - AIR CONDITIONING

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.

Furnace:

System Location:

The heating system is located in the mechanical room.

**Age:**

The unit is 3 years old.

Furnace Condition:

The unit was functional at the time of the inspection.

**Energy Source:**

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.

Raised Platform:

The unit is installed on a platform. The height of the platform is at or above what is required.

Combustion Air:

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

Air Conditioning:

Primary Type:

The home has a Central Air System, with a compressor noted on the ground.



Age:

The unit is 3 years old.

System Condition:

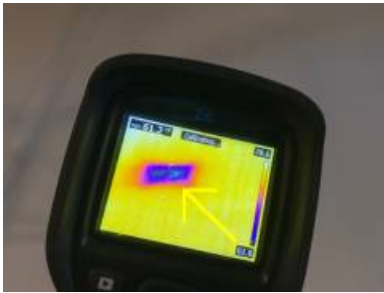
The unit is functional at this time.

Energy Source:

220 Volt Circuit.

Supply Air Temp:

The temperatures of the supply air is 55-60F.



Condensate Drain:

A condensate drain line has been installed and is functional.

Ductwork / Distribution:

Ducts / Air Supply:

The ducting system is noted to be in the framing of the home.

Air Filter:

The ducting system is design to have an air filter installed at the return register(s). The filter is dirty and in need of replacement. Recommend having the filter replaced.



ELECTRICAL SYSTEM

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.

Service:

Electric Service:

The main power line to the home is located underground.



Grounding Equipment:

The house electrical grounding source is to the slab rebar.

Solar Electrical System:

The home is equipped with a solar electrical system. The system is a roof mount installation. The testing of this type of system is beyond the scope of a home inspection and was not operated.



Conductors:

Main Service Cables:

The main service cables were not visible to determine the type of wiring material that has been installed.

Branch Wiring:

The electrical branch wiring in the home is copper.

Electrical Distribution Panels:

Main Panel Location:

East exterior.



Main Panel Power:
200 amps/ 240 Volt.



Service Disconnect Switch:
Located at the main electrical service panel.

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

Electrical Subpanels:
No electrical sub panels were observed.

AFCI(Arc Fault Circuit Interrupter) Breakers:
ACFI breakers were noted in the electrical panel. Testing of this type of equipment is beyond the scope of a home inspection.

Outlets/Switches:

Exterior:
The outlets are GFCI protected.

Garage:
The outlets are GFCI protected.

Kitchen Outlets:
The outlets near the sink basin are GFCI protected.

Bathroom Outlets:
The outlets near the sink basin are GFCI protected.

FOUNDATION/BASEMENT/ CRAWLSPACE/ATTIC

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.

Foundation

Foundation:
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.

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

Crawlspace:

Access Location:
The type of construction does not have or require a crawl 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 components.



Attic & Insulation:

Access:

The home does not have an accessible attic space. The framing and insulation could not be inspected or observed.