

Report: BALLARD, PAT REPORT

Inspection Address: 3237 Calle Celestial, Santa Fe, NM 87508

Page 1

Date: August 25, 2009

Confidential Inspection Report
3237 Calle Celestial
Santa Fe, NM 87508

Prepared for: Mrs. Pat Ballard

Prepared by: HAWK
3600 Cerrillos Rd. Suite 738
Santa Fe, NM 87507
505-699-0070 jeff@jeffreyhockersmith.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION	11
Site and Grounds	14
Exterior Report	17
Roofs	19
Plumbing Report	21
Bathrooms	24
Electrical Report	27
Heating	29
Air Conditioning Report	31
Interior Report	33
Insulation & Ventilation Report	35
Structural Report	36
Fireplaces & Solid Fuel Burning Appliances	37

08/27/2009

Mrs. Pat Ballard
3237 Calle Celestial
Santa Fe, NM 87507

re: Inspection at 3237 Calle Celestial, Santa Fe, NM , 87508
on 08/25/2009 at 01:00 PM

Dear Client:

At your request, a visual inspection of the above referenced property was conducted. This summary inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is neither an insurance policy nor a warranty service.

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 a summary report consisting of the Inspector's opinions and judgment, resulting from the inspection. There may be some overlap, redundancy, or your opinions may differ from the Inspector's conclusions. In the event of disagreement please feel free to present your own opinions to your Realtor or to the seller. The following comments have been abstracted from the report itself. Please take time to read the entire report and to review the limitations contained in the inspection agreement.

REPORT SUMMARY

The following items should be addressed:

ACTION ITEMS: These are concerns of safety, health, major cost or immediacy.

Bathrooms

HER MASTER BATHROOM

GFCI PROTECTION:

The GFCI receptacle was tripped and would not reset. Replace the receptacle.

Heating

STUDIO APPLICABLE COMPONENTS

VENTING:

The furnace vent pipe is rusted and may require replacement in the near future. This should be routinely monitored for signs of further deterioration and replaced when necessary. These units should not be turned off as flue gases condense in the flue and may cause oxidation in the boiler itself. Contact a how water heating specialist.

HEATING COMMENTS

CONCLUSIONS:

Pilot off. Not tested. Contact a hot water heating specialist to evaluate the unit.

Interior Report

INTERIOR CONDITIONS

SMOKE/FIRE/CARBON MONOXIDE DETECTORS:

Main house: One or more of the smoke detectors are "chirping." This usually indicates a weak battery or decay of the radioactive sensor. We recommend the batteries be replaced in all non-hardwired detectors. If they are hard wired then replace the unit(s).

MAINTENANCE: These are relatively minor repairs or cosmetic issues, or matters of regular and timely care.

Site and Grounds

CONDITIONS

GRADING:

Fill in any low spots next to the structure and make sure that there is a 1/4 inch to the foot slope away from the structure.

RETAINING WALLS:

True retaining walls are engineered structures retaining earth, which, if they collapsed, would adversely affect the integrity of buildings, driveways, pools, or other improvements. We are not equipped to analyze such structures using mathematical and engineering tools.. The structural retaining walls appear to have performed as intended and are in acceptable condition with the exception of north railroad tie walls. They have subsided and should be repaired.

Exterior Report

EXTERIOR SURFACES

STUCCO:

Main house: The good condition of the exterior wall stucco, including a noticeable lack of superficial cracking, indicates both proper original installation and a stable structure and building site. Studio: The good condition of the exterior stucco indicates both proper original installation and a stable structure and building site. The minor hairline cracking is usually a result of shrinkage of materials and should not be considered a structural deficiency. If the cracks becomes larger over time, they should be patched and sealed as part of routine maintenance. Flexible patching materials are recommend rather than rigid cementitious patching compounds. If acrylic stucco is present try to keep all minor cracks patched with acrylic emulsion. There are area(s) where plastered walls were not covered by a color coat.

FLASHING & TRIM:

The exterior trim appears to be properly installed and in acceptable condition. There are openings at sections, seams and joints of the trim. We recommend caulking and sealing to help prevent air and pest infiltration, moisture entry and subsequent damage. We recommend that urethane caulk be used rather than silicone, butyl or latex.

EXTERIOR DOORS:

The exterior doors appear to be properly installed and in acceptable condition. One studio sill has come loose. Reattach it.

EXTERIOR ATTACHMENTS

STEPS:

Cosmetic grout damage was noted. Repair as needed. The rear studio stairs are spalling and undercut.

PORTALES:

Some of the tile grout is loose, cracked or missing at the floor of the portales. We recommend

the grout be replaced for a better appearance and to minimize damage to the edges of the tiles.

Roofs

ROOF

FLASHINGS:

Separations and lifting membrane material were noted at several locations at the roof perimeter. Repair as needed.

Bathrooms

HER MASTER BATHROOM

TUB/SHOWER SURROUND:

There are gaps in the shower wall grout. We recommend regrouting or caulking before moisture penetrates into the underlying materials.

COUNTERTOP:

The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.

HIS MASTER BATHROOM

COUNTERTOP:

The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.

MAIN HOUSE N.E. GUEST BATHROOM

COUNTERTOP:

Some of the countertop grout is cracked and/or missing. We recommend regrouting.

STUDY 1/2 BATHROOM

COUNTERTOP:

The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location. The joint between the countertop and the backsplash is open and subject to moisture penetration. We recommend this joint be caulked and maintained to help prevent water entry and subsequent damage.

MAIN HOUSE 1/2 BATHROOM/POWDER ROOM

TOILET:

The toilet does not flush completely. We recommend it be repaired.

Air Conditioning Report

STUDIO A/C

EVAPORATIVE COOLER:

The cooler appears to be properly installed and in operable condition, but could use some maintenance. Routine maintenance will keep it functional and maximize its useful life. The

pads are mineral laden and should be changed.

Interior Report

INTERIOR CONDITIONS

DOORS:

The doors appear to be properly installed and in acceptable condition. Several of the doors are missing their doorstops. This condition will lead to damage of the wall surfaces behind the doors. We recommend doorstops be installed where needed.

RECOMMENDED UPGRADES: These are matters that we strongly recommend, and may now be required for safety reasons, but may not have been at construction.

Plumbing Report

STUDIO DOMESTIC WATER HEATER

INSULATION:

None. Due to its location in an unheated area we recommend that insulation be installed over the water heater and at the water pipes themselves. Take care not to cover the burner compartment or the draft hood at the top of the unit. There is no need to insulate the pressure-temperature overflow pipe.

UNRESOLVED ISSUES AND ITEMS OF INTEREST:

GENERAL INFORMATION

UTILITY SERVICES

UTILITIES STATUS:

All utilities were on at the time of our inspection. Pilot lights for the studio were not lit, so gas burning appliances could not be inspected.

Plumbing Report

ADDITIONAL SYSTEMS:

LAUNDRY TUB/ WET BAR SINK:

There are signs of leakage under the kitchen bar sink. Investigate the source and repair as needed, if not already remedied.

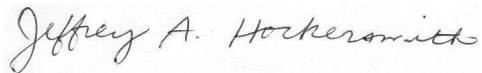
LANDSCAPE IRRIGATION SYSTEM:

The owner has shut it off and it has not been in use. Since we do not inspect landscape irrigation systems, a demonstration of the equipment by the owner, to verify its proper operation, would be prudent.

Each of the action items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items may also be noted in the full report and should receive eventual attention, but none of them affects the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority of the maintenance items are usually the result of normal cosmetic wear and tear.

Thank you for selecting our firm to perform your pre-purchase property inspection. If you have any questions regarding the inspection report or the home please feel free to call us.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey A. Hockersmith". The signature is written in black ink on a white background.

Jeffrey A. Hockersmith, Inspector for HAWK

GENERAL INFORMATION

This report is intended to meet and exceed ASHI Standards of Practice. No liability will be undertaken by the Company for exceeding the Standards, as they define minimum procedural inspection guidelines.

CLIENT & SITE INFORMATION

FILE #: 20090825p.
DATE: 08/25/2009.
TIME: 01:00 PM.
CLIENT NAME: Mrs. Pat Ballard.
ADDRESS 1: 3237 Calle Celestial.
ADDRESS 2: Santa Fe, NM 87507.
LOCATION: 3237 Calle Celestial.
CITY/STATE/ZIP: Santa Fe, NM 87508.

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 those controls and their locations for your convenience. We urge that you familiarize yourself with their location.

LOCATION OF EMERGENCY CONTROLS

ELECTRIC METER: The electric meter is outside at front of the building.
ELECTRICAL PANEL: The main electrical service panels are located. in the main house and the studio.
ELECTRICAL DISCONNECT: The main electrical system disconnect is located in a rain tight enclosure at the electric meter(s).
SEWER CLEANOUT: The sewer cleanout is located at the left side of the building.
GAS METER: The gas meter is located at the street. The main gas supply shut off 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 to the entire structure.
WATER SHUTOFF: The domestic water supply main shut off valve is located near the water heater.

CLIMATIC CONDITIONS

WEATHER: At the time of our inspection the weather was cloudy. It had rained prior to our inspection.
SOIL: At the time of our inspection the soil was moist.
TEMPERATURES: The exterior temperature was 70 - 80 degrees during our inspection.
HUMIDITY: The exterior humidity was 42 % during the inspection.

BUILDING CHARACTERISTICS

ORIENTATION: All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front of the building being referenced. For purposes of identification and reporting the front of this building faces south.
ESTIMATED AGE: The building was reported to be 18 years old by the seller.
BUILDING TYPE: House and guest house.
STORIES: 1.
BELOW GRADE: Slab-on-grade.

UTILITY SERVICES

WATER SOURCE: Public supply. It is not within the scope of this report to determine the quantity or quality of the water supply. We recommend that you make inquiry with the seller, a testing company in this matter.
SEWAGE DISPOSAL: Private disposal (septic) system. It is not within the scope of this report to determine whether the waste disposal system is adequate, or to determine its condition and operation. We recommend that you make inquiry with the seller, a specialist or the New Mexico Environment Department regarding this matter.
UTILITIES STATUS: All utilities were on at the time of our inspection. Pilot lights for the studio were not lit, so gas burning appliances could not be inspected.

OTHER INFORMATION

AREA: This building is located in a suburban area.

OCCUPIED? The building is currently occupied by the owner.

CLIENT PRESENT: The client was present for the inspection.

PEST CONTROL: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. No evidence of pest infestation was noted.

Environmental issues include, but are not limited to radon, 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 or 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.

ENVIRONMENTAL CONCERNS

GENERAL COMMENT: No suspected environmental issues were observed at this property at the time of our inspection. Our observations regarding evidence of environmental is not a substitute for inspection by an environmental expert. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

MOLD / MILDEW: No visible evidence or conditions conducive to mold growth were encountered. Our observations regarding the presence or lack of visible mold is not a substitute for an inspection by an environmental inspector. We report current conditions only and cannot render a binding opinion regarding their cause or remediation.

PAYMENT INFORMATION

TOTAL FEE: 688.88.

PAID BY: Check.

REPORT LIMITATIONS

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear, and general state of repair. Our inspection is conducted in accordance with the American Society of Home Inspectors. A copy of these standards is available upon request.

This report is an overview of the conditions observed and is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property, 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 impressions of the conditions that existed at the time of the inspection only. 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, 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.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, 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 inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. We make no representations as to the extent or presence of code violations. 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. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. 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 tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

If you are not the client who agreed to this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. our report is based on information obtained at the site. With time, conditions change and the information contained in this report may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the original fee paid for this inspection in the Albuquerque area only. We will charge an additional travel fee for out of town locations. This offer is good for six months from the date of inspection, at which time we recommend a complete new inspection be performed.

Site and Grounds

INTRODUCTORY COMMENTS

BASIC INFORMATION:

Site grading: Sloped toward the structure in areas. General lot topography: Sloped lot. Driveway surface: Asphalt. Parking lot surface: Asphalt. Walkway surface: Stone. Patios: Stone. Retaining wall material: Masonry. Rock or stone. Railroad ties.

CONDITIONS

TREES/VEGETATION:

Trees and vegetation are in acceptable condition.

GRADING:

Fill in any low spots next to the structure and make sure that there is a 1/4 inch to the foot slope away from the structure.



RETAINING WALLS:

True retaining walls are engineered structures retaining earth, which, if they collapsed, would adversely affect the integrity of buildings, driveways, pools, or other improvements. We are not equipped to analyze such structures using mathematical and engineering tools. The structural retaining walls appear to have performed as intended and are in acceptable condition with the exception of north railroad tie walls. They have subsided and should be repaired.



WALKWAYS:

Spalling of the surface of the concrete walkways is probably due to freeze/thaw action and would be considered a cosmetic defect. Repair for a better appearance would be considered optional. Most repair techniques will prove to be unsatisfactory.

PATIOS:

Spalling of the surface of the concrete patio is probably due to freeze/thaw action and would be considered a cosmetic defect. Repair for a better appearance would be considered optional. Most repair techniques will prove to be unsatisfactory. Some of the brick at the entry has settled slightly.



PATIO COVER:

The patio/portal cover appears to be properly installed and in acceptable condition. There are water stains on the underside of the patio cover. Because of the acceptable condition of the roof, we conclude these are old stains and not an indication of a deficiency. The stains should be properly sealed prior to any repainting or refinishing.

DRIVEWAYS:

The asphalt driveway has reached the stage where patching and sealing have been necessary, but is currently in acceptable condition. Resealing the surface is recommend in the course of routine property maintenance.



PARKING LOT:

The asphalt parking lot has reached the stage where patching and sealing have been necessary, but is currently in acceptable condition. Resealing the surface is recommend in the course of routine property maintenance.

OTHER SITE COMPONENTS

GFCI LOCATION:

GFCI protection has been installed at the exterior providing an increased margin of safety. We recommend testing the device(s) on a monthly basis.

GAS METER CONDITION:

The gas meter is in acceptable condition.

FENCES:

Fencing is in acceptable condition. Gate(s) are properly installed and in acceptable condition.

GENERAL COMMENTS:

The site had an appearance, which suggested regular and conscientious maintenance. Any items singled out for attention should be considered exceptions to a generally well maintained property. Continued maintenance will prolong the service life of the exterior components.

Exterior Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

Our review of the site and grounds includes grading, drainage, fencing, gates, walkways, driveways, patios, and retaining walls connected to or directly adjacent to the structure. Examination of the building exterior includes the finished surfaces and siding, windows, doors, flashing, trim, facias, eaves, soffits, decks, porches, and railings. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of soil, vegetation, storage, and/or the nature of construction. In such cases these items are considered inaccessible.

EXTERIOR SURFACES

FACING/COATING TYPE(S):

Main house: Acrylic (Synthetic) Stucco. This is the preferred product for this climate, as it expands and contracts during heat swings, and allows water vapor out of the walls while repelling moisture from the wall interiors. Studio: Conventional Stucco. Conventional stucco is an older product which is not waterproof. It tends to crack and spall (peel). There is no long term cure for this condition except to recoat the walls with an acrylic, synthetic stucco product.



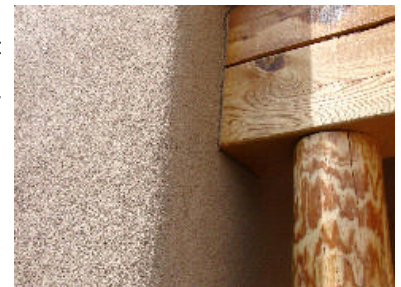
STUCCO:

Main house: The good condition of the exterior wall stucco, including a noticeable lack of superficial cracking, indicates both proper original installation and a stable structure and building site. Studio: The good condition of the exterior stucco indicates both proper original installation and a stable structure and building site. The minor hairline cracking is usually a result of shrinkage of materials and should not be considered a structural deficiency. If the cracks becomes larger over time, they should be patched and sealed as part of routine maintenance. Flexible patching materials are recommend rather than rigid cementitious patching compounds. If acrylic stucco is present try to keep all minor cracks patched with acrylic emulsion. There are area(s) where plastered walls were not covered by a color coat.



FLASHING & TRIM:

The exterior trim appears to be properly installed and in acceptable condition. There are openings at sections, seams and joints of the trim. We recommend caulking and sealing to help prevent air and pest infiltration, moisture entry and subsequent damage. We recommend that urethane caulk be used rather than silicone, butyl or latex.



EXTERIOR DOORS:

The exterior doors appear to be properly installed and in acceptable condition. One studio sill has come loose. Reattach it.



WINDOW EXTERIORS:

The windows appear to be properly installed and in acceptable condition.

SCREENING:

The screens appear to be properly installed and in acceptable condition.

GLAZING:

Glazing is in acceptable condition.

EXTERIOR ATTACHMENTS

DECKS:



STEPS:

Cosmetic grout damage was noted. Repair as needed. The rear studio stairs are spalling and undercut.



PORTALES:

Some of the tile grout is loose, cracked or missing at the floor of the portales. We recommend the grout be replaced for a better appearance and to minimize damage to the edges of the tiles.

RAILINGS:

Railings are present and acceptable.

ROOF OVERHANGS

FASCIAS:

The fascias appear to be properly installed and in acceptable condition.

GENERAL COMMENTS

EXTERIOR SUMMARY

The exterior features of the building generally appear to be properly installed and in acceptable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the exterior components. There are isolated areas where exterior features are in need of attention. These conditions suggest lapses in maintenance rather than significant structural or systemic deficiencies. We recommend action as discussed in the specific comments.

Roofs

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

N.B. - The tops of parapet walls (when present) are generally vulnerable to water penetration. All separations should be sealed as part of regular maintenance and the top of the parapets should be kept coated with a reflective or elastomeric material. Metal flashing, if present, should be monitored for gaps, backed-out screws, etc.

ROOF

BASIC INFORMATION: Location: Main house and part of studio. Materials: Modified bitumen. This is an asphalt-backed mineral-surfaced rolled material, either torched down or hot-mopped. It is a superior roof for this climate. Slope: Low pitch. The age of the roof was reported to be 3 years old by the seller. Layers: Reportedly the original foam roof. The rooftop drainage is provided by canales cut through the parapet walls.

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.

ROLLED ROOFING: Rolled roofing material is properly installed and in acceptable condition.

ADDITIONAL CONDITIONS:



SLOPE: The roof slope is acceptable. No pooling areas were noted.

ROOF DECK: No anomalies were noted in the roof decking material while walking on it.

DRAINAGE SYSTEM: The roof drainage system appears to be properly installed and generally in acceptable condition.

FLASHINGS: Separations and lifting membrane material were noted at several locations at the roof perimeter. Repair as needed.



PARAPETS: The tops of the parapet walls are capped with stucco or mastic. No evidence of water penetration is visible. "J" metal is present at the stucco termination. This is a recommended option.

SKYLIGHTS: The skylights appear to be properly installed and are in acceptable condition.

CHIMNEYS: The flues are in acceptable condition and appear to be properly installed.

PLUMBING VENTS: Atmospheric plumbing vents are properly installed and in acceptable condition.

APPLIANCE VENTS: Appliance vents are properly installed and in acceptable condition.

OTHER ACCESSORIES: Roof membrane venting is satisfactory.

GENERAL COMMENTS: This is a newer roof, and with routine maintenance should remain reliable for a number

of years.

ROOF

BASIC INFORMATION:

Location: West studio. Materials: ProPanel metal sheathing. Slope: Medium pitch. The age of the roof was not determined. We recommend inquiries to the owner in this regard. Layers: Single layer. No drainage system is present.

INSPECTION METHOD:

The roof was inspected from an adjoining roof.

METAL PANEL ROOF:

No anomalies were noted.

SLOPE:

The roof slope is acceptable. No pooling areas were noted.

DRAINAGE SYSTEM:

No gutters are present, but there is no need to install a drainage system.

FLASHINGS:

The flashings appear to be properly installed and are generally in acceptable condition. Routine maintenance will keep them in a watertight condition.

GENERAL COMMENTS:

This roof is in the middle of its expected service life. Attention to any items noted, together with routine maintenance, will maximize its useful service life.

Plumbing Report

It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Any cost estimates offered are based on visual observations at the time of inspection and will naturally increase where additional damage is found during the course of repairs. Safety and shut-off valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packings, a common occurrence. Hot water can scald- Be careful! Whenever possible, gas appliance exhaust will be measured for CO emissions using a Bacharach Monoxor II device. PNM allows 200 ppm for water heaters and 400 for furnaces, etc. **Always** install a CO monitor when heating plants and water heaters are in interior closets.

PLUMBING SYSTEM

BASIC INFORMATION:

The water pressure, as measured at the exterior hose bibs, was 55 psi. The water pressure was within acceptable limits. Main supply material: Copper. Interior supply material: Copper. Drain and waste piping material: ABS plastic piping. Vent piping material: ABS plastic piping.

PLUMBING COMPONENTS

EXTERIOR PLUMBING:

Frost-free bibs were present and operating.

WATER SHUTOFF:

The main shutoff valve is in acceptable condition and is properly installed.

CLEANOUT:

Cleanouts are in acceptable condition.

WATER PRESSURE:

The system water pressure, as measured at the exterior hose bibs, is within the range of normal. Functional flow of water at various fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

MAIN WATER SUPPLY:

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR WATER SUPPLY:

The interior supply piping appears to be properly installed and in acceptable condition.

INTERIOR DRAINAGE & WASTE:

The visible drain and waste piping appears to be properly installed and in acceptable condition.

ATMOSPHERIC VENTING:

The vent piping for the waste system appears to be properly installed and in acceptable condition.

FUEL DISTRIBUTION:

The gas piping appears to be properly installed and in acceptable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing of the system is beyond the scope of our inspection.

CARBON MONOXIDE:

Where gas appliances are present we test CO concentrations using specialized equipment such as the Bacarach Monoxor II or similar device. 2009 requirements are not to exceed 100 ppm for ovens and water heaters and 200 ppm for furnaces. We urge that all buildings with interior gas-burning appliances be equipped with a CO plug-in detector as an upgrade.

MAIN DOMESTIC WATER HEATER

BASIC INFORMATION:

This water heater is located in the mechanical room. This water heater was estimated to be approximately 3 years old. Energy Source: Electricity. Tank Size: 80 gallon. Unit Type: Free standing tank.

T/P RELIEF VALVE:

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

ELECTRICAL CONNECTIONS:

The electrical connections appear to be properly installed and in acceptable condition.

WATER CONNECTIONS:

The cold water inlet and hot water outlet connections appear properly installed and in acceptable condition.

RECIRCULATING SYSTEM:

The hot water system is equipped with a pump intended to circulate hot water through a loop so that hot water is never far from any fixture. The system appeared to be properly installed and was functioning at the time of inspection.

ELEVATION/LOCATION: The location is acceptable.
INSULATION: None.
DOMESTIC HOT WATER COMMENTS: This was a newer water heater, was operating, and with routine maintenance should be reliable for a number of years.

STUDIO DOMESTIC WATER HEATER

BASIC INFORMATION: This water heater is located in an exterior closet. This water heater was estimated to be approximately 4 years old. Energy Source: Natural gas. Tank Size: 40 gallon. Unit Type: Free standing tank. This device is designed for high altitude installations.
T/P RELIEF VALVE: The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.
GAS SUPPLY: The gas piping for the water heater includes a local 90-degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be operable. The gas connector is an approved flexible type in acceptable condition.
EXHAUST VENTING: The water heater vent is properly installed and appears to be in acceptable condition.
COMBUSTION AIR: Combustion air provides the air for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from the inside or outside, providing industry standards are met. The combustion air supply appears to be adequate for this water heater.
IGNITION SYSTEM: Pilot off.
BURNER: Pilot off.
WATER CONNECTIONS: The cold water inlet and hot water outlet connections appear properly installed and in acceptable condition.
ELEVATION/LOCATION: The location is acceptable.
INSULATION: None. Due to its location in an unheated area we recommend that insulation be installed over the water heater and at the water pipes themselves. Take care not to cover the burner compartment or the draft hood at the top of the unit. There is no need to insulate the pressure-temperature overflow pipe.
DOMESTIC HOT WATER COMMENTS: This was a newer water heater, and with routine maintenance should be reliable for a number of years.

KITCHEN PLUMBING

KITCHEN SUPPLY PLUMBING: Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.
DISHWASHER: Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.
SINKS: Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.
FAUCETS: Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.
DISHSPRAY: Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.
KITCHEN DRAINAGE PLUMBING: The kitchen drain plumbing is acceptable. Components appear to be properly installed and generally in acceptable condition, taking into consideration normal aging.

ADDITIONAL SYSTEMS:

WASHER CONNECTIONS: Connections are in acceptable condition and properly installed.

LAUNDRY TUB/ WET BAR SINK: There are signs of leakage under the kitchen bar sink. Investigate the source and repair as needed, if not already remedied.



DRAIN FIELD LOCATION: Unknown.

SEPTIC SYSTEM CONDITION: This property uses a private waste disposal system, investigation of which is beyond the scope of this inspection. If accurate service records are not available, it is strongly recommended that the septic tank be pumped and inspected by an expert.

Whether or not further inspection is necessary, consultation with a septic company is suggested to determine a probable pumping schedule and to discuss the "do's and don'ts" of septic systems.

WATER TREATMENT: A water softening system is present.

LANDSCAPE IRRIGATION SYSTEM: The owner has shut it off and it has not been in use. Since we do not inspect landscape irrigation systems, a demonstration of the equipment by the owner, to verify its proper operation, would be prudent.

PLUMBING SYSTEM COMMENTS

CONCLUSIONS: The plumbing system appears to be in generally acceptable condition. Exceptions, if any, are noted above or elsewhere in the report.

Bathrooms

HER MASTER BATHROOM

<i>BASIC INFORMATION:</i>	Toilet: Ceramic with porcelain finish. Wash basin(s): Ceramic with porcelain finish. Bathtub: Cast iron with porcelain finish. Tub surround: Tile. Shower walls: Tile.
<i>SINK:</i>	Components appear to be in acceptable condition, with normal aging.
<i>TOILET:</i>	The toilet was operated and appears to be in acceptable condition.
<i>TUB:</i>	The tub and associated fixtures appear to be properly installed and in acceptable condition.
<i>TUB/SHOWER SURROUND:</i>	There are gaps in the shower wall grout. We recommend regrouting or caulking before moisture penetrates into the underlying materials.
<i>SHOWER:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>SUPPLY CONDITIONS:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>DRAIN CONDITIONS:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>BATHROOM FLOOR:</i>	All components appear in an acceptable condition.
<i>BATHROOM WALLS:</i>	All components appear in an acceptable condition.
<i>BATHROOM CEILING:</i>	All components appear in an acceptable condition.
<i>VENTILATION:</i>	The ventilation requirements for this bathroom are met by an exhaust fan.
<i>COUNTERTOP:</i>	The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.
<i>CABINETS:</i>	The cabinets are in acceptable condition and properly installed.
<i>GFCI PROTECTION:</i>	The GFCI receptacle was tripped and would not reset. Replace the receptacle.
<i>GENERAL COMMENTS:</i>	Components were in generally acceptable condition for their age. Any exceptions are mentioned above.

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. Fixtures, including sinks, toilets, bidets, bathtubs, and showers are tested using normal operating features and controls.

HIS MASTER BATHROOM

<i>BASIC INFORMATION:</i>	Toilet: Ceramic with porcelain finish. Wash basin(s): Ceramic with porcelain finish. Shower walls: Tile.
<i>SINK:</i>	Components appear to be in acceptable condition, with normal aging.
<i>TOILET:</i>	The toilet was operated and appears to be in acceptable condition.
<i>TUB/SHOWER SURROUND:</i>	Shower/tub wall and floor areas appear to be in acceptable condition, with normal aging.
<i>SHOWER:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>SUPPLY CONDITIONS:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>DRAIN CONDITIONS:</i>	All components appear in an acceptable condition taking into consideration normal aging.
<i>BATHROOM WALLS:</i>	All components appear in an acceptable condition.
<i>BATHROOM CEILING:</i>	All components appear in an acceptable condition.
<i>VENTILATION:</i>	The ventilation requirements for this bathroom are met by an exhaust fan.
<i>COUNTERTOP:</i>	The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.
<i>CABINETS:</i>	The cabinets are in acceptable condition and properly installed.
<i>GFCI PROTECTION:</i>	GFCI protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.
<i>GENERAL COMMENTS:</i>	Components were in generally acceptable condition for their age. Any exceptions are

mentioned above.

MAIN HOUSE N.E. GUEST BATHROOM

BASIC INFORMATION: Toilet: Ceramic with porcelain finish. Wash basin(s): Ceramic with porcelain finish. Shower walls: Tile.

SINK: Components appear to be in acceptable condition, with normal aging.

TOILET: The toilet was operated and appears to be in acceptable condition.

TUB/SHOWER SURROUND: Shower/tub wall and floor areas appear to be in acceptable condition, with normal aging.

SHOWER: All components appear in an acceptable condition taking into consideration normal aging.

SUPPLY CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

DRAIN CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

BATHROOM FLOOR: All components appear in an acceptable condition .

BATHROOM WALLS: All components appear in an acceptable condition.

BATHROOM CEILING: All components appear in an acceptable condition.

VENTILATION: The ventilation requirements for this bathroom are met by an exhaust fan.

COUNTERTOP: Some of the countertop grout is cracked and/or missing. We recommend regrouting.

CABINETS: The cabinets are in acceptable condition and properly installed.

GFCI PROTECTION: GFCI protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENTS: Components were in generally acceptable condition for their age. Any exceptions are mentioned above.

JACK & JILL BATHROOM

BASIC INFORMATION: Toilet: Ceramic with porcelain finish. Wash basin(s): Cast iron with porcelain finish. Bathtub: Cast iron with porcelain finish. Tub surround: Tile. Shower walls: Tile.

SINK: Components appear to be in acceptable condition, with normal aging.

TOILET: The toilet was operated and appears to be in acceptable condition.

TUB: The tub and associated fixtures appear to be properly installed and in acceptable condition.

TUB/SHOWER SURROUND: Shower/tub wall and floor areas appear to be in acceptable condition, with normal aging.

SHOWER: All components appear in an acceptable condition taking into consideration normal aging.

SUPPLY CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

DRAIN CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

BATHROOM FLOOR: All components appear in an acceptable condition .

BATHROOM WALLS: All components appear in an acceptable condition.

BATHROOM CEILING: All components appear in an acceptable condition.

VENTILATION: The ventilation requirements for this bathroom are met by an exhaust fan.

COUNTERTOP: The countertop is in acceptable condition and is properly installed.

CABINETS: The cabinets are in acceptable condition and properly installed.

GFCI PROTECTION: GFCI protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENTS: Components were in generally acceptable condition for their age. Any exceptions are mentioned above.

STUDY 1/2 BATHROOM

BASIC INFORMATION: Toilet: Ceramic with porcelain finish. Wash basin(s): Cast iron with porcelain finish.

SINK: Components appear to be in acceptable condition, with normal aging.

TOILET: The toilet was operated and appears to be in acceptable condition.

SUPPLY CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

DRAIN CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

BATHROOM FLOOR: All components appear in an acceptable condition .

BATHROOM WALLS: All components appear in an acceptable condition.

BATHROOM CEILING: All components appear in an acceptable condition.

VENTILATION: The ventilation requirements for this bathroom are met by an exhaust fan.

COUNTERTOP: The rigid grout joint between the counter and the backsplash and/or wall is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location. The joint between the countertop and the backsplash is open and subject to moisture penetration. We recommend this joint be caulked and maintained to help prevent water entry and subsequent damage.

CABINETS: The cabinets are in acceptable condition and properly installed.

GFCI PROTECTION: GFCI protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENTS: Components were in generally acceptable condition for their age. Any exceptions are mentioned above.

MAIN HOUSE 1/2 BATHROOM/POWDER ROOM

BASIC INFORMATION: Toilet: Ceramic with porcelain finish. Wash basin(s): Ceramic with porcelain finish.

SINK: Components appear to be in acceptable condition, with normal aging.

TOILET: The toilet does not flush completely. We recommend it be repaired.

SUPPLY CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

DRAIN CONDITIONS: All components appear in an acceptable condition taking into consideration normal aging.

BATHROOM FLOOR: All components appear in an acceptable condition .

BATHROOM WALLS: All components appear in an acceptable condition.

BATHROOM CEILING: All components appear in an acceptable condition.

VENTILATION: The ventilation requirements for this bathroom are met by an exhaust fan.

GFCI PROTECTION: GFCI protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENTS: Components were in generally acceptable condition for their age. Any exceptions are mentioned above.

Electrical Report

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

ELECTRICAL SYSTEM

BASIC INFORMATION:

Service entry: Underground. Service entrance voltage: 120/240 volt three wire service. Service amperage: 200 amperes. Service grounding: Driven grounding rod and domestic water piping. Overcurrent protection: Circuit breakers. Branch circuit conductor material: All copper conductors. Wiring method: Nonmetallic sheathed cable (Romex).

ELECTRICAL COMPONENTS

ELECTRIC METER:

The electric meter is in acceptable condition and is properly installed.

SERVICE CONDUCTORS:

The service entrance conductors are the wires between the service drop and the meter, the main service disconnect, or main service panel. The service entrance conductors appear to be properly installed and in acceptable condition.

MAIN DISCONNECT:

The main disconnect is properly installed and fused correctly.

SERVICE WIRING:

The service circuitry was examined and appeared to be properly installed and in acceptable condition.

MAIN SERVICE PANEL:

The main service panel is in acceptable condition with circuitry installed and fused correctly.

SUBPANELS:

Subpanel locations: Studio. The subpanel is in acceptable condition with circuitry installed and fused correctly.

PANEL OVERCURRENT PROTECTION:

The overcurrent protection devices appear to be properly installed and in acceptable condition.

SERVICE CAPACITY:

The service entrance conductors appear to be #4/0 Aluminum providing an ampacity of 200. The service capacity is normal for a building this size and age, and appears adequate for the present demand and minor additional loads.

SERVICE GROUNDING:

The service grounding appears to be correctly installed.

BRANCH CIRCUIT GROUNDING:

The branch circuitry grounding appears to be correctly installed.

BRANCH CONDUCTORS:

All copper conductors.

WIRING OVERVIEW:

The accessible branch circuitry was examined and appeared to be properly installed and in acceptable condition.

RECEPTACLES:

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in acceptable condition, and operating properly. Exceptions are noted elsewhere.

SWITCHES:

We checked a representative number of switches and found they were operating and in acceptable condition.

LIGHTING FIXTURES:

The light fixtures in this building are generally operating and in acceptable condition.

GFCI PROTECTION:

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit, or portion of a circuit, when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety. GFCI protection has been installed in all required locations providing an increased margin of safety. We recommend testing the devices on a monthly basis.

SMOKE DETECTORS:

Smoke alarms were present. in sufficient numbers and locations.

SECURITY/LOW VOLTAGE:

A security system is present. These are not included in the scope of a property inspection. Consult a specialist. Smoke and or heat alarms are present. Since they are part of a security system they are not included in the scope of this Report.

GENERAL COMMENTS:

The electrical system is generally in acceptable condition. Any minor exceptions are noted above or elsewhere in the Report.

Report: BALLARD, PAT REPORT

Inspection Address: 3237 Calle Celestial, Santa Fe, NM 87508

Page 27

Date: August 25, 2009

Heating

The best preventative maintenance for forced air furnaces is regular cleaning or changing of air filters, at least every 90 days. Heat exchangers contained in most forced air type systems require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply. Make inquiry with the seller to insure the heating equipment has been inspected within the last year and obtain another service call if the written results of the last inspection are not available. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures. Whenever possible, gas appliance exhaust will be measured for CO emissions using a Bacharach Monoxor II device. PNM allows 200 ppm for water heaters and 400 for furnaces, etc. **Always** install a CO monitor when heating plants and water heaters are in interior closets.

MAIN HOUSE BASIC INFORMATION

GENERAL INFORMATION: System Type: Radiant in-floor heat. The heating plant is located in the mechanical room. Energy Source: Natural gas. BTU Rating: Unknown btuh. The heating unit was estimated to be 3 years old.

SYSTEM TYPE: Radiant heating systems operate by warming water, which is pumped through piping to all areas of the heated space. Important elements include the boiler, exhaust venting, controls, and circulation system. Radiant heating systems are clean, silent, and generally quite efficient. However, response to the controls is much slower than for an air system. Frequent or large changes in control settings are counterproductive.

APPLICABLE COMPONENTS

HOUSING: The housing is in acceptable condition.

BURNERS: Inaccessible.

IGNITION SYSTEM: The standing pilot light is controlled by a thermocouple, which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in acceptable condition.

GAS SUPPLY: The gas piping for the furnace includes a local 90-degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be operable. The gas connector is an approved flexible type in acceptable condition.

COMBUSTION AIR: Not required - direct vent.

LIMIT SWITCH: Inaccessible.

VENTING: The heating plant exhaust vent appears to be properly installed and in acceptable condition.

ELEVATION/LOCATION: The location of this heating plant is acceptable.

THERMOSTAT(S): The thermostats appear to be properly installed and the unit(s) responded to the user controls.

HYDRONIC COMPONENTS

BOILER: The boiler appears to be properly installed and in acceptable condition.

PUMP: The pump is operating properly and is in acceptable condition.

BOILER PIPING: The boiler piping appears to be properly installed and in acceptable condition.

DISTRIBUTION PIPING: The visible distribution piping appears to be properly installed and in acceptable condition.

EXPANSION TANK: The expansion tank is in acceptable condition.

ZONE VALVES: Zone valves are linked to separate thermostats, and control the multiple heating zones in this building. The zone valves appear to be properly installed and in acceptable condition.

HEATING COMMENTS

CONCLUSIONS: The heating plant is newer, responded to normal operating controls, and with routine maintenance should remain reliable for a number of years.

STUDIO BASIC INFORMATION

GENERAL INFORMATION:

System Type: Radiant in-floor heat. The heating plant is located in an exterior closet. Energy Source: Natural gas. BTU Rating: 75,000 btuh. The heating capacity is considered adequate for the building. The heating unit was estimated to be 3 years old.

SYSTEM TYPE:

Radiant heating systems operate by warming water, which is pumped through piping to all areas of the heated space. Important elements include the boiler, exhaust venting, controls, and circulation system. Radiant heating systems are clean, silent, and generally quite efficient. However, response to the controls is much slower than for an air system. Frequent or large changes in control settings are counterproductive.

STUDIO APPLICABLE COMPONENTS

HOUSING:

The housing is in acceptable condition.

BURNERS:

Pilot off.

IGNITION SYSTEM:

Pilot off.

VENTING:

The furnace vent pipe is rusted and may require replacement in the near future. This should be routinely monitored for signs of further deterioration and replaced when necessary. These units should not be turned off as flue gases condense in the flue and may cause oxidation in the boiler itself. Contact a how water heating specialist.



ELEVATION/LOCATION:

The location of this heating plant is acceptable.

HYDRONIC COMPONENTS

BOILER:

The boiler appears to be properly installed and in acceptable condition.

HEATING COMMENTS

CONCLUSIONS:

Pilot off. Not tested. Contact a hot water heating specialist to evaluate the unit.

Air Conditioning Report

The best preventative maintenance for air conditioners is regular cleaning or changing of air filters, at least every 90 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures.

STUDIO A/C

BASIC INFORMATION: Method of cooling: Gas compression (refrigerated air). Number of units: 2. Location of equipment: Roof mount equipment. The equipment is mounted on an exterior pad. The cooling unit was estimated to be less than 10 years old. The fan was tested and was operating.

TYPE: Gas compression air conditioning systems contain refrigerants that are the vital working fluids in the system. They absorb heat by evaporation (changing from a liquid to a gas) and then release the heat through condensation (changing back to a liquid). Circulating refrigerant absorbs unwanted heat in one location and carries it to a place where the heat can be discharged. System components include the compressor, condenser, evaporator, refrigerant lines, refrigerant, and user controls.

POWER SOURCE: 240 Volt. An electrical disconnect is present at the unit.

CONDENSER/COMPRESSOR: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box, and some accessory components. The condensing unit appears to be properly installed and in acceptable condition.

RETURN AIR TEMPERATURE: 60.

SUPPLY AIR TEMPERATURE: 80.

AIR TEMPERATURE DROP: 20.

SYSTEM CONDITION: The unit is properly installed and is in acceptable condition.

REFRIGERANT LINES: The lines are in acceptable condition.

DUCTWORK: The ductwork is located in the space between the ceiling and the roof and was considered mostly inaccessible and could not be viewed.

STUDIO A/C

BASIC INFORMATION: Method of cooling: Evaporative or "swamp" cooler. Number of units: 1. Location of equipment: The equipment is mounted on an exterior pad and serves the main house. Technical Information: Unknown, the data plate is worn or damaged and was not readable.

TYPE: An evaporative, or "swamp", cooler consists of a metal case with filters on three or four sides, a fan, and a pan of water. A small pump recirculates water to flow over the filters while the fan draws warm, dry air through, evaporating the water, and cooling the air. The cool air is then moved into the building. It is an inexpensive means of providing cool air to a building. Generally they are quite suitable for this arid climate. The cooling effect decreases with increases in humidity and/or dew point.

POWER SOURCE: 120 Volt.

EVAPORATIVE COOLER: The cooler appears to be properly installed and in operable condition, but could use some maintenance. Routine maintenance will keep it functional and maximize its useful life. The pads are mineral laden and should be changed.

GENERAL AIR CONDITIONING COMMENTS

CONCLUSIONS: The air conditioning system is newer, responded to normal operating controls, and with routine maintenance should be reliable for a number of years.

A/C SYSTEM AGE:

STUDIO A/C The usual life expectancy of a refrigerated system is 20 years, with timely maintenance. An evaporative cooler should last 15 years with maintenance. This unit is newer and should last for many years with timely maintenance.

Report: BALLARD, PAT REPORT

Inspection Address: 3237 Calle Celestial, Santa Fe, NM 87508

Page 31

Date: August 25, 2009

Interior Report

Most small cracks at interior walls & ceilings and structural juncture points are common in this type of construction and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.

Bedrooms must have a door, electrical service, a window or other egress to the exterior and a closet. Bathrooms must have a window or exhaust fan to the exterior, and should have a sink nearby.

Gas appliances will be tested, **when possible**, with a Bacharach Monoxor II. Always use the **exterior** exhaust fan, if present. **Install a CO detector** if gas appliances are present at the building interior.

INTERIOR COMPONENTS

GENERAL INFORMATION:

Window type: Single-hung. Casement. Awning. Window glazing: Double. Finished ceiling material: Wood. Drywall. Finished wall material: Drywall. Finished floor material: Tile. Wood. Concrete floors are present. No matter how carefully installed and finished minor cracking is almost impossible to avoid.

INTERIOR CONDITIONS

WALLS:

The wall surfaces appear to be properly installed and in acceptable condition.

CEILINGS:

The ceiling surfaces appear to be properly installed and in acceptable condition.

FLOORS:

The flooring appears to be properly installed and in acceptable condition.

INTERIOR TRIM:

The trim appears to be properly installed and in acceptable condition.

WINDOWS:

The windows tested appear to be properly installed and in acceptable condition. We operated a representative sample of the windows, but did not open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room, where accessible.

DOORS:

The doors appear to be properly installed and in acceptable condition. Several of the doors are missing their doorstops. This condition will lead to damage of the wall surfaces behind the doors. We recommend doorstops be installed where needed.

CLOSET DOORS:

Closet doors are properly installed and in acceptable condition.

SMOKE/FIRE/CARBON

MONOXIDE DETECTORS:

Main house: One or more of the smoke detectors are "chirping." This usually indicates a weak battery or decay of the radioactive sensor. We recommend the batteries be replaced in all non-hardwired detectors. If they are hard wired then replace the unit(s).

GARAGE

INTERIOR:

Garage walls are sheathed.

FIRE SEPARATION:

The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOORS:

The door between the garage and the living space is of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature, which provides a greater margin of safety.

OVERHEAD DOORS:

The garage door(s) were in acceptable condition.

OVERHEAD DOOR OPERATOR:

The garage door's opener operated properly to raise and lower the door, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path.

KITCHEN COMPONENTS

COUNTERTOPS:

The countertop appears to be properly installed and in acceptable condition.

CABINETS:

The kitchen cabinets appear to be properly installed and in acceptable condition.

FLOOR:

The kitchen floors appear to be properly installed and in acceptable condition.

APPLIANCES:

All appliances were tested using normal operating controls and were found to be in satisfactory operating condition. The trash compactor was not tested.

DISHWASHER:

The dishwasher was tested using normal operating controls and found to be in acceptable condition. We did not see an air gap. If not present we recommend installing one.

RANGE/COOK TOP/OVEN: Electric unit(s) were present. The range was activated with normal operating controls and found to be in acceptable working condition.

GARBAGE DISPOSER: The kitchen is equipped with a garbage disposal. Because this home has a septic system, we do not recommend the use of a disposal. Disposals can place an unreasonable load on septic systems and require more frequent pumping.

REFRIGERATOR The refrigerator was operating and found to be in acceptable condition.

WASHER /DRYER: The hookups for the washer and dryer are properly installed and in acceptable condition. The appliances themselves were operated through a partial cycle; however, we did not confirm the complete operation of the timers.

GENERAL COMMENTS

INTERIOR COMMENTS: The interior surfaces, hardware, fixtures, doors, and windows appear to be professionally installed and are generally in acceptable condition.

Insulation & Ventilation Report

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

GENERAL COMMENTS

AGE REQUIREMENTS:

This house was constructed after the first National Energy Code was instituted in 1976. It is assumed to meet the applicable standards at time of construction. Glazing: Glazing is all double-paned, with an insulative value which meets modern standards.

INSULATION

FOUNDATION:

Type- Rigid bead board insulation.

ATTIC/SUBCEILING:

The attic or subceiling was inaccessible and presence of insulation could not be determined. The following is an estimate only.

WALLS:

There is approximately 5-1/2 inches of R-19 fiberglass blanket insulation.

GENERAL COMMENTS:

It is our opinion that this structure is well insulated and energy efficient.

ENERGY SAVING COMPONENTS

DOOR WEATHERSTRIPPING:

Weatherstripping is in acceptable condition and properly installed.

WINDOW WEATHERSTRIPPING:

Window weatherstripping is in acceptable condition.

VENTILATION

ATTIC/SUBCEILING:

The attic/subceiling appears to be adequately vented.

GARAGE:

The ventilation in the garage appears to be adequate.

MECHANICAL VENTILATION SYSTEMS

KITCHEN EXHAUSTS:

A range hood provides kitchen ventilation over the burners, venting to the exterior. The fan appears to be properly installed and in acceptable condition.

LAUNDRY EXHAUSTS:

The dryer vent appears to be properly installed and in acceptable condition.

Structural Report

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

The structural elements of a building include Foundation, footings, all lower support framing and components, wall framing, and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear, and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finished surfaces. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage, and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of walls, soils, concrete footings and foundations, except as exhibited by their performance.

STRUCTURE

BASIC INFORMATION:

Foundation Type: Slab on grade. Foundation Material: Cast-in-place concrete. Concrete block. Wall System: 2x6 wood stud walls. Floor System: Concrete slab. Roof Structure: Open beam. Inaccessible, components not identified.

CONCRETE SLAB:

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant movement or related interior cracking to suggest a major problem.

EXTERIOR FOUNDATION:

The foundation and other visible elements of the support structure have performed well and are in acceptable condition for the age of the structure. No critical sags, cracks, or deterioration were visible.

WOOD FRAMED WALLS:

In the areas where the wall framing is visible, all components appear to be properly installed and generally in acceptable condition.

SUBCEILING

CONDITION:

No anomalies were noted at inaccessible ceiling joists.

OPEN BEAMED AREAS

CONDITIONS:

No anomalies were noted.

GENERAL COMMENTS

CONCLUSIONS:

All the visible structural elements appear to be in generally acceptable condition and are performing as would be expected for a building of this age and type of construction.

Fireplaces & Solid Fuel Burning Appliances

Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion makeup air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection.

A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or log lighter. Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair.

FIREPLACE 1 COMPONENTS

<i>LOCATION:</i>	Living room and master bedroom.
<i>TYPE:</i>	Masonry fireplace and fire chamber. Fire brick are present in the fire chamber.
<i>FIREBOX:</i>	The fireplace appears to be properly installed and in acceptable condition with no signs of excessive or unusual wear.
<i>DAMPER:</i>	The damper appears to be properly installed and operates properly.
<i>CHIMNEYS:</i>	The chimney is lined with a clay flue liner. We recommend regular cleaning and inspection for continued safe and efficient operation. The flue appears to be properly installed and operates properly.
<i>HEARTH:</i>	The hearth appears to be properly installed.
<i>GENERAL COMMENTS:</i>	The fireplace(s) appeared to be properly installed with no reportable items noted.