

# Property Inspection Report

*A C Home Inspections*



**Albert Chavez**  
**A C Home Inspections**

**14 Casa Hermosa Drive NE Albuquerque 87112**

**Inspection Prepared For: Eric Castonguay**

**Agent:**

**Date of Inspection: 11/2/2022**

**Age: 49 Size:**

**Weather: Sunny**

## Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

**Video In Your Report:** Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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## Receipt

A C Home Inspections  
11004 San Jacinto NE Albuquerque, NM 87112  
achavez1217@gmail.com  
505-298-7025

Date: 11/2/2022

Property Address: 14 Casa Hermosa Drive NE Albuquerque , 87112

Inspected By: Albert Chavez

Client: Eric Castonguay and

Inspection Fee: \$345.20

Payment Method: Check



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Grounds</b>		
Page 7 Item: 9	Landscape Affecting Foundation	<ul style="list-style-type: none"> <li>• There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.</li> </ul>
<b>Roof</b>		
Page 9 Item: 7	Condition of Roof Covering	<ul style="list-style-type: none"> <li>• The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.</li> </ul>
<b>Exterior</b>		
Page 10 Item: 3	Siding	<ul style="list-style-type: none"> <li>• Parapet walls need repair,</li> </ul>
Page 10 Item: 4	Trim	<ul style="list-style-type: none"> <li>• The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.</li> </ul>
Page 12 Item: 15	Exterior Doors	<ul style="list-style-type: none"> <li>• Storage room door need replacement.</li> </ul>
<b>Exterior A/C - Heat Pump 1</b>		
Page 13 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> <li>• AC unit was not evaluated. Have an HVAC contractor evaluate.</li> </ul>
<b>Living Room</b>		
Page 13 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• At least one cover plate is missing at a receptacle in the living room, which is is a potential safety concern. Recommend installing cover plates.</li> </ul>
Page 14 Item: 7	Doors	<ul style="list-style-type: none"> <li>• Latch was broken door wasn't latching.</li> <li>• Outside window wasn't inside the frame.</li> </ul>
<b>Dining Room</b>		
Page 15 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> <li>• There are stains on the walls. Monitor and repair as needed.</li> </ul>
<b>Kitchen</b>		
Page 17 Item: 9	Appliances	<ul style="list-style-type: none"> <li>• There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.</li> <li>• <b>GFCI</b> receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.</li> </ul>
<b>Bathroom 1</b>		
Page 18 Item: 4	Showers	<ul style="list-style-type: none"> <li>• Shower spout was loose. Recommend licensed plumber repair.</li> </ul>
Page 18 Item: 5	Toilet	<ul style="list-style-type: none"> <li>• Toilet needs caulking around the bottom.</li> </ul>
Page 19 Item: 10	Moisture Stains Present	<ul style="list-style-type: none"> <li>• There is staining on the bathroom ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.</li> </ul>

**Bathroom 2**

Page 21 Item: 5	Toilet	<ul style="list-style-type: none"> <li>The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.</li> </ul>
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**Bedroom 1**

Page 23 Item: 5	Electrical	<ul style="list-style-type: none"> <li>Switch was broken/missing. Recommend an electrical contractor repair.</li> </ul>
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**Bedroom 2**

Page 24 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> <li>There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.</li> </ul>
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Page 24 Item: 5	Electrical	<ul style="list-style-type: none"> <li>Outlet needs to be attached to the box.</li> </ul>
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Page 25 Item: 8	Door	<ul style="list-style-type: none"> <li>The bedroom door would not latch. Recommend a professional contractor repair as needed.</li> </ul>
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**Smoke/Carbon Monoxide Detectors**

Page 26 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> <li>No smoke alarms were noticed during the inspection, which is a safety hazard. Recommend installing smoke alarms per the manufacturer's specifications.</li> </ul>
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**Water Heater**

Page 27 Item: 9	Comments	<ul style="list-style-type: none"> <li>Gas line needs debris trap.</li> </ul>
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**Heating System**

Page 29 Item: 13	Operation	<ul style="list-style-type: none"> <li>Furnace was not evaluated. Recommend an HVAC contractor evaluate.</li> <li>Orange flame on burners, should be blue.</li> </ul>
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# Overview

## 1. Scope of Inspection

• All components designated for inspection in the New Mexico Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

## 2. Main Entrance Faces

• For the purpose of this inspection, this house faces West.

## 3. State of Occupancy

• Vacant

## 4. Weather Conditions

• Sunny

## 5. Recent Rain/Snow

• No

## 6. Ground Cover

• Dry

## 7. Approximate Age

• 49 years

# Grounds

## 1. Service Walks



## 2. Driveway/Parking



Materials:  
• Concrete

## 3. Porch



# Grounds (continued)

## 4. Steps/Stoop



Materials:  
• Concrete

## 5. Patio



## 6. Deck/Balcony



## 7. Deck/Porch/Patio Covers



## 8. Fence/Wall



Materials:  
• Block

## 9. Landscape Affecting Foundation



Condition:  
• Trim back trees/shrubberies

Observations:

• There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.

## 10. Retaining Wall



## 11. Hose Bibs



Hose Bibs:  
• Yes, operable

Condition:

• No anti-siphon valve  
• Recommend anti-siphon valve



# Grounds (continued)

## 12. Swamp Cooler



# Roof

## 1. Roof View



## 2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

## 3. Roof Style: Type/Style

Type/Style:

- Built-up
- Flat

Layers/Age/Location:

- Unknown
- Unknown
- Location: House

## 4. Ventilation System



## 5. Flashing



Materials:

- Asphalt

## 6. Valleys



# Roof (continued)

## 7. Condition of Roof Covering



Condition:

- Exposed felt
- Granules missing
- Recommend roofer evaluate

Observations:

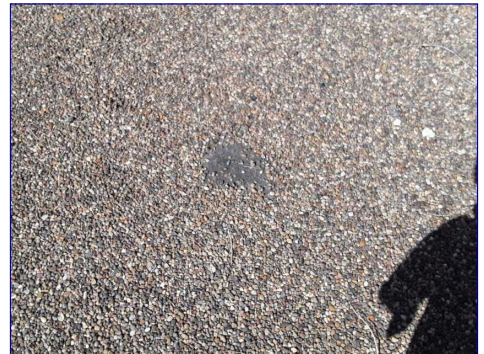
- The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.



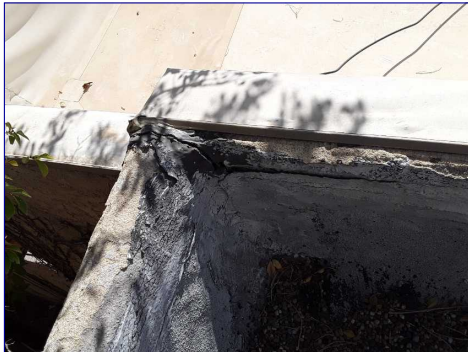
The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.



The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.



The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.



Roof to parapet wall needs repair.



Soft spot on roof.

## 8. Skylights



## 9. Vents



# Exterior

## 1. Chimney Chase

- Satisfactory**
- General:
- Location: North Side of Roof
  - Viewed From: Roof
  - Rain Cap/Spark Arrestor: Yes
  - Chase: Blocks
- Observations:
- Evidence of: No apparent defects

## 2. Gutters



## 3. Siding

- Satisfactory**
- Materials:
- Stucco
- Observations:
- Parapet walls need repair,



Parapet walls need repair,



Parapet walls need repair,



Parapet walls need repair,



Parapet walls need repair,

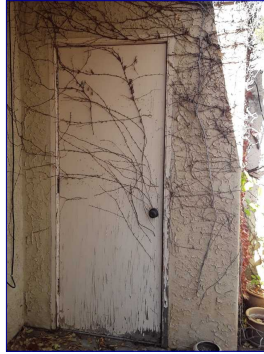
## 4. Trim

- Satisfactory**
- Materials:
- Wood
- Condition:
- Recommend repair/painting
- Observations:
- The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.

# Exterior (continued)



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.

## 5. Soffit



## 6. Fascia



## 7. Flashing



## 8. Caulking



## 9. Windows/Screens

Satisfactory  
Materials:  
• Aluminum

## 10. Storm Windows



# Exterior (continued)

## 11. Slab-On-Grade Foundation



Materials/Condition:  
• Not visible

## 12. Service Entry



Location:  
• Underground

## 13. Exterior Receptacles



Receptacles/Condition:  
• Exterior receptacles: Yes  
• Exterior receptacles, operable: Yes  
• **GFCI** present: Yes  
• GFCI, operable: Yes

## 14. Building Exterior Wall Construction



Materials:  
• Not Visible

## 15. Exterior Doors



- Main entrance door condition: Satisfactory
  - Main entrance door weatherstripping: Satisfactory
  - Patio door condition: Margial
  - Rear door condition: Marginal
  - Other door one condition: Poor
  - Other door one weatherstripping: Poor
- Observations:
- **Storage room door need replacement.**



Storage room door need replacement.

# Exterior A/C - Heat Pump 1

## 1. Exterior A/C - Heat Pump 1

Observations:

- AC unit was not evaluated. Have an HVAC contractor evaluate.



# Living Room

## 1. Location

Location:

- East



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Cover plates missing

Observations:

- At least one cover plate is missing at a receptacle in the living room, which is a potential safety concern. Recommend installing cover plates.

# Living Room (continued)



At least one cover plate is missing at a receptacle in the living room, which is a potential safety concern. Recommend installing cover plates.

## 6. Heating Source

- Heating source present: Yes



## 7. Doors

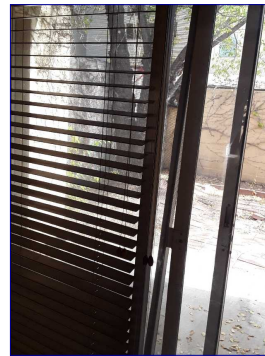
- Condition:
- Broken/missing hardware



- Observations:
- Latch was broken door wasn't latching.
  - Outside window wasn't inside the frame.



Latch was broken door wasn't latching.



Outside window wasn't inside the frame.

## 8. Windows



## 9. Other



# Dining Room

## 1. Location



Location:

- West

## 2. Walls & Ceiling

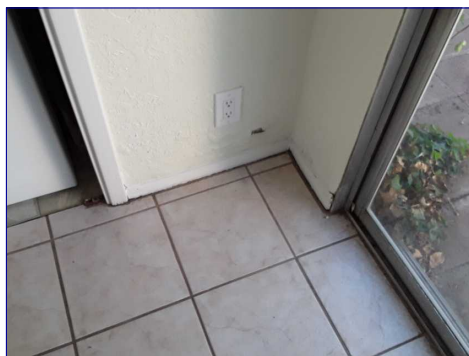


Condition:

- Moisture stains on the wall

Observations:

- There are stains on the walls. Monitor and repair as needed.



There are stains on the walls. Monitor and repair as needed.

## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



# Dining Room (continued)

## 6. Heating Source

- Heating source present: Yes



## 7. Doors



## 8. Windows



## 9. Other



# Kitchen

## 1. Kitchen Photo



## 2. Countertops



## 3. Cabinets

- Condition:
- Normal counter top wear and tear



## 4. Plumbing

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional flow: Satisfactory



# Kitchen (continued)

## 5. Walls & Ceiling



## 6. Windows



## 7. Heating/Cooling Source

- Heating source: Yes



## 8. Floor



## 9. Appliances



Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: No

Observations:

- There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.
- GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

## 10. Doors



# Bathroom 1

## 1. Location



Location:  
• Master

## 2. Sinks



• Faucet leaks: No  
• Pipes leak: No

## 3. Bathtubs



• Faucet leak: Yes  
• Pipes leak: Not visible

## 4. Showers



Showers:  
• Faucet leaks: Yes  
• Pipes leak: Not visible

Observations:

• Shower spout was loose. Recommend licensed plumber repair.



Shower spout was loose. Recommend licensed plumber repair.

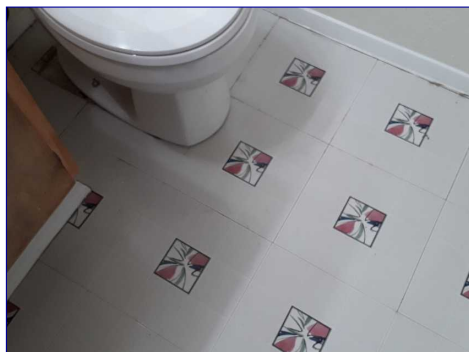
## 5. Toilet



• Bowl loose: No  
• Operable: Yes

Observations:

• Toilet needs caulking around the bottom.



Toilet needs caulking around the bottom.

# Bathroom 1 (continued)

## 6. Whirlpool



## 7. Shower/Bathtub Area



Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: No

## 8. Drainage



## 9. Water Flow



## 10. Moisture Stains Present



Moisture Stains:

- Yes
- Ceilings

Observations:

• There is staining on the bathroom ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the bathroom ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.

## 11. Doors



# Bathroom 1 (continued)

## 12. Window



## 13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

## 14. Heat Source Present



Heat Source:

- Yes

## 15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

## 16. Walls & Ceiling



# Bathroom 2

## 1. Location



Location:

- 2nd bedroom

## 2. Sinks



- Faucet leaks: No
- Pipes leak: No

## 3. Bathtubs



## Bathroom 2 (continued)

### 4. Showers



Showers:

- Faucet leaks: No
- Pipes leak: Not visible

### 5. Toilet



- Bowl loose: Yes
- Operable: Yes

Observations:

- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

### 6. Whirlpool



### 7. Shower/Bathtub Area



Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: No

### 8. Drainage



### 9. Water Flow



### 10. Moisture Stains Present



### 11. Doors



## Bathroom 2 (continued)

### 12. Window



### 13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

### 14. Heat Source Present



Heat Source:

- Yes

### 15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

## Bedroom 1

### 1. Location



Location:

- West Master bedroom

### 2. Walls & Ceiling



### 3. Floor



### 4. Ceiling Fan



Ceiling Fan:

- Recommend repair/replace

## Bedroom 1 (continued)

### 5. Electrical



Electrical:

- Switches operable: No
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

Observations:

- **Switch was broken/missing. Recommend an electrical contractor repair.**



Switch was broken/missing. Recommend an electrical contractor repair.

### 6. Heating Source Present



Heating Source:

- Yes

### 7. Bedroom Egress



Egress:

- Egress restricted: No

### 8. Door



### 9. Window(s)



## Bedroom 2

### 1. Location



Location:

- SE



# Bedroom 2 (continued)

## 2. Walls & Ceiling



Walls & Ceiling:

- Moisture stains on the ceiling

Observations:

- There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the bedroom ceiling. No current moisture at the time of the inspection. Monitor and repair as needed.

## 3. Floor



## 4. Ceiling Fan



## 5. Electrical

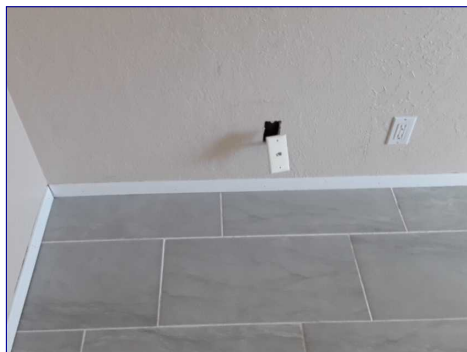


Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

Observations:

- Outlet needs to be attached to the box.



Outlet needs to be attached to the box.

## Bedroom 2 (continued)

### 6. Heating Source Present



Heating Source:

- Yes

### 7. Bedroom Egress



Egress:

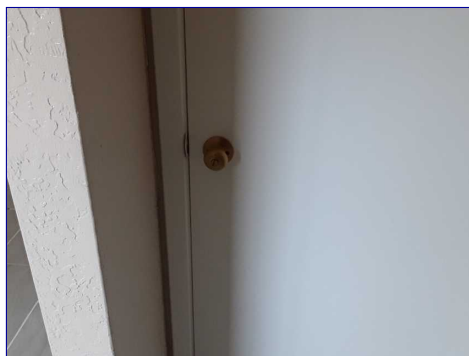
- Egress restricted: No

### 8. Door



Observations:

- The bedroom door would not latch. Recommend a professional contractor repair as needed.



The bedroom door would not latch. Recommend a professional contractor repair as needed.

### 9. Window(s)



## Fireplace

### 1. Location



Location:

- Living room

### 2. Type



Type:

- Wood

## Fireplace (continued)

### 3. Material



Material:

- Masonry

### 4. Miscellaneous



Miscellaneous:

- The damper was operable
- The hearth extension was adequate

### 5. Mantel



Materials:

- Secure

### 6. Fireplace



## Smoke/Carbon Monoxide Detectors

### 1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are not present
- Carbon monoxide detectors are not present

Observations:

• No smoke alarms were noticed during the inspection, which is a safety hazard. Recommend installing smoke alarms per the manufacturer's specifications.

## Water Heater

### 1. Brand Name



Brand Name::

- Brand: Rheem

### 2. Approximate Age



Materials:

- -1

# Water Heater (continued)

## 3. Capacity

Satisfactory



Capacity  
• 40 gallons

## 4. Fuel

Satisfactory



Fuel:  
• Gas

## 5. Combustion Air Venting Present

Satisfactory



Combustion Venting:  
• Yes

## 6. Seismic Restraints Needed

Poor



Seismic Restraints Needed:  
• Yes

## 7. Relief Valve

Satisfactory



Relief Vave:  
• Relief valve installed  
• Extension proper: Yes  
• Extension proper: Improper material

## 8. Vent Pipe

Satisfactory



Vent Pipe:  
• Satisfactory

## 9. Comments

Satisfactory



Observations:  
• Gas line needs debris trap.



Gas line needs debris trap.

# Heating System

## 1. Brand

Brand:  
• Brand: Day & Night



## 2. Age

Observations:



## 3. Energy Source/Warm Air System

• Gas



## 4. Heat Exchanger

Heat Exchanger:  
• Sealed



## 5. Carbon Monoxide



## 6. Combustion Air Venting Present



## 7. Safety Controls



## 8. Distribution

Distribution:  
• Metal duct



# Heating System (continued)

## 9. Flue Piping



## 10. Filter



## 11. When Turned On By Thermostat



When Turned On:  
• Fired

## 12. Other



## 13. Operation



• Not evaluated. Have an HVAC contractor evaluate.

Observations:

- The furnace, operating
- Furnace was not evaluated. Recommend an HVAC contractor evaluate.
- Orange flame on burners, should be blue.



Furnace was not evaluated. Recommend an HVAC contractor evaluate.



Orange flame on burners, should be blue.

# Electric - Main Panel

## 1. Main Panel General



Photo:

- Panel NOT evaluated -- Could not remove panel cover

## 2. Location



Location:

- Dining room

## 3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

## 4. Amperage/Voltage



Amperage/Voltage:

- 150a

## 5. Breakers/Fuses



- Breakers/Fuses: Breakers

## 6. Appears Grounded



- Appears Grounded: Yes

## 7. GFCI/AFCI Breaker



- GFCI breaker installed: Yes
- GFCI breaker operable: Yes
- **AFCI** breaker installed: No

## 8. Main Wire



Main Wire:

- Not visible

## 9. Branch Wire



Type:

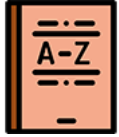
- Not visible

Condition:

- Not evaluated

# Electric - Main Panel (continued)





# Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.