

## Property Inspection Report

### Inspector Information

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### Property Address:

1124 Turner Ave NE  
Albuquerque, NM 87123

### Client Information

Christella Padilla (Buyer's Realtor)  
Coldwell Banker Legacy  
6767 Academy Road NE  
Albuquerque, NM 87109

Cell: 505-252-2715  
[Christella.padilla@cblegacynm.com](mailto:Christella.padilla@cblegacynm.com)  
Date of Inspection: Thursday 12th August 2010  
Time: 9:00 AM

### Attendance:

Buyer  
Buyer's Agent



### Important Information

This Inspection Report is solely for the benefit of the Client. This transaction is between the client and Blue Sky Home Inspection LLC ONLY. The client is the person paying for the Inspection and Report. Any person or party designated by the Client to receive information in this Inspection Report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. Should this Real Estate transaction FAIL TO CLOSE, this Inspection Report becomes Invalid. This Inspection Report is intended

ONLY as a general guide to help the Client make his / her own evaluation of the overall condition of the home. It is NOT intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The Inspection Report expresses the personal opinions of the inspector(s) 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 defect was discovered. NO Disassembly of equipment, opening of walls, moving 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 this report. This Inspection Report is governed and conducted under "Standards of Practice-Professional Home Inspections" copyright 1990 by the American Society of Home Inspectors, (ASHI) Inc. This Inspection Report should NOT construed as a Compliance inspection of any Governmental or Non-Governmental Codes or Regulations. This Inspection 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 Inspection 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. 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. MOLD testing, LEAD PAINT testing, or ASBESTOS testing is BEYOND THE SCOPE OF THIS HOME INSPECTION.

## **Report Summary**

### **Site Grounds and Grading Summary:**

#### **General Grading/Drainage:**

Backyard slopes towards the home. (See picture in report).

### **Exterior and Structure Summary:**

#### **Exterior Wall Covering**

Stucco siding below windows on West side of home NEEDS Sealing, to prevent moisture intrusion. (See picture in report).

#### **Chimney**

Stucco siding on East fireplace chimney NEEDS maintenance. Large vertical Cracks. (See picture in report).

### **Roofing Components Summary:**

#### **Roof Covering**

Several areas of the roofs parapet NEEDS Sealing, to prevent moisture intrusion. (See picture in report).

#### **Vents / Protrusions**

Vents on sunroom NEEDS Sealing. (See picture in report).

### **Plumbing Components Summary:**

#### **Water Heater**

T&P (Temperature & Pressure Relief) valve runs Uphill from water heater. (See picture in report).

### **Interior Summary:**

#### **Fireplace**

Gas Fireplace NEEDS plastic toy ball removed from the gas Turn ON / Off key receptacle. CRACKED tile hearth on front of sunroom fireplace. (See picture in report).

### **Garage and Carport Summary:**

#### **Door to Living Space**

Door entering living space from attached garage Must have an Auto closure.

## **Site Grounds & Grading**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as

well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

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## Driveway

Type: Concrete  
Condition: Satisfactory

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## Sidewalks/Walkways

Type: Concrete  
Condition: Satisfactory

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## General Grading/Drainage

Condition: Needs Maintenance

### Comments:

Backyard slopes towards the home. (See picture in report).




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## Patio/Terrace

Condition: Satisfactory  
Type: Wood  
Location: East side of home



## Exterior & Structure

Our inspection of the EXTERIOR GROUNDS includes the surface drainage, grading, some fencing, gates, sidewalks, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items CANNOT be judged and are NOT a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings CANNOT be determined.

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## Building Information

Year Constructed: 1980 Per MLS  
Type: Single

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## Wall Structure

Condition: Satisfactory

Type: Wood Frame

## Wall Covering

Condition: Needs Maintenance  
Type: Stucco

### Comments:

Stucco siding below windows on West side of home NEEDS Sealing, to prevent moisture intrusion. (See picture in report).



## Exterior Receptacles

Condition: Satisfactory  
Type: GFCI

## Foundation

Condition: Appears Satisfactory Majority of foundation is NOT visible  
Type: Concrete, Not Visible

## Downspouts

Condition: Satisfactory

## Chimney(s)

Condition: Needs Maintenance  
Type: Block, In Chase  
Location: East side of home

### Comments:

Stucco siding on East fireplace chimney NEEDS maintenance. Large vertical Cracks. (See picture in report).



## Roofing Components

The inspection of the ROOF system includes a Visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These DO NOT CONSTITUTE A WARRANTY THAT THE ROOF IS OR WILL REMAIN, FREE OF LEAKS. NOTE: Climactic conditions, high winds, winter ice dams and Normal sun degradation can cause unpredictable Leakage with any roof covering. All roofing systems require annual maintenance. FAILURE to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is NOT present during the inspection and we CANNOT confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident. A roof covering is a disposable component, NOT designed to last the Life of the home. All homeowners should budget for future roof covering replacement when the material reaches End of Service Life.

## Roof Style

Type: Flat  
Viewed from: Roof Surface

## Roof Covering

Type: Membrane

Layers: 1 Layer

Approximate Age: Unknown years

Condition: Needs Maintenance

### Comments:

Several areas of the roofs parapet NEEDS Sealing, to prevent moisture intrusion. (See picture in report).



## Roof Leaks

Leaks: None Observed

Viewed: Ground, Roof Surface

## Vents / Protrusions

Condition: Needs Maintenance

### Comments:

Vents on sunroom NEEDS Sealing. (See picture in report).



## Plumbing Systems

Our Inspection of the PLUMBING System includes a Visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is BEYOND THE SCOPE OF THIS INSPECTION. Our review of the plumbing system does NOT include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## Fuel Service

Condition: Satisfactory

Type: Gas Meter

Meter Location: South side of garage

Shutoff Valve Location: At meter

## Water Entrance

Service: Public

Type: Copper

Main Shutoff Valve Location: Shut OFF valve behind water heater in garage & Water Meter at street

Size: 3/4"

## Fixtures

Condition: Satisfactory

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## Water Heater

Condition: Needs Maintenance  
 Fuel Type: Electric  
 Location: Garage  
 Capacity: 50  
 Extension: Not Applicable  
 Relief Valve: Present  
 Seismic Restraint: Not Applicable  
 Gas Shutoff: Not Applicable  
 Venting (Air Supply): Not Applicable



### Comments:

T&P (Temperature & Pressure Relief) valve runs Uphill from water heater. (See picture in report).

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## Pipes

Condition: Satisfactory  
 Material: Copper  
 Flow Rate: Satisfactory

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## Drains

Condition: Satisfactory  
 Type: Plastic

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# Electrical Systems & Components

Our examination of the ELECTRICAL SYSTEM includes a Visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems are NOT included in this inspection. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair effort, 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. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly. A 100 amp electrical service is NOW considered the modern minimum for residential homes.

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## Service Line Entrance

Condition: Satisfactory  
 Type: Underground  
 Conductor: Copper  
 Location: South side of garage  
 Wiring: Conductors in Conduit  
 Volts: 240 - 120v  
 Capacity: 100

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## Main Panel

Condition: Satisfactory  
 Volts: 240-120v

Capacity: 100A  
 Type of Overload Protection: Circuit Breakers  
 Bonding: Bonded  
 Grounding: Grounded  
 Location: Interior of garage

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## Circuits & Conductors

Condition: Satisfactory  
 Type of Wiring: Romex

Outlets	Number	GFCI
Exterior	2	Yes
Garage	1	Yes
Kitchen	4	No
Bathroom	3	Yes

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## Outlets, Fixtures, & Switches

Number Tested: All Visible  
 Method of Testing: IDEAL Sure Test Circuit Analyzer  
 Condition: Satisfactory  
 Outlet Testing:  
 Reverse Polarity: No  
 Non-GFCI: No  
 Ungrounded: No  
 Voltage Drop: No

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## Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may NOT be visible because of furnishings and personal items. In these cases some of the items may NOT be inspected. The condition of walls behind wall coverings, paneling and furnishings CANNOT be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are NOT reported. Determining the source of odors or like conditions is NOT a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under rlying floor coverings is NOT inspected. Determining the condition of insulated glass windows is NOT always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. MOLD testing, LEAD paint testing, or inspecting for ASBESTOS is BEYOND THE SCOPE OF THIS INSPECTION.

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## General Information

Number of Bathrooms: 3  
 Number of Bedrooms: 4

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## Floors

Condition: Satisfactory  
 Type of floor: Hardwood, Carpet, Ceramic Tile

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## Walls

Condition: Satisfactory  
 Type: Drywall

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## Ceilings

Condition: Satisfactory  
Type: Drywall

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## Entry Doors

Condition: Satisfactory  
Material: Wood  
Insulation: Insulated

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## Windows

Condition: Satisfactory  
Type: Sliding  
Material: Metal  
Glass: Dual Pane  
Storm Windows: No

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## Fireplace

Condition: Needs Maintenance  
Type: Gas  
Operational: No

### Comments:

Gas Fireplace NEEDS plastic toy ball removed from the gas Turn ON / Off key receptacle. CRACKED tile hearth on front of sunroom fireplace. (See picture in report).



## Bathroom 1

Our inspection of the BATHROOMS includes a Visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often DO NOT show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is BEYOND THE SCOPE OF THIS INSPECTION. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. MOLD Testing, LEAD PAINT Testing, or Inspecting for ASBESTOS is BEYOND THE SCOPE OF THIS INSPECTION.

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## Bathroom Location

**Location:** 1st Floor powder room

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## Toilets

Condition: Satisfactory

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## Ventilation

Condition: Satisfactory  
Fan Vents To: Outside

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**Floor**

Condition: Satisfactory  
Type: Vinyl (Linoleum)

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Sinks**

Condition: Satisfactory

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Bathroom 2

**Bathroom Location**

**Location:** Guest bathroom

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**Toilets**

Condition: Satisfactory

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**Ventilation**

Condition: Satisfactory  
Fan Vents To: Outside

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**Bathtub**

Condition: Satisfactory  
Type: Stall Shower

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**Shower Walls**

Condition: Satisfactory  
Type: Cultured Marble

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**Floor**

Condition: Satisfactory  
Type: Vinyl (Linoleum)

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Sinks**

Condition: Satisfactory

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Bathroom 3

**Bathroom Location**

**Location:** Master bathroom

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**Toilets**

Condition: Satisfactory

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**Ventilation**

Condition: Satisfactory  
Fan Vents To: Outside

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**Bathtub**

Condition: Satisfactory  
Type: Built-In

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**Shower Walls**

Condition: Satisfactory  
Type: Cultured Marble

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**Floor**

Condition: Satisfactory  
Type: Ceramic Tile

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Sinks**

Condition: Satisfactory

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<b>Kitchen</b>
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Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

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**Cabinets**

Condition: Satisfactory

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**Counters**

Condition: Satisfactory  
Counter Tops: Laminate

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**Dishwasher**

Condition: Satisfactory  
Operational: Operating  
Make: Maytag  
Model: MDB9150AWS Serial #27779440AP

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**Disposal**

Condition: Satisfactory

Operational: Operating  
 Make: Emerson  
 Model: E100-25

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## Flooring

Condition: Satisfactory  
 Type: Tile

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## Range/Oven

Condition: Satisfactory  
 Fuel Type: Electric  
 Operational: Operating  
 Make: General Electric  
 Model: SP26BOW3AD

### Comments:

The Range was FUNCTIONAL at time of inspection. Note: Timers and Self-cleaning features are NOT evaluated during home inspection.

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## Receptacles

Condition: Satisfactory  
 Type: Non-GFCI

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## Sink

Condition: Satisfactory

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## Heating System 1

Our examination of the HEATING SYSTEM includes a Visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. HEAT EXCHANGERS ARE INACCESSABLE by design, and are NOT part of the ASHI Standards of Practice. They must be completely removed from the furnace to be fully evaluated. Our inspection DOES NOT include disassembly of the furnace. The inspector CANNOT light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we RECOMMEND annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is BEYOND THE SCOPE OF THIS INSPECTION. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

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## Heating System

Condition: Satisfactory  
 Type: Forced Air  
 Fuel: Natural Gas  
 Age: Unknown years  
 Capacity: BTU's  
 Heat System Location: Garage  
 Thermostat Location: 1st floor Hallway

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## Fuel Source

Condition: Satisfactory  
 Fuel Type: Natural Gas  
 Fuel Supply: Public Gas

Status: Turned On

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## Heat Distribution

Condition: Satisfactory  
 Type: Ductwork  
 Pipes: Not Visible  
 Located in: Some Rooms

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## Unit Venting

Condition: Satisfactory

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## Air Filters

Condition: Satisfactory  
 Filter Type: Washable

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## Heating System 2

### Heating System

Condition: NOT Inspected  
 Type: Combination  
 Fuel: Natural Gas  
 Age: years  
 Capacity: BTU's  
 Heat System Location: Roof  
 Thermostat Location: Hallway 2nd floor

#### Comments:

Inspector was informed that Heating & Air Conditioning contractor was coming to work ON unit located on the roof.

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## Cooling System

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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### Air Conditioning Unit

Condition: Satisfactory  
 Status: Tested  
 Age: 4+  
 Capacity: 3 Ton  
 Location: East side of home  
 Last Service Date: Unknown

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### Air Conditioning Type

Condition: Satisfactory

Type: Central Air  
Fuel: Turned On

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## Electrical Disconnect

Condition: Satisfactory  
Location: On wall near unit

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## Garage / Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

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## Garage Description

Condition: Satisfactory  
Type: Attached Garage

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## Door Opener

Condition: Satisfactory

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## Flooring

Condition: Satisfactory  
Floor Type: Concrete

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## Door to Living Space (Attached Garage)

Condition: Needs Maintenance  
Door Type: Solid Wood  
Fire Door Properties: Fire Resistant

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### Comments:

Door entering living space from attached garage Must have an Auto closure.

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## Receptacles

Condition: Satisfactory  
Type: GFCI

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## Vehicle Doors

Condition: Satisfactory  
Status: Tested

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## Walls/Windows/Ceiling

Condition: Satisfactory

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### Thank You!

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Thank you for choosing Blue Sky Home Inspection service. If you have any questions about items in the

report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future!