



**SAGE INSPECTORS**  
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## SAGE INSPECTORS REPORT

1234 Main St.  
Aztec NM 87410

Buyer Name  
04/15/2019 9:00AM



Inspector  
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# SUMMARY

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ITEMS INSPECTED

MAINTENANCE OR  
RECOMMENDATION

MINOR DEFICIENCY

- 
- ⊖ 2.1.1 Roof - Roof Structure Exterior: Roof overhang beam
  - ⊖ 2.8.1 Roof - Asphalt Composition Shingle: Exposed roof sheathing- QC
  - ⊖ 2.8.2 Roof - Asphalt Composition Shingle: Loose/missing shingles- QC
  - 🔧 3.2.1 Wall Exteriors - Window Exteriors: Peeling paint, wood
  - ⊖ 4.1.1 Exterior - Driveway: Moderate heaving- QC
  - 🔧 4.10.1 Exterior - Landscape Irrigation: Beyond the scope
  - ⊖ 5.1.1 Electrical - Service Drop, Drip Loop, Splice and Attachment: Underground
  - ⊖ 5.3.1 Electrical - Electric Meter: Meter OK
  - ⊖ 5.14.1 Electrical - Exterior Electrical Receptacles: Did not respond
  - ⊖ 5.15.1 Electrical - Conventional Electrical Receptacles (interior): Hot/neutral reversed
  - ⊖ 5.15.2 Electrical - Conventional Electrical Receptacles (interior): Open ground- QC
  - ⊖ 7.1.1 Interior - Floors: Poor installation
  - ⊖ 12.2.1 Structure - Floor Structure: Localized decay- leaks fixed
  - ⊖ 12.3.1 Structure - Foundation: Moderate, not thru-wall- SE/QC
  - ⊖ 13.9.1 Kitchen and Built-in Appliances - Cabinets: Damaged tiles- QC
  - ⊖ 14.1.1 Laundry Room - Floors: Poorly installed

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

No one

**Occupancy**

Vacant

**Approximate Temperature**

45 Farenhieght

**Type of Building**

Single Family 1-Story

**Weather Conditions**

Cloudy

**Report Navigation Instructions**

The buttons in order from left to right are: menu, full report, summary, and PDF download. The first thing you should do is go over all of the main items using the summary button, at a later time do not forget to go through the entire report using the full report button. You can use the menu on the upper left to move around sections of the report, access other reports such as radon, and attachments. Please do not hesitate to call with any questions 970-799-4726.

## 2: ROOF

### Information

**Method of inspection:**

Walked the roof

**The roof style was:**

Gable, Flat

**Primary roof-covering type:**

Wood Shakes, EPDM (rubber) Membrane


**Additional primary roof-covering types:**

EPDM (rubber) Membrane

**Drainage system description:**

Roof sloped to internal roof drains

**Chimney flue material:**

Tile

**Underlayment/Interlayment:**

Mostly hidden from view

### Limitations

Underlayment

**UNDERLAYMENT DISCLAIMER**

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

### Observations

2.1.1 Roof Structure Exterior

**ROOF OVERHANG BEAM**

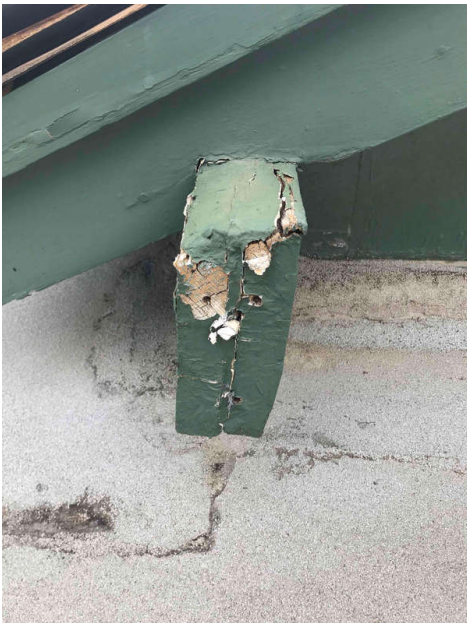
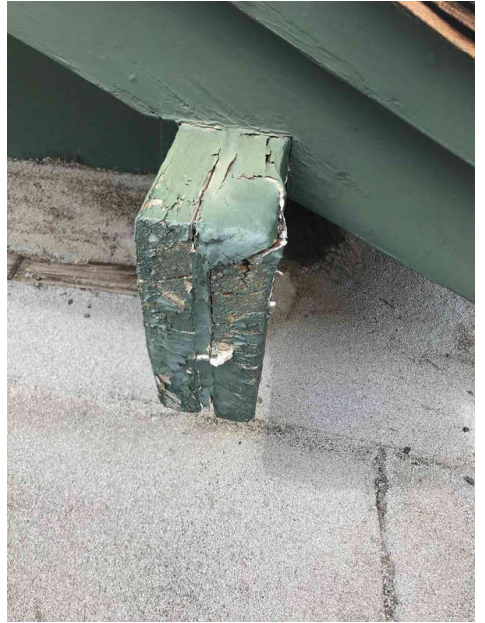
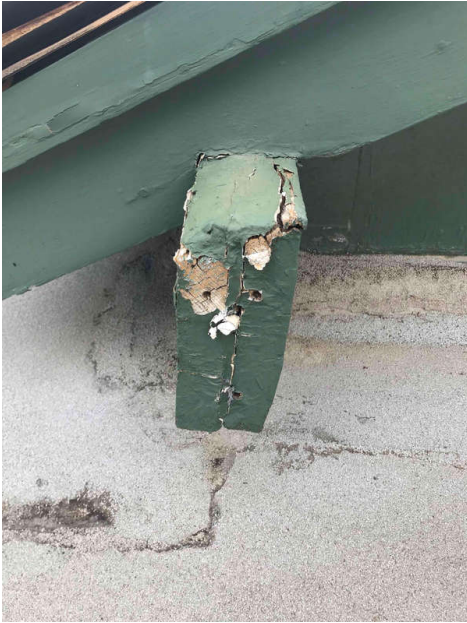
Roof overhang beam is rotting due to paint coming off. Recommend having a qualified roofer or contractor look at to repair.

Recommendation

Contact a qualified professional.



Minor Deficiency



2.8.1 Asphalt Composition Shingle

**EXPOSED ROOF SHEATHING- QC**

 Minor Deficiency

Wind damage had exposed roof sheathing to weather. This damage should be repaired as soon as possible to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor

Recommendation

Contact a qualified professional.



2.8.2 Asphalt Composition Shingle  
**LOOSE/MISSING SHINGLES- QC**

 Minor Deficiency

The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Recommendation

Contact a qualified professional.



# 3: WALL EXTERIORS

## Information

### Exterior wall-covering Material

Brick

## Observations

### 3.2.1 Window Exteriors

 Maintenance or Recommendation

#### PEELING PAINT, WOOD

The wood windows had peeling paint and needed maintenance at the time of the inspection. Windows appeared to have suffered some damage from sun and moisture. Wood windows eventually operate poorly if wood is left exposed to sun and moisture. Repair of long-term neglect can be expensive. The Inspector recommends maintenance be performed by a qualified contractor.

#### Recommendation

Contact a qualified window repair/installation contractor.



Southwest



Back window by hot tub



# 4: EXTERIOR

## Information

**Driveway Material:**

Concrete

**Walkway Materials:**

Concrete

## Limitations

## Observations

4.1.1 Driveway

 Minor Deficiency

**MODERATE HEAVING- QC**

Moderate heaving visible in the driveway at the time of the inspection has created trip hazards that should be corrected by a qualified contractor.


Recommendation

Contact a qualified professional.



The large tree is causing this.

4.10.1 Landscape Irrigation

 Maintenance or Recommendation

**BEYOND THE SCOPE**

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Recommendation

Contact a qualified landscaping contractor

# 5: ELECTRICAL

## Information

**Electrical Service Conductors:**  
Underground service, 120/240 volt service

**Service Panel Ampacity:**  
100 amps

**Service Panel Type:**  
Load Center

**Service Panel Manufacturer:**  
General Electric

**Service Disconnect Location:**  
At Service Panel

**Service Disconnect Type:**  
Breaker

**Service Grounding Electrode:**  
Driven rod

**Number of Sub-panels:**  
0

**Sub-panel Manufacturer:**  
N/A

**Wiring Methods:**  
Surface mounted distribution

**Type of Branch Wiring:**  
Romex

**Ground Fault Circuit Interruptor (GFCI) Protection:**  
YES

**Arc Fault Circuit Interruptor (AFCI) Protection:**  
NO

## Observations

5.1.1 Service Drop, Drip Loop, Splice and Attachment

 Minor Deficiency

### UNDERGROUND

Conductors supplying electricity to the home were buried underground.  
Recommendation  
Contact a qualified professional.

5.3.1 Electric Meter

 Minor Deficiency

### METER OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.  
Recommendation  
Contact a qualified professional.



#### 5.14.1 Exterior Electrical Receptacles



Minor Deficiency

### **DID NOT RESPOND**

An exterior Ground Fault Circuit Interrupter (GFCI) electrical receptacle did not respond to the test button. The Inspector recommends replacement with a new GFCI receptacle by a qualified electrical contractor.

#### Recommendation

Contact a qualified electrical contractor.



#### 5.15.1 Conventional Electrical Receptacles (interior)

Minor Deficiency

### **HOT/NEUTRAL REVERSED**

FRONT HALLWAY, HALLWAY TOWARDS BEDROOMS, FIRST BEDROOM( SOUTH SIDE ONE), EAST SIDE IN FIRST BEDROOM, OFFICE NORTHSIDE, WOOD FLOORED BEDROOM, FRONT ROOM SOUTHSIDE.

An electrical outlet had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

#### 5.15.2 Conventional Electrical Receptacles (interior)

Minor Deficiency

### **OPEN GROUND- QC**

FRONT ROOM EASTSIDE, DINNING ROOM

An electrical receptacle in the home had an open ground. Other receptacles in the home were grounded. This condition should be corrected by qualified electrical contractor.

Recommendation

Contact a qualified professional.

## 6: GARAGE

### Information

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**Garage Vehicle Door Type:**

Double

**Number of Vehicle Doors:**

1

**Number of Automatic Openers:**

1

**Vehicle Door Automatic****Reverse:**

Installed and operating correctly,  
Photosensor installed correctly

### Limitations

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# 7: INTERIOR

## Information

**Walls and Ceilings:**

Drywall

**Floor Covering Materials:**

Carpet, Tile, Wood

**Interior Doors:**

Hollow

**Window Material:**

Vinyl, Aluminum

**Window Glazing:**

Double-pane

**Window Operation:**

Single-hung, Sliding

**Smoke/CO Detectors:**

No Carbon monoxide detector installed, Additional smoke detectors recommended, Smoke detectors installed (battery type)

**Central Vacuum System:**

None installed

## Limitations

## Observations

7.1.1 Floors

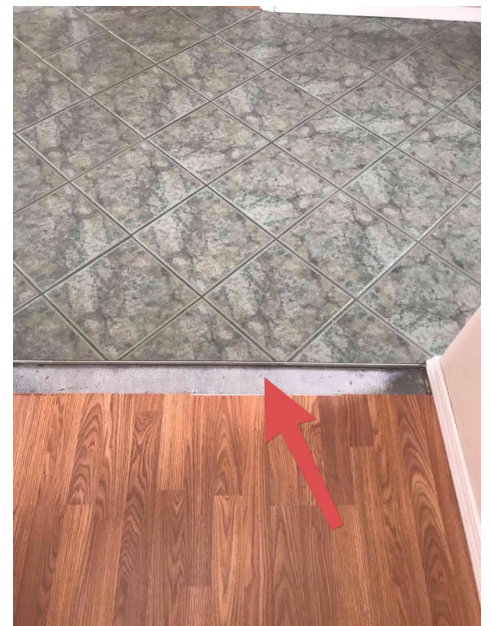
**POOR INSTALLATION**

NEAR ENTRY WAY

Wood floor transition is missing. Poor coverings in the entry way exhibited evidence of poor installation practices at the time of the inspection.

Recommendation

Contact a qualified professional.



# 8: PLUMBING

## Information

**Water Supply Source:**

Public Water Supply

**Main Water Supply Pipe:**

Galvanized Steel

**Water Distribution Pipes:**

1/2-inch and 3/4-inch copper

**Distribution Pipe Bonding:**

Pipes were bonded

**Sewage System Type:**

Public

**Drain Waste and Vent Pipe**

Materials:

Cast Iron

**Water Heater Manufacturer**

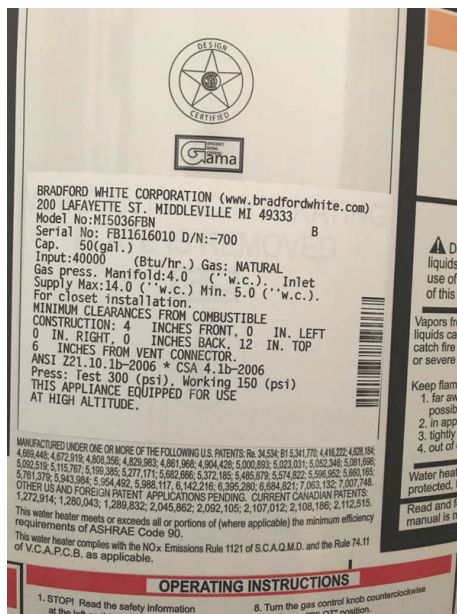
Bradford White

**Date of Manufacture**

2009

**Water Heater Fuel Type**

Gas



**Water Heater Type**

Tank (conventional)

**Water Heater Tank Capacity**

50 gallons

**Gas Pipe Material:**

Black Steel

**Type of Gas:**  
Natural Gas



**Sump Pump:**  
None installed

**Sewage Ejector:**  
None installed

**Fire Suppression:**  
None installed

**Water Treatment Systems/Filters:**  
Kitchen faucet filter (not inspected), Reverse Osmosis (not inspected)



## Limitations

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## 9: HEATING

### Information

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**Heating System Type:**

Gas-fired Furnace (medium efficiency), Forced-air distribution, Fireplace insert

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

Two

**Heating/Cooling Ducts:**

Insulated

**Air Filter:**

N/A

**Filter Size:**

18x20

**Heating System Brand:**

Rheem

### Limitations

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# 10: COOLING

## Information

**Number of cooling systems  
(excluding window AC)**

One, Two

**Cooling Equipment Energy  
Source:**

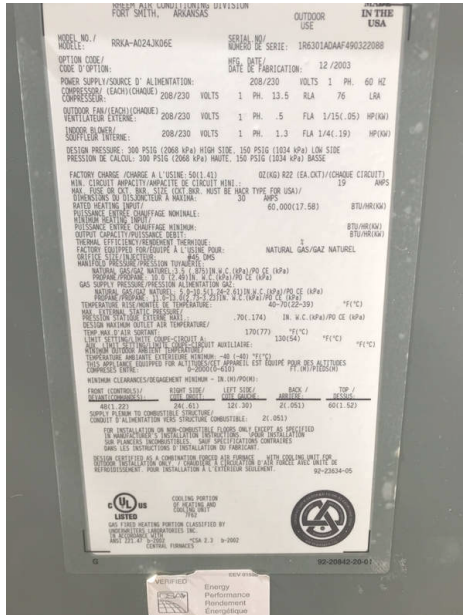
Gas



North

**Cooling System Type:**

Split System (indoor and outdoor components)



**Cooling System Manufacturer:**  
**Rheem**

FORT SMITH, ARKANSAS  
 MODEL NO. / SERIAL NO. /  
 890A-A024300E / 1R6301ADAAAF490322088  
 OPTION CODES: 12/2003  
 POWER SUPPLY/SOURCE D' ALIMENTATION: 208/230 VOLTS 1 PH. 60 HZ  
 COMPRESSOR (EACH) CHARGE: 208/230 VOLTS 1 PH. 13.5 FLA 76 LSA  
 OUTDOOR FAN (EACH) CHARGE: 208/230 VOLTS 1 PH. .5 FLA 1/15(.05) HP(0K)  
 INDOOR BLOWER/SUPPLEMENTARY INTAKE: 208/230 VOLTS 1 PH. 1.3 FLA 1/4(.19) HP(0K)  
 DESIGN PRESSURE: 300 PSIG (2068 kPa) HIGH SIDE, 150 PSIG (1034 kPa) LOW SIDE  
 PRESSURE OF CALCUL.: 300 PSIG (2068 kPa) HAUTE, 150 PSIG (1034 kPa) BASSE  
 FACTORY CHARGE CHARGE À L'USINE: 50(1.41) OZ(NG) R22 (EA. DXT)/(CHARGE (CIRCUIT))  
 MIN. CIRCUIT BREAKER AMPACITY DE CIRCUIT INTÉ.: 15 AMPS  
 MAX. FUSE OR Ckt. BRK. SIZE (EXT. BRK. MUST BE RATED TYPE FOR USA) /  
 TEMPÉRATURE DE LIQUÉFACTEUR À HAUTE: 30 AMPS 60,000(17.58) BTU/HRI(KW)

FRONT CONTROL	TEMP. SENS.	TEST SENS.	BACK /	TOP /
465/120	94/45	120/30	21/85(1)	80/15(2)

SUPPLY PIPING TO CONNECTIBLE STRUCTURE /  
 CONDUIT D'ALIMENTATION À RAS-STRUCTURE CONNECTIBLE: 21/85(1)  
 FOR INSTALLATION OR REPAIR CONSULT THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 POUR RÉPARATION CONSULTÉ LE MANUFACTURIER POUR LES INSTRUCTIONS D'INSTALLATION.

COOLING PORTION  
 DE REFRIGÉRANT  
 ÉQUIV. À 1000 BTU/HR  
 CLASSIFIÉ PAR  
 THE ARI, INC., FORT SMITH, ARK.  
 001 12/14/00 488 2.1.3 0-2002

ENERGY PERFORMANCE PROGRAM  
 ÉNERGÉTIQUE

92-20842-20-01

RHEEM MANUFACTURING COMPANY  
 AIR CONDITIONING DIVISION  
 FORT SMITH, ARKANSAS  
 MODEL NO. / SERIAL NO. /  
 890A-A024300E / RYH5902 C HA R F1693 1777  
 POWER SUPPLY: 208/230 VOLTS 1 PH. 60 HZ HTG AMPS 4.1  
 COMPRESSOR: 208/230 VOLTS 1 PH. 26.4 FLA 129 LSA  
 INDOOR BLOWER: 230 VOLTS 1 PH. 3.4 FLA 1/2 HP  
 OUTDOOR FAN: 230 VOLTS 1 PH. 2.0 FLA 1/3 HP  
 FACTORY CHARGE: 136 OZ R22 MAX WATTS HTGS. CYCLE 710 AMPS  
 CIRCUIT AMPACITY: 28 MIN. MAX. FUSE OR CIRCUIT BRK. SIZE 60  
 EQUIPPED FOR USE WITH: NATURAL GAS  
 HEATING MAX. INPUT: 125,000 BTU / HR  
 OUTPUT CAPACITY: FOR TEMPERATURE RISE OF 50 °F TO 88 °F  
 TEST EXT. S. P.: 20 IN. W. C.  
 MANFOLD PRESS.: 3.5 IN. W. C. EFFICIENCY  
 TEST PRESSURE: 300 PSIG HIGH SIDE, 150 PSIG LOW SIDE  
 DESIGN MAX. OUTLET TEMP.: 100 °F LIMIT SET 100 °F  
 GAS SUPPLY PRESSURE: 7 IN. W. C. MAX., 5 IN. W. C. MIN.  
 ANS. Z11.41 8-1990 CENTRAL FURNACES MFD 04/7/93  
 DESIGN CERTIFIED AS A COMMERCE OFF-PURPOSE DETROIT COOLING UNIT FOR OUTDOOR INSTALLATION ONLY.  
 POUR INSTALLATION EN DEhors DE L'ÉCHAUFFEMENT À L'ÉCHAPPEMENT, CONSULTÉ LE MANUFACTURIER POUR  
 LES INSTRUCTIONS D'INSTALLATION.

92-20842-16-00

# 11: BATHROOMS

## Information

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### **Exhaust Fans**

Fan only

# 12: STRUCTURE

## Information

**Foundation Configuration:**

Crawlspace

**Foundation Method/Materials:**

Poured concrete footings,  
Poured concrete foundation walls

**Method used to Inspect**

**Crawlspace:**

Inspector entered the crawlspace

**Main Floor Structure:**

Oriented strand board (OSB) sheathing over wood joists

**Main Floor Structure- Perimeter Bearing:**

Rests on top of foundation wall

**Main Floor Structure- Intermediate Support:**

Built-up girder

**Exterior Wall Structures:**

Brick over Wood Frame

**Typical Ceiling Structure:**

Not visible, Vaulted Ceilings

## Observations

### 12.2.1 Floor Structure

Minor Deficiency

#### LOCALIZED DECAY- LEAKS FIXED

The floor joists had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, no moisture showed in the framing at these areas, indicating that leaking plumbing fixtures have been repaired.

Recommendation

Contact a qualified professional.



### 12.3.1 Foundation

#### MODERATE, NOT THRU-WALL- SE/QC

Minor Deficiency

Moderate cracking was visible in the poured concrete foundation wall. Cracking did not appear to be continuous through the wall. Determining the cause of cracking lies beyond the scope of the General Home Inspection. The Inspector recommends that you have this condition evaluated by a qualified foundation repair contractor or structural engineer to determine the cause of cracking and the likelihood of continued damage and to discuss options and costs for stabilization.

Recommendation

Contact a qualified professional.



# 13: KITCHEN AND BUILT-IN APPLIANCES

## Information

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**Cabinets:**

Solid Wood

**Countertop Material:**

Tiled

**Range:**

Gas



**Range/Oven Brand:**

Maytag

**Range Hood:**

Vents to exterior

**Dishwasher:**

Present, Inspected



**Dishwasher brand:**

Maytag

**Dishwasher Anti-siphon method:**

Air gap installed

**Garbage Disposal brand:**

Kenmore



**Refrigerator:**

Inspected

**Refridgerator Brand:**

Frigidaire

**Refrigerator Opening Width**

Unknown



**Refrigerator Opening Height**

Unknown

**Cooktop:**

Gas



**Trash Compactor Brand:**

Maytag



**Limitations**

**Observations**

13.9.1 Cabinets

 Minor Deficiency

**DAMAGED TILES- QC**

The kitchen countertops had damaged tiles. The Inspector recommends repair by a qualified contractor. If matching tiles are no longer available the countertop may need to be re-tiled, which will be expensive.

Recommendation

Contact a qualified professional.



# 14: LAUNDRY ROOM

## Information

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**Dryer Power:**

Electric

**Dryer Vent:**

Ribbed foil

**Dryer 240-volt electrical receptacle:**

Modern 4-prong

## Limitations

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## Observations

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14.1.1 Floors

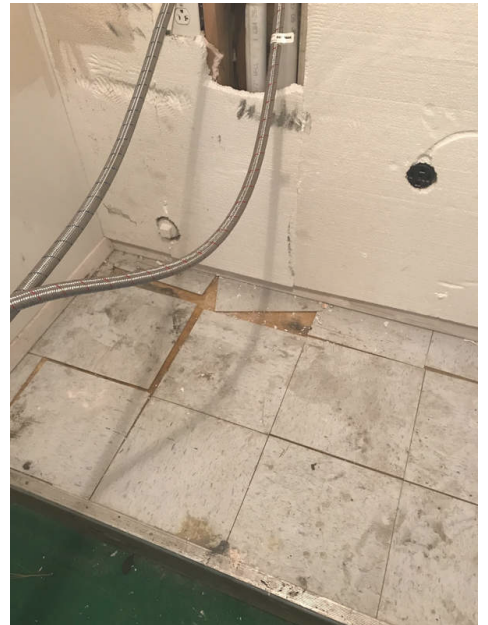
**POORLY INSTALLED**

Floor tiles in the laundry room were poorly installed.

Recommendation

Contact a qualified professional.

 Minor Deficiency



# 15: ATTIC

## Information

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**Attic inspected from:**

No attic

**Attic thermal insulation material:**

N/A

**Approximate attic thermal insulation depth:**

Unknown

**Roof Structure Ventilation:**

Unknown

**Roof structure ventilation device type:**

None

**Roof Framing Type:**

Conventional Framing

**Roof Sheathing Material:**

Plywood

## Limitations

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# 16: THERMAL IMAGING

## Information

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### Thermal Imaging:

None

The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constitute a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner.

The Inspector is not liable in any way for any damage or any loss relating to the use of thermal imaging equipment during the inspection or the quality/accuracy of information provided by thermal images included in the report.

## Limitations

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# 17: RADON GAS TESTING

## Information

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**Method**

Not tested

**Monitor Location**

N/A

**Measurement Interval**

0

**Start Time**

0 Time

**Date Placed**

04/11/2019

**End Time**

0 24 Hour Time

**Date Retrieved**

04/11/2019

**Elapsed Time**

0

**Monitor Model Number**

0

1028

**Monitor Serial Number**

0

## Limitations

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General

**NONE**

# STANDARDS OF PRACTICE

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