



SUMMARY
1234 Main St. Aztec NM 87410
Buyer Name
04/15/2019 9:00AM

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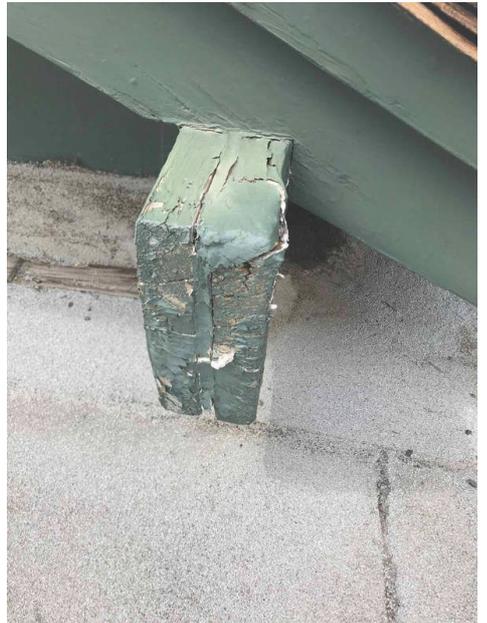
2.1.1 Roof Structure Exterior

ROOF OVERHANG BEAM

 Minor Deficiency

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.



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.



3.2.1 Window Exteriors

PEELING PAINT, WOOD

 Maintenance or Recommendation

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

4.1.1 Driveway

MODERATE HEAVING- QC

 Minor Deficiency

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

BEYOND THE SCOPE

 Maintenance or Recommendation

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

5.1.1 Service Drop, Drip Loop, Splice and Attachment

UNDERGROUND

Conductors supplying electricity to the home were buried underground.

Recommendation

Contact a qualified professional.

 Minor Deficiency

5.3.1 Electric Meter

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.

 Minor Deficiency



5.14.1 Exterior Electrical Receptacles

DID NOT RESPOND

 Minor Deficiency

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)

HOT/NEUTRAL REVERSED

Minor Deficiency

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)

OPEN GROUND- QC

Minor Deficiency

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.

7.1.1 Floors

POOR INSTALLATION

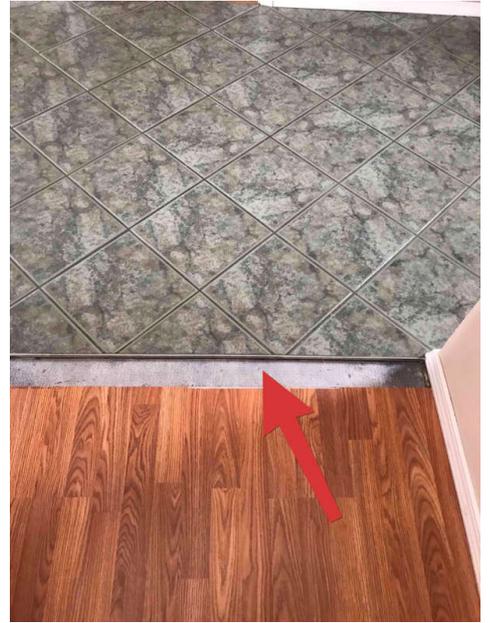
Minor Deficiency

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.



12.2.1 Floor Structure

LOCALIZED DECAY- LEAKS FIXED

 Minor Deficiency

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.



13.9.1 Cabinets

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.

Minor Deficiency



14.1.1 Floors

POORLY INSTALLED

Floor tiles in the laundry room were poorly installed.

Recommendation

Contact a qualified professional.

Minor Deficiency

