

NOTE: BONDED INSPECTIONS IS A DBA OF NAOMI CASTRO INSPECTIONS, LLC

5307 Estrallita Del Norte NE, Alb. NM

Warranty

PROPERTY OWNERS WARRANTY DOCUMENT

This Residence was inspected on **July 1, 2011** and found to be in compliance with criteria established for Bonded Inspection Company's PROPERTY WARRANTY PROGRAM. **Therefore, the following items noted herein as "Warranted" are guaranteed to remain functional for a period of 1 (one) year from the Warranty date taking effect** (see pages 1 & 2 for conditions of warranty).

INSPECTION REPORT

NOTE: The following assessment of conditions described in this "General Inspection" report is for informational purposes only. It is intended to benefit all of the parties involved in this Property by bringing to their attention items noted by the Inspection Team. Noted items can be very important (such as structural defects) or of little consequence (such as a missing/bent door stop) – **but Bonded Inspections leaves the importance of them to the judgment of the parties involved.** Hidden areas (under ground, inside walls or otherwise inaccessible) are not inspected unless problems are suspected and the inspection team is instructed to access these areas. If any defects involving warranted items are noted, the defect must be corrected and re-inspected* for the Warranty to apply to that mentioned item. **Re-inspections are only made for checking on repairs made to warrantable items or UBC code issue resolutions.* **One re-inspection is furnished at no cost. Re-inspections for cosmetic issues or (more than one re-inspection - if needed) are billed at \$50.00 each.** As requested, the improvements and property were inspected for General Conditions, Some Uniform Building Code safety & Warranty issues with the following results:

Inspections included and **ITEMS COVERED** by PROPERTY WARRANTY:

- a. **Electrical system:** Including in building Elec. Service, Breaker Panel, delivery system,
- b. **Plumbing system:** Including in building. water and gas delivery and waste disposal systems.
- c. **Heating and cooling:** Equipment - including electronic controls and Thermostats (see notes)
- d. **Foundation:** Concrete Stem walls, Raised foundation on slab.
- e. **Roofing system:** Standard Grade tar and gravel "Hot Tar" roofing systems. Slightly Pitched Joist Roof & concrete tile system
- f. **Equipment. Kitchen & Other Appliances:** As Noted under Appliances and noted herein.

Note on Utilities: City Water Supply and public Waste Disposal System – Satellite and Cable TV & Internet/Public Electric.

WARRANTY: If any of the warranted items have been properly maintained and operated (per normal industry and manufacturers standards – or as advised by this report or other written communication from Bonded Inspections and Sellers Disclosure) but should fail due to normal wear and tear within the warranty period, Bonded Inspections shall repair that item, or replace with new or like kind and/or age (at Bonded Inspections option) within 30 days, as soon as practicable, or immediately if an emergency. Bonded inspections will not be liable for any damage or expenses resulting from failure of any property components. A \$50 deductible will be collected for any repairs required on a per item and per occurrence basis – payable prior to the start of repairs.

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Warranty covers all parts, labor and materials. This Warranty may be continued on a Year-to-Year basis at the then prevailing rates of Bonded Inspections. Bonded Inspections shallnotify Property owners of the action and timetable of needed repairs and/or replacements within 24 hours of receiving notification in writing from the Property owner requesting Warranty repair or replacement work. The Warranty period begins immediately after the Inspection and continues in force for 12 months after sale (if applicable) closing and final reinspection, and is conditioned upon receipt of payment in full and Sellers Disclosure Statement and any other Inspection Documents by others applicable to the property. Warranty coverage does not extend beyond the exterior walls of the structure. If applicable, the accuracy and adequacy of Hydronic & Radiant heating Zones cannot be verified without additional inspections/testing. This warranty runs with the property. Failure to make any payment required herein shall void this warranty. NOTE: SOME RESTRICTIONS MAY APPLY – SEE THE “**BINDING CONDITIONS**” PAGE FOR ADDITIONAL STANDARD WARRANTY CONDITIONS (IF APPLICABLE).

General Building Conditions:

This Report describes in general, and sometimes specific detail, the condition of the interior of the individual unit(s) inspected and the exterior condition of the building(s) themselves. Images of specific conditions are included where necessary for clarity. While 400 +/- individual components & conditions are inspected, the report is of a narrative nature and usually mentions only items (highlighted, underlined and italicized) that are observed to be in need of repair, replacement or adjustment. Cosmetic issues (paint, cracks, tears, breaks, cleaning, holes, replacements, etc.) need not be re-inspected.

Specific Notations:

DRAINAGE – Sandy/Rocky loam with satisfactory percolation and drains away from home.

ELECTRICAL SYSTEM – The Main Bryant 100 Amp Panel & circuit breaker boxe with room for 5 standard spares seem adequate for the loads imposed. Wiring is solid copper - PNM Service. The kitchen sink/N. wall outlet needs to be a GFI outlet. The electrical system seems otherwise in good condition, fully operational and Warranted.

PLUMBING – Public Sewer System and City Water - The supply lines are a mixture of copper and iron, with PVC/ABS/Cast Vents/drains. The hall bath tub drains slowly. All of the other parts of the plumbing System seemed in good/operational condition **and are Warranted.**

APPLIANCES - The water heater, furnace, evaporative cooler and range were all in good condition. All appliances noted are Warranted.

NATURAL GAS FUEL – Systems (sizes and locations) seem adequate. Bonded Inspections tested all gas lines (except for those in walls/underground or otherwise hidden) for leaks and found none. Changing conditions can cause leaks and any work must be done by a qualified Plumbing Company.

HVAC (Heating, Venting and Cooling) – All vent fans were operational unless otherwise noted. Heating was by gas fired furnace. Cooling by Evaporative Cooling. The Heating unit was fully operational and in good condition. The cooler was operational and appeared to be in good condition. The fireplace was off at the time of the inspection but seemed fully operational. All of the HVAC system components are Warranted.

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STRUCTURAL – A GB98 visual investigation revealed that this home is in good shape Structurally

SIDING/ROOFING – Exterior framed walls covered w/Stucco veneer. The Roof system is composed of 2 layers of 45# AIF and a 90# cap sheet and gravel and separate concrete tile area. Some of the roof penetrations and the tops of the parapet walls need to be sealed with either plastic cement or stucco color coat mixed 50% glue/water or other appropriate roof/wall repair material. There are several areas where the stucco has cracked and the S. wall has a horizontal crack which appears to be an old drying crack. The siding issues are of a cosmetic nature and not structural problems. Both roof and siding are in otherwise good condition and are (with exceptions* noted) **Warranted.**

CABINETS & SURFACES – Note: *Surfaces* are never warranted (except the roof). The kitchen counter top has been slightly degraded by moisture at the SW corner of the sink. The cabinets are in good condition, The LR S. wall shows signs of previous leaking but the roof inspection did not show signs of problems above those areas, so it is assumed that the roof once leaked and has since been repaired. All other surfaces were without noticed defects.

DOORS & WINDOWS – Windows are superior grade double glazed units in good condition. The MBR door sticks at the top corner. The bi-pass closet doors do not have a floor guide to keep them from swinging back and forth. All other doors and windows seemed in good condition and good working order.

CONCLUSIONS: This home is in excellent condition considering its age (several upgrades and remodeling) and appears to be in compliance with local Governmental Building Codes and General Accepted Building Standards and Practices as established, unless otherwise noted.

NOTE: Bonded Inspections Inspection Team Technicians can not see (and neither they nor Bonded Inspections are liable for) any defects, natural or man-made, that are hidden by concrete slabs, walls or other obstructions (or otherwise not observable.

OTHER INSPECTIONS: **TERMITE/WOOD DESTROYING INSECTS (SEPARATE COVER).**

INVESTIGATIONS REVEALED THAT NO TOXIC MOLD OR MOLD SPORES WERE FOUND

DRY-WOOD ROT: THERE ARE NO signs of dry/wood rot at all – interior or exterior.

Bonded Inspectors has licensed General Contractor experience and they are licensed NM GB-98 Contractors insured and bonded to \$2,000,000.00 Aggregate - but they are not licensed engineers, plumbers or electricians.

Uniform Building Code issues noted: **NONE**

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WARRANTED APPLIANCES:

1. **DISHWASHER** Kitchen Aid. Model #COAYBOCT Built in.
2. **MICROWAVE** Kenmore Model #72162648200 Above Range
3. **RANGE/OVEN** Kitchen Aid Model #KERC607HB5B Electric
4. **FURNACE** Trane Model #3LB520E936B1 120,000 BTU
5. **GARAGE DOOR OPENER** Overhead Door Co. Model #Precision PDS4500
6. **WATER HEATER** General Electric #8D4GT12HAD1 - 40,000 BTU/40 GAL. Yr. 2000
7. **GARBAGE DISPOSAL** Insinkerator Model # 111WAROUT ½ HP.
8. **EVAPORATIVE COLER** Master Cool type SD Model #MCASA151 ¾ HP

End of Inspection/Warranty Documents/Reports

Naomi J. Castro, Owner _____