

# ***BONDED INSPECTIONS INC.***

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August 21, 2005

## INSPECTION REPORT

**ADDRESS: 5027 Southern SE Albuquerque, NM**

*This Report describes in general, and sometimes specific detail, the condition of the home inspected. Images of specific conditions are included where necessary for clarity. While 400 plus individual conditions are inspected, the report is of a narrative nature and usually mentions only items that are observed to be in need of repair, replacement or adjustment (in **bold, underlined and italicized** format).*

### **GENERAL INSPECTIONS:**

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 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. As requested, the home and property were inspected for **General Conditions** and **Uniform Building Code Compliance** with the following results:

**Drainage** – Sandy Soil with satisfactory percolation.

**Electrical System** – Type Circuit breaker Bryant Service panel 150 Amps w/2 spares. Wiring adequate for loads imposed. 110 v. Copper wiring w/220-240v. Multi-strand Alum. (normal conditions) sized OK and appears adequate for loads imposed. **There is no ground wire** in the SW bedroom. The front porch **light is not working** (possibly a bulb). The kitchen **GFI is not working**. The **smoke detector** battery had been removed/**is not working**. The SWBR **outlet needs a cover** plate. The **wire** from the outlet (in the closet) **needs protection**.

**Plumbing System** – The supply lines are copper and iron and vents and drains are Cast Iron/PVC. The **tub needs caulking** at the floor. The water heater pressure relief **valve is stuck** shut.

**Natural Gas Delivery System** – Adequate and without leaks. **Warrantable**

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**Heating, Cooling & Ventilating System** – Floor Furnace– gas. Furnace **Warrantable**. Cooling Evaporative 2- 3,500 cfm units – both **need servicing**. But are **Warrantable**

**Structural System** – The home is in good shape structurally on slab foundation w/joist roof/ceiling construction. **No structural problems or dry rot** were seen.

**Siding and Roof Systems** – Stucco siding. Roof: Built up w/crushed granite protection. Roof OK. **Siding has cracks** at all corners.

**Appliances** – All appliances operational.

**Surfaces/Cabinets** – Cabinets flush panel and in fair condition. The kitchen and hall storage **cabinet drawers need guides** installed at the back of the drawers. The kitchen **flooring is loose** in some areas.

**Doors, Trim and Windows** – Windows double glazed insulated windows. Doors flush panel. The entry door **hinge is loose/needs adjusting**. The bath **door will not close**. The NEBR door **latch is broken**/needs adjustment. The closet **doors are missing**. The bedroom window **security bars emergency releases are not operational**. The SE bedroom and laundry room **doors won't latch**.

**General:** This home is in fair condition considering its age and is in compliance with Governmental Building Codes and General Accepted Building Standards as they apply unless noted above.

## **Wood Destroying organisms including dry rot & mold:**

The home and property were inspected for the presence of **Wood destroying organisms, wood rot and mold spores** - and no signs were found.

**NOTE:** Bonded Inspections Inspection Team Technicians can not observe (and neither they or Bonded Inspections are liable for) any defects that are hidden by concrete slabs, walls or other obstructions

## **UBC CODE Violations: Window releases & Smoke detector**

**End of Report**

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Naomi J. Castro, Owner