

BONDED INSPECTIONS INC.

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July 20, 2005

INSPECTION REPORT

ADDRESS: 3304 Wellesley Ct. NE Albuquerque, NM

A Four Unit Building

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:

This Report describes in general, and sometimes specific detail, the condition of the interior of the individual units inspected and the exterior condition of the building itself. 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 (highlighted, underlined and italicized) that are observed to be in need of repair, replacement or adjustment.

General Building Conditions:

Drainage – Sandy Soil with satisfactory percolation.

Foundation – Solid concrete footing and monolithic pour. No structural defects or settling observed.

Walls – 2x4 frame construction with interior ½” drywall interior and an exterior Stucco siding system. The Stucco needs repair work around the utility area and in front of each of the units. Otherwise, the walls are in good structural condition without defects.

Electrical System – Main 2 Phase 220 V Overhead Service entrance. Copper wiring in Individual Unit Sub Panels adequate for all loads imposed.

Plumbing System – City water and Sewer. Line adequate, pressure and flow within established limits. Copper and galvanized water delivery and PVC/iron waste lines properly vented. Evaporative coolers have been repaired/replaced and are functioning in good working order. The Laundry **Pressure Relief valve is not operational** and the Dryer vent **flap is broken**.

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General Conditions, continued.....

Natural Gas Delivery System – Adequate, functional and without leaks.

Structural System – The Building is in good shape structurally on slab w/truss roof construction. No structural defects noted.

Heating, Cooling & Ventilating System - The wall heaters were not all operating. Some may have been turned off for the summer by current tenants.

Siding and Roof Systems – Stucco siding, pitched roof system. The Roof is composed of 210# granulated AIS shingles in good condition. A few shingles are broken/need replacement. Siding condition as previously noted. The wood trim needs painting.

General: This Building is in compliance with Governmental Building Codes and General Accepted Building Standards as they apply unless otherwise noted.

General Unit Conditions:

Unit #1

Electrical System – EQ 50 Amp. Sub panel w/2 spare Breakers. The front entry light globe is missing. There is an open ground on the E. Kitchen wall. There are no GFIs. Smoke detector not working.

Plumbing System – Water pressure and flow within established limits. There is no bath sink stopper. Toilet hard to flush. The shower head is missing. The water heater is off and the PT valve is stuck.

Natural Gas Delivery System – Adequate, functional and without leaks.

Structural System – The unit is in good shape structurally on slab w/joist ceiling construction. No defects noted.

Heating, Ventilation and Cooling – Gas wall heater, Evaporative cooler.

Appliances – Operating and in OK condition.

Surfaces and Cabinets – Kitchen cabinet knobs loose/missing. Drawers need adjusting/repair. The clothes pole in the SEBR is sagging. The carpet is frayed.

Doors, Trim & Windows – The Living and Bedroom screens are torn/missing. The Living room door handle needs attention. The SWBR window is broken. The entry door is delaminated.

Appliances – The hood light/fan not working. The range is missing parts.

General: This unit is in compliance with Governmental Building Codes and General Accepted Building Standards as they apply unless otherwise noted.

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General Conditions, continued.....

Unit #2

Electrical System – EQ 50 Amp. Sub panel w/2 spare Breakers. The front entry light **globe is missing**. The living room E wall **plug top is missing** (possible short). The SW bedroom **outlet has been shorted out**. The bedroom light **globes are missing** and the unit has no GFIs.

Plumbing System – Water pressure and flow within established limits. .
Bathroom **sink stopper missing**. Water heater is new.

Natural Gas Delivery System – Adequate, functional and without leaks.

Structural System – The unit is in good shape structurally on slab w/truss
Roof/ceiling construction. No defects noted.

Heating, Ventilation and Cooling – Gas wall heater. Evaporative cooler

Appliances – The hood **light is not working**. All others in OK condition.

Surfaces and Cabinets – Kitchen cabinet **knobs loose/missing**. **Drawers need adjusting/repair**. The kitchen **floor is torn** and the **carpet frayed**. The sheetrock face **material is peeling** off at the entry door.

Doors, Trim & Windows – Window **screens are torn/missing**. The WBR **door is torn/has hole** in it. The **trim needs paint**.

Unit #3

Electrical System – EQ 50 Amp. Sub panel w/1 spare Breaker. The front entry light **globe is loose**. The door bell **button is broken**. The LR wall **plug has a gap** that needs caulking.

Plumbing System – Water pressure and flow within established limits. The **toilet "runs"**.

Natural Gas Delivery System – Adequate, functional and without leaks.

Structural System – The unit is in good shape structurally on slab w/truss
Roof/ceiling construction. No defects noted.

Heating, Ventilation and Cooling – Gas wall heater, Evaporative Cooling.

Appliances – Operating and in OK condition.

Surfaces and Cabinets – Kitchen cabinet **knobs loose/missing**. **Drawers need adjusting/repair**. The **carpet is frayed**.

Doors, Trim & Windows – Some **screens missing**. All others in good condition.

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General Conditions, continued.....

Unit #4

Electrical System – EQ 50 Amp. Sub panel w/2 spare Breakers. The front entry light ***globe is missing.*** There are ***no GFIs***

Plumbing System – Water pressure and flow within established limits. Water heater is new.

Natural Gas Delivery System – Adequate, functional and without leaks.

Structural System – The unit is in good shape structurally on slab w/joist Roof/ceiling construction. No defects noted.

Heating, Ventilation and Cooling – Gas wall heater. Evaporative Cooler.

Appliances – Operating and in OK condition.

Surfaces and Cabinets – Kitchen cabinet ***knobs loose/missing.*** ***Drawers need adjusting/repair.***

Doors, Trim & Windows – There is a small hole in the front door.

NOTED ITEMS:

GENERAL: Need Sellers Disclosure if Warranty is needed, Bonded Inspections is not liable for any defects that are hidden by concrete slabs, walls or other obstructions.

Uniform Building Code violations: SMOKE DETECTORS NOT WORKING

OTHER INSPECTIONS:

Termites and Wood Destroying Insects or organisms including dry rot & mold

The home and property were inspected for the presence of Wood Destroying insects and/or organisms, dry rot and mold spores - and none were found. In addition, tests for past infestations or damage were as per separate Report.

This Complex was inspected on July 20, 2005 and found to be in compliance with Bonded Inspections WARRANTY Criteria as Follows: Warranty Certification and digital media were not requested and are therefore not made available to this Complex at this time.

End of General Inspection Report

Naomi J. Castro, Owner