

# TWO MODULAR HOMES' INSPECTION REPORT

**Client/s:**

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**INSPECTED PROPERTY ADDRESS:**



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Inspection Date: 12/3/19

Inspection Time: 11:45 PM

Report Number: **10706**

Inspectors: Robert Willis & Francisco Huerta

WEATHER:  Sunny

Cloudy

Rain

Snow Accumulation

Exterior Temp: 50°

Exterior Humidity: 10%

Interior Temp: 70°

Interior Humidity: 12%

Clients were  Present



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## Scope of the Inspection:

The scope of this inspection is for these two identical Modular Homes and thereby using the same **ASHI** Standards of Practice for the Exteriors and Interiors covering every detail of the various components within the Homes; will include the Roof, Undercarriage, Structural, Exterior wall finishes, and we'll identify all problems as we find them to determine if any further attention is needed. The intent and goal of this inspection is to place the homeowner in a better position to make decisions for repairs, improvements and/ or for general peace of mind.

- A. Mechanical, Electrical & Plumbing Systems:** to determine safety, age and possible need for upgrading.
- B. Public, Health & Safety Concerns:** to identify any issues that might have an impact to one's health & safety.
- C. Summary:** will be included in this report throughout to help the homeowner determine remedial costs and values for either to reside or to rent; and to identify all defects for repairs and/ or replacement of any equipment beyond economical repair and to identify any other building systems that may be in question.

Not all improvements will be identified during this inspection. Unexpected repairs should always be anticipated.

The inspection should not be considered a guarantee or warranty of any kind. No maintenance service, removal of cowlings or destructive discovery has been performed except for devices and equipment that were discussed with the client during this inspection.

Please refer to the pre-inspection agreement and provided information for a full explanation for the scope of this inspection.

## Report Overview:

**MOBILE HOME IN PERSPECTIVE** B+ **APPROXIMATE YEARS OF CONSTRUCTION: ~ 2004**

These 1,003 feet<sup>2</sup> for each Modular Home are combined with 4-bedrooms and 2-bathrooms and manufactured offsite in ~ 2004 and set on permanent foundations. These Modular Homes has been properly maintained as evident by their current conditions and any other defects found have been noted on this Report.

The foundation has two parallel concrete grade footings with tie-down strapping; 6" CMU block skirting walls built as per modular and manufactured home standards and correctly to the codes for that period in time. The parallel Steel I-Beam undercarriage has piers space 10-feet apart of CMU block supported on continuous concrete grade footings and installed as per Modular & Manufactured Home's Industrial Standards following the NM State Codes, and herein, is certified by **AHI**. The perimeter walls and ceilings are made 2x framing. Most of the interior wall finishes are painted drywall painted drywall ceilings and the floors are covered with vinyl and carpeting.

Homeowners should always check with any published maintenance programs set forth in order to maintain the overall building systems and to identify upkeep beyond the homes' envelope. The homes will need minor repairs and the equipment & appliances have been Certified and Verified by **ASHI**. Modular Homes rest on 20 Acres.

### DEFINITIONS USED ON THE CHECKLIST

- GOOD:** Indicates the component is functionally consistent with its original purpose and may show signs of normal wear or deterioration.
- FAIR:** Indicates that the component will probably need repair or replacement within the next three years.
- POOR:** Indicates the component will need repair or replacement now or in the very near future.

### SUMMARY OF REPORT RECOMMENDATIONS

The following is a synopsis of the more important improvements that should be budgeted for over the short term. For a complete picture, **please refer to the Checklist descriptions with the above given definitions.**

- A. Mechanical, Electrical & Plumbing Systems:** The systems on these Modular Homes are reasonably safe and will only need to be professionally inspected by licensed plumbers, electricians and mechanical contractors for maintenance purposes and/ or upgrades. The Furnace units were turned on during this inspection but may need to be Certified by other skilled trades' professionals.
- B. Public, Health & Safety Concerns:** Overall the Modular Homes are safe for residential uses and we didn't find anything life threatening.
- C. Summary:** Explanations of certain line items and components that will need immediate attention and recommendations are discussed throughout this report.

# SAME AS/ MODULAR HOMES' INSPECTION CHECKLIST

<b>ITEMS:</b>	<b>DESCRIPTIONS: for Each Modular Home:</b>	<b>N/A</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
<b>ROOF:</b>	Pitched/ Propanel w/ Dormers/ Ventilation: <b>Y</b> Eaves: <b>Y</b>		✓		
<b>UNDERCARRIAGE:</b>	CMU/ Footings w/ Strap Tie-downs/ Enclosed w/ Skirting		✓		
<b>EXTERIOR:</b>	Split log siding / Stained & Painted Trim		✓		
<b>INSULATION:</b>	Insulation: <b>Y</b> Ventilation: <b>Y</b>		✓		
<b>DECK: Entry</b>	Steps/ Concrete porch/ to Entry Door		✓		
<b>GUTTERS/ DOWN:</b>	None were available, but recommended in the future	✓			
<b>CLADDING:</b>	Stucco skirting/ Wood split log siding & painted trim		✓		
<b>PRIVATE H<sub>2</sub>O WELL:</b>	Private H <sub>2</sub> O well needs to be Verified by a Well Expert.				
<b>SEPTIC SYSTEM:</b>	Septic Tank & waste field needs to be Certified by Seller.				
<b>Auxiliary Addition:</b>	Three Upper Dormer Windows are noted on each home		✓		
<b>ENTRY:</b>	Concrete porches under cover with extended Propanel roof		✓		
<b>ENTRY DOOR:</b> <i>Location: Decking</i>	Door: <b>W</b> -3 <sup>0</sup> 6 <sup>8</sup> wood w/o screen doors: <b>Y</b> , Door Bell: <b>Y</b> Lockset: <b>Y</b> , Threshold: <b>Y</b> , Tile inside Entry, Coats: <b>Y</b> , Lite: <b>Y</b>		✓ ✓		
<b>WINDOWS:</b>	<b>W</b> =Wood/ <b>C</b> =Clad/ <b>V</b> =Vinyl / <b>M</b> =Metal / Type: <b>Kinro</b> <b>SH/ HS/ Casement/ HS/ Fixed/ Dormer lites</b> Weather strip: <b>Y</b> Caulking: <b>Y</b> Type: <b>butyl</b> Glaze: <b>thermopane</b> 1st Modular Home Bedroom window is broken, to be replaced.		✓ ✓	✓	✓
<b>INTERIOR DOORS:</b>	<b>Fiberglas/ Pressed / Glass/ French/ Hollowcore/ Metal/ Mixed</b>		✓		
<b>EXTERIOR DOORS:</b> <i>Location: Laundry</i>	Metal/ <b>Wood/ Panel/ Glass/ French/ Sliding/ Vinyl Clad/ Mixed</b> Weather strip: <b>Y</b> Caulking <b>Y</b> Type: <b>thresholds Y</b>		✓ ✓		
<b>HVAC-Heat:</b> <i>Location: Hall</i>	Electric/ <b>Propane/ Solar/ Furnace: Intertherm</b> AGE: 2004 <b>Gas Shut off/ Wall thermostat/ Flex pipe: Y CO</b> detected:		✓ ✓		
<b>H<sub>2</sub>O HEATERS:</b> <i>Location: Bedroom</i>	<b>Electric/Gas/Solar: 220V Rheem</b> Gals: <b>50</b> T&P: <b>Y</b> AGE: 2002 Pressure Control Valve: <b>Not Necessary</b> Safety Pan: <b>N</b>		✓	✓	
<b>PLUMBING:</b>	<b>Plastic/ Galvanized/ PVC/ ABS/ LEAD/ H<sub>2</sub>O</b> Pressure <b>22 psi</b> FIXTs: Toilets: <b>Mancesa</b> /Sinks: <b>Kohler</b> Stops: 9/ Waste:3 Shut Off: <b>Y</b> Location: <b>H<sub>2</sub>O heater closet</b> in Bedrooms Plumbing Leaks: <b>N</b> Gas Leaks: <b>N</b> H <sub>2</sub> O Temp: <b>120<sup>0</sup></b>		✓ ✓ ✓ ✓		✓
<b>ELECTRICAL:</b> <b>PANEL:</b> <i>Location: Annex</i>	<b>Copper/ ALUM/ Meter: N. Ext. Panel: 40/ 50/ 100/ 200</b> Amps Main Discount: <b>Y</b> at Panel Breakers Labeled: <b>Y</b> Typical Wire Type: <b>ALUM/Copper</b> Gauges: <b>14/12/10/ 8/ 6/ 4</b> Testing: <b>Yes/ No/ Plugs/ Switches/ Fixtures/Lts. #6 GFI's Y</b>		✓ ✓ ✓ ✓		
<b>NOTES:</b>	<ol style="list-style-type: none"> <li>1. Gutters &amp; downspouts are recommended.</li> <li>2. <b>Homeowners</b> needs to verify that mechanical equipment, plumbing fittings, appliances, and fixtures are in working order: and have been <b>ASHI</b> verified.</li> <li>3. Undercarriage is plastic lined to prevent Radon.</li> <li>4. Porch posts need to be nailed as per ICC &amp; UBC codes.</li> <li>5. Pressure Control valves need to be installed.</li> <li>6. Facia and wood trim will need to be repainted at least, every 5-years. New flashing may be needed.</li> </ol>				

<b>1ST FLOOR:</b>	<b>DESCRIPTIONS:</b>	<b>N/A</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
<b>KITCHEN:</b>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>V</b> GFI: <b>Y</b> Sink: <b>S/S Unkn Double basin</b> Faucet/ <b>Moen</b> Dishwasher: <b>N/A</b> Disposal: <b>N/A</b> Air Gap <b>N/A</b> Range: <b>GE</b> Propane, Hood: <b>Nutone</b> w/ Lts. & fan Refrigerator: <b>GE</b> Ice: <b>N</b> Doors: <b>6<sup>06</sup>8</b> Sliding Glass/ Vinyl Lts: Tracks & ceiling fixtures GFI's Counters: <b>PL</b> / splash: <b>PL</b> Cabinets: <b>Wood Crafters Uppers &amp; base</b> Type: <b>off-rack</b>	✓	✓ ✓ ✓ ✓ ✓ ✓		
<b>PANTRY:</b>	Closet inside the Kitchens for storage		✓		
<b>LAUNDRY:</b> <i>off Annex</i>	Ceiling: <b>D-Pt</b> Walls: <b>W-D</b> Floors: <b>V</b> , Lts: <b>Light w/ switch</b> Washer: <b>Kenmore</b> Dryer: <b>Speed Queen</b> w/ Wall Insert: <b>Y</b>		✓ ✓		
<b>DINING:</b>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>V</b> Lts./ <b>Ceiling fixture:</b> w/ switch Open to <b>Kitchen</b>		✓ ✓		
<b>LIVING:</b>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>V</b> , Wins: 2-3 <sup>04</sup> 6 <b>SH</b> Doors: 3 <sup>06</sup> 8 to Entry Arch: Open to <b>Hall &amp; Dining &amp; Kitchen</b> Lts: <b>Fan &amp; Surface fixture:</b> <b>Y</b> Wood Stove: <b>Y</b>		✓ ✓ ✓	✓	
<b>ANNEX:</b>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>V</b> , Lts: <b>Ceiling w/ switch</b>		✓		
<b>#1 BEDROOM:</b> <i>Master Suite</i> <i>off Annex</i>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>C</b> , Win: #2-3 <sup>04</sup> 6 <b>SH</b> <b>FG</b> Door/ Hall 2 <sup>66</sup> 8 <b>FG</b> Doors Closets: <b>Shelf &amp; poles</b> Lts./ <b>Fan fixture:</b> <b>Center fixture</b> w/ switch		✓ ✓ ✓	✓	
<b>#1 BATHROOM:</b> <b>FULL</b> ✓ <i>off Annex</i>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>V</b> , 2- <b>GFI</b> Lts: <b>surface</b> Toilet: <b>Mancesa</b> -Sinks: <b>Kohler</b> Faucets: <b>Moen</b> <b>Bathtub/ Shower/</b> w/ curtains <b>Vanities</b> w/- <b>sink basin</b> w/ <b>PL</b>		✓ ✓ ✓		
<b>#2 BEDROOM:</b> <i>off Annex</i>	Ceiling: <b>D-Pt</b> Walls: <b>D-Pt</b> Floors: <b>C</b> , Win: #1-3 <sup>04</sup> 6 <b>SH</b> <b>HC</b> Door to Hall 2 <sup>66</sup> 8 Closet: 3 <sup>06</sup> 8 <b>FG</b> w/ shelf & pole Lts./ <b>Fan fixture:</b> <b>Center fixture</b> w/ switch		✓ ✓ ✓	✓	
<b>SAFETY:</b>	No Safety Concerns were Present				
<b>ENVIRONMENTAL:</b>	MOLD/ Odors/ Fungi/ Radon/ Lead/ VOC's:				
<b>SYMBOLS:</b>	<b>D</b> =Drywall <b>W</b> =Wood <b>B</b> =Beams <b>D</b> =Decking <b>P</b> =Popcorn <b>T</b> =Tile <b>Pt</b> =Paint <b>Pa</b> =Panel <b>V</b> =Vinyl <b>PL</b> =Plastic laminate <b>FG</b> =Fiberglass <b>HC</b> =Hollowcore <b>Unk</b> =Unknown <b>W</b> =Wallpaper <b>CC</b> =Concrete <b>CMU</b> =Pumice Blocks <b>CO</b> =Carbon Monoxide <b>NW</b> =Not Working, <b>N/A</b> =Not Available <b>Y</b> =Yes <b>N</b> =No				

## SAFETY ISSUES:

- The Smoke detectors installed throughout the sleeping areas **WERE NOT VERIFIED** due to the new recommendations of the National US Fire Administration; to replace all smoke alarms every 5-years rather than testing or changing batteries. Consider adding a Carbon Monoxide detector in the sleeping area/ Hallway for full protection due to gas appliances & wood stove.

## REPAIR ITEMS:

- Repair:** Modular Homes will need major repairs and track replacements & adjustments on the vinyl windows.
- Repair:** Modular Homes will the Porch posts will need to be nailed at their bases as per ICC & State UBC Codes.
- Repair:** Modular Homes will need Propanel maintenance and screws secured at least every 5-years.
- Repair:** First Modular Home needs a shaft extension on the bathroom fan from the rooftop, (see picture #22).
- Repair:** First Modular Home needs the floor heating resister properly connected under the Crawl Space.
- Repair:** First Modular Home needs a thermopane window replacement due to a broken window.
- Repair:** Modular Homes will need re-staining on the wood split log siding.
- Repair:** Modular Homes Kitchen faucets are leaking at the valve stem and will need repairs or replacements.
- Repair:** Modular Homes' H<sub>2</sub>O heater closets need safety pans under tanks with drainpipes to outside sources.

11. **Repair:** Modular Homes have lower than normal H<sub>2</sub>O pressures and at the Well source it should be raised.
12. **Repair:** Modular Homes will need minor repairs on the Kitchen sink faucets.
13. **Repair:** Modular Homes will and painting on the fascia and wood trim every 5-years.
14. **Repair:** Modular Homes fascia boards may need better protection and/ or to replace the above flashing.
15. **Repair:** Modular Homes should have gutters and downspouts on both down slope side to protect the fascia boards.
16. **Repair:** Modular Homes are slightly out-of-level and will need to be releveled by professional means.
17. **Repair:** All Kitchen Ranges should be cleaned to function properly.
18. **Repair:** Vinyl Windows and Sliding Doors will need professional attention with adjustments, track hardware replacements and lubrication to operate more smoothly and to securely latch for all single hung windows.
19. **Repair:** Pest Control is necessary to clean up the dead flies to prevent illnesses.

**Please Refer to the Photographs for other Defects and Concerns.**

#### **IMPROVEMENTS SUGGESTED:**

20. **Improve:** Consult with a Mechanical Contractor to troubleshoot the HVAC, (Furnaces), as needed.
21. **Improve:** Consult with a professional & licensed Roofing Company to maintain the Propanel roof and upkeep.
22. **Improve:** Consult with a Well Expert to possibly raise the H<sub>2</sub>O pressure at the well source.
23. **Improve:** Consult with an Electrician for minor repairs and remedies.
24. **Improve:** Consult with a Pest Control Expert for remedies of the fly population within this mountain region.
25. **Improve:** Consult with a Water Testing Company to test for bacteria and nitrates and for water quality remedies.

#### **ENVIRONMENTAL:**

26. **RADON:** EPA Radon testing came out to **1.00 pCi/L**, that's under **4.00 pCi/L** because this is an elevated dwelling with plastic lining and good ventilation with the existing vents to evacuate excess Radon radioactivity.
27. **MOLD & CLEAN AIR Quality:** The humidity levels were slightly normal from the outdoor air quality and there were no physical signs of mold and further Mold Testing will not be necessary.
28. **WATER Quality:** This house is hooked-up to a private well and **Hardness Levels** were at the Hotwater tap = **251ppm** and the Coldwater tap = **118ppm**. Water quality is slightly high within its hardness levels and water testing is recommended. **Water Pressure** = **22psi**, which is too low and a Pressure Control Valves will need to be installed by a Licensed Plumber on both Modular Homes.
29. **PEST Control:** There was some physical evidence found throughout for Pests with dead flies. Consult with a Pest Control Company for peace of mind and remedies to control the insect population.
30. **SEPTIC SYSTEM:** is the responsibility of the Seller to Certified the conditions and Heath concerns of the Septic Tank and percolation field with the State Health Department as per Law.

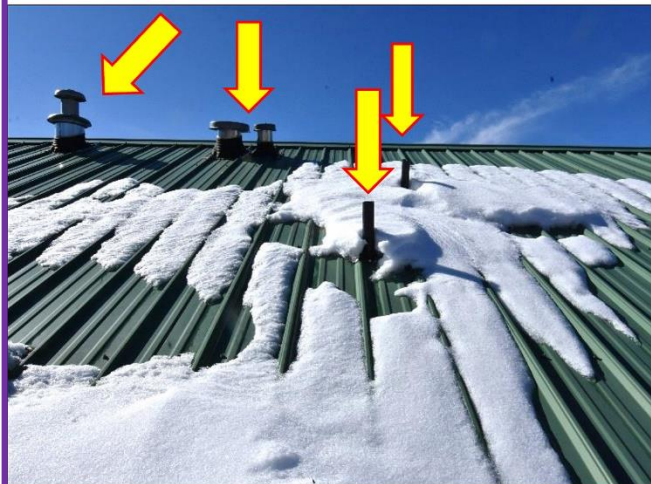
## Gallery of Photographs



1. Propanel roof system is in Satisfactory Conditions but maintenance is needed every 5-years. Screws need to be checked to make sure they're secured.



2. Propanel roof system is in Satisfactory Conditions except for this open gap with the panel replacement.



3. All Roof Jacks are in Satisfactory Conditions, except on the First Modular Home's bathroom fan jack, (see picture # 22).



4. Fascia boards will need painted every few years and to be checked and/ or new angle trims should be installed to prevent wood rot.



5. Porch post will need to be nailed at their bases as per ICC and State UBC Codes. Consider adding gutters and downspouts to control H<sub>2</sub>O run-off.



6. Split log siding will need to be re-stained to prevent deterioration.

### SITE PHOTOGRAPHS

Project No. **10706**



7. Crawl Spaces are properly built to support the Modular Homes but re-leveling might be necessary.



8. Crawl Spaces have plastic lining that will prevent Radon gasses.



9. H<sub>2</sub>O heaters should have safety pans installed with drain pipes to an outside source.



10. Broken window found on Master Suite Bedroom inside the First Modular Home that will need to be replaced.



11. Sliding doors tracks on both Modular Homes will need to be cleaned and lubricated to operate properly.



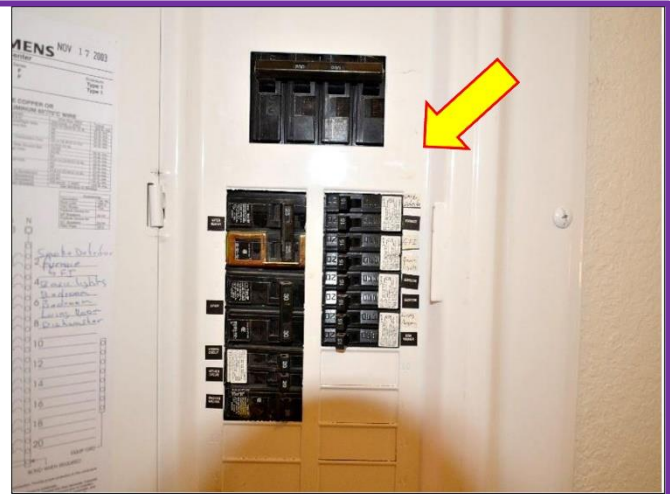
12. Some of the Window latches are not locking and will need further adjustments, track hardware replacements and lubrication.

## SITE PHOTOGRAPHS

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13. Both Annex areas with the Laundry Machines are in Satisfactory Conditions.



14. Both Siemens 200Amp Electrical Panels with breakers are properly labeled and are in Satisfactory Conditions.



15. Both Bathrooms are in Satisfactory Conditions, except the First one need to have the heating register hook-up under the Crawl Space.



16. Typical Bedroom of four are in Satisfactory Conditions.



17. The two Living Rooms with wood stoves are in Satisfactory Conditions.



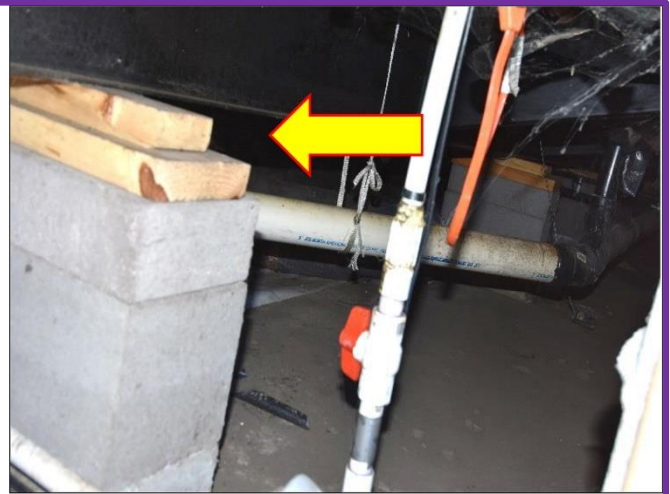
18. The two Kitchens with two the appliances, range and refrigerators are in Satisfactory Conditions.

**SITE PHOTOGRAPHS**  
Project No. **10706**





19. Single hatch found on both Modular Homes to access the Crawl Space.



20. All foundation piers have wood shims that will need to be periodically checked and tightened to prevent settlement.



21. Foundation vent found on both Modular Homes space approximately 15-feet apart as per code.



22. First Modular Home Bathroom roof jack for ceiling fan is open and needs the shaft pipe added to prevent leaking.



23. Example of Porch Post bases that should be nailed-off as per ICC and State UBC Codes. Glue is only a temporary solution.



24. Modular Home identification tab with the Serial Number.

## SITE PHOTOGRAPHS

Project No. **10706**

## SUMMARY

ActiveHome Inspections evaluates properties with a letter grade based on present-day conditions that are typical of the building codes and standards from the first year of the manufacture; and thereby taking into consideration upgrades and improvements necessary to bring the Mobile Home back to present-day building standards and codes, and especially for public, health and safety concerns; and thereby estimating these values into our final assessment shall determine the AHI rating. In part, all Modular & Manufactured Homes will need some attention. A letter grade below an “A” and will typically lower of actual market value, but this is only an estimate and other professional trades’ people will need to be consulted to fine tune an actual cost for repairs and improvements.

Typically, a building inspector will not offer a cost analysis for repairs or estimates needed for the construction work; although we determine these values based on our background, experience and research to arrive at the letter grade for this report. However, if requested we will provide the client a list of suitable contractors and professionals to select from.

I hope this meets with your expectations and please don’t hesitate to call me if you need further information or clarification.

Sincerely yours,

*Electronically signed*

Robert Willis

**\*\*\*End of Report\*\*\***

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Our Service is NOT a warranty on the integrity of the systems of the property. This report is NOT transferable.

This report covers conditions on the date of this inspection ONLY and for this client ONLY.

CLIENT UNDERSTANDS THAT PAYMENT FOR THIS INSPECTION CONSTITUTES FULL ACCEPTANCE OF ALL TERMS AND CONDITIONS OUTLINED IN OUR AGREEMENT.

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