

TOWNHOUSE INSPECTION REPORT

Client: Gregory Sands
Phone: (719) 499-1100
Email: gregsands3@gmail.com

INSPECTED PROPERTY ADDRESS:


621 West Alameda Street, Unit C
Santa Fe, NM 87501

Agent: Leslie Gallatin-Giorgetti **Phone:** (505) 670-7578 **Email:** giorgettiREALTY@gmail.com

Inspection Date: 3/31/2020 **Inspection Time:** 10:00 PM **Report Number:** **10791**

Inspectors: Robert Willis & Francisco Huerta

WEATHER: Sunny Cloudy Rain Snow Accumulation

Exterior Temp: 58° **Exterior Humidity:** 10% **Interior Temp:** 68° **Interior Humidity:** 12%

Client was Present: Yes No



ActiveHome INSPECTIONS™

Improving homes with **SMART** assessments

ActiveHome2010@aol.com www.activehome2010.com



1608 Old Pecos Trail ▪ Santa Fe ▪ New Mexico 87505

Office: (505) 986-1015 ▪ Mobile: (505) 501-0598 ▪ Fax: (505) 986-1860



Scope of the Inspection:

The scope of this inspection is for a two story Townhouse and thereby using the **ASHI** Standards of Practice covers every detail of the various components within this House; and includes the Roof, Foundation, Structural, Exterior wall finishes, and we'll identify all the problems as we find them if we determine any further attention is needed. The intent and goal of this inspection is to place the homebuyer in a better position to make a buying decision or for their 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 be an impact to one's health & safety.
- C. Summary:** will be included in this report throughout to help the Buyer to determine remedial costs and values; and to identify all the defects for repairs and for the responsibility of the building systems with others.

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 all pre-inspection communications, agreements and the provided information for a full explanation for the scope of this inspection.

Report Overview:

HOUSE IN PERSPECTIVE A-

APPROXIMATE YEARS OF CONSTRUCTION: ~ 2005

This Contemporary two-story, split level Townhouse with two Bedrooms, two Bathrooms/ Living Room with wood Kiva fireplace/ Patios & Balconies/ Kitchen/ Dinette/ Laundry closet/; was built ~2005. The West Alameda neighborhood development were built correctly to the codes for that date in time and this Townhouse out of three Units, A-C have been properly maintained by skilled trades' people and by the Owners.

The original Mechanical systems, 2005 **Raypak** Boiler was installed inside an outdoor closet and Master Bedroom **Gree** mini-split Air Handler and the **Gree** rooftop Condenser is for heating & cooling purposes. There's also a Winterized Swamp Cooler on the rooftop with a direct open resister over the Living Room ceiling for cooling purposes only that needs immediate attention. There's a **State Select** 40-gallon H₂O heater that was recently installed ~2016 as per ICC & State UPC Codes and has been **ASHI** Verified with a hot water recirculation pump. There are **GE** stackable laundry machines inside the laundry closet outside of the Kitchen Hallway.

There are concerns are for rooftop reappointments on the Parapets for light repairs and the stucco firewalls. Repairs will be necessary by a Licensed Roofing company to extend warranties. There's a possible roof leak over Living Room ceiling under the Swamp Cooler that will need further investigation. The **Gree** Condenser's refrigerate lines are routed to a rooftop chase opening to the Master Bedroom that will need to be reevaluated by a Licensed Plumber for this current set-up.

The rest of the Townhouse has only minor issues for consideration of repairing and detailing.

The Kitchen appliances: all **Jenn-Air** Gas range/ electric refrigerator with H₂O and an icemaker that needs a filter exchange to work properly and a dishwasher and 3/4hp. Badger Disposal with an Air Gap. There are Euro style Maple cabinets and 2cm Quartz countertops with full stainless-steel splash backs installed in **Good Condition**.

The yards and Patios are in **Satisfactory Condition** with small trees & shrubs, Stucco CMU block walls with cayote fencing in **Satisfactory Condition**. The paving materials on the sideways and driveway are concrete and the backyard has cut & grouted flagstone with open soils & gravel for plantings and an irrigation system that are in **Satisfactory Condition**. The Westside Patio is enclosed with CMU block stucco retaining walls.

The interior walls are painted drywall and the ceilings are lightly textured painted drywall and are in **Satisfactory Condition**. The Townhouse has mostly 24-inch square ceramic tile floors including the Master Bathroom and the lower level Bathroom has 12-inch ceramic tiles over slab-on-grade in **Good Condition**.

The original roof is Torch-down membrane with a longevity of 12-years but will need reappointments and maintenance every 3-years. The Portals are corrugated metal and will need immediate attention to reset some screws.

The Interior doors are wood Frame & Panel and are in **Satisfactory Condition**.

There are two 6'6" **Anderson** Exterior Patio sliding wood/ vinyl/ clad doors with tempered & thermopane glazing. The 3'6" Front door is frame & panel residential grade with a metal storm door. The windows are awning and casements thermopane units by **Anderson**. All glazing units have screens and are in **Satisfactory Condition**. The Stucco walls are elastomeric synthetic stucco without weep screeds but are in **Satisfactory Condition**. Typical maintenance will always be necessary in the future for Houses with 15-years of use.

SUMMARY OF REPORT RECOMMENDATIONS

- A. Mechanical, Electrical & Plumbing Systems:** The systems on this House will need to be Serviced by the appropriate trades' professionals, as needed. The 2005 **Raypak** Boiler with 3-Zones; 2015 **Gree** Mini Split Master Bedroom handler & rooftop Condenser has some minor problems due to its insulation wrapping on the refrigerate lines. Swamp Cooler is Winterized and needs to be operational before taken possession. Swamp Cooler & **Gree** Condenser will need to be Verified by a Mechanical Contractor as per ICC & UMC Codes, and not to bear on wood timber in direct contact with the roof membrane. The 2016 **State Select** 40-gallon H₂O heater with a hot-water recirculation pump is in **Good Condition**. The **100Amp Siemens** main electrical panel inside the Master Bedroom was properly labeled. Kitchen & Bathrooms all have the necessary GFCI receptacles as per ICC and the State UEC Codes.
- The assessment for these systems is an "A-" Grade.*
- B. Foundation:** The foundation has CMU stem walls with footings that cannot be seen without digging under the concrete slab-on-grade construction. Recommend to have a Pest Control Company to Certify this House.
- The assessment for the foundation is an "A-" Grade.*
- C. Structures:** The structures are satisfactory, plumb and level and the walls and ceilings are made with wood framing members and CMU block stem walls bearing on concrete footings. The walls are made with 2x6 construction with an engineered truss roof construction bearing directly to stem walls & footings.
- The assessment for the structures is an "A-" Grade*
- D. Kiva Fireplace:** Kiva Fireplace is an installed with hand laid firebrick construction with a 22x25-inch opening for for wood burning purposes only. Chimney is not properly set-up with a spark arrestor & cap.
- The assessment for the fireplace is an "B-" Grade*
- E. Patios & Balconies:** The backward is mature, well planted and having cayote fencing and a gate to the Entrance sidewalk. Westside has an enclosed subterranean Patio on the lower level bedroom with tile pavers.
- The assessment for Patios & Balconies is an "A-" Grade*
- F. Drainage:** The House is properly sloped and built higher on grade. Westside subterranean Patio has enclosed retaining walls to drain with piping. Landscaping is mature for planting and an irrigation system.
- The assessment for drainage is an "A-" Grade.*
- G. Roofs:** The roof system is a built-up Torch-down membrane at different levels and lower at the Entrance. Stucco Parapets with stucco/ plaster stops is a continuation of the walls to enclose the roof and sloped to drain onto wood/ metal canales with metal gutters and Canales will need refinishing with an oil-seal. Stucco Parapets and firewalls will also need evaluation and Maintenance every 3-years.
- The assessment for the roof systems are a "B" Grade.*
- H. Stucco & Exterior Walls:** The original stucco walls are synthetic stucco walls without weep screeds. Consult with a Stucco Company for future maintenance. Some of the Parapets will need to be patched.
- The assessment for the Stucco is a "B" Grade.*
- I. Stairs & Landing:** The split-level stairs have 11" treads and 6.5" raisers that are tile covered and the landings have the same tile floor coverings. Railing are on one side with wood handrails in **Good Condition**. There was only one chip found on one tread at the lower split-level staircase to the Kitchen.
- The assessment for the Stairs & Landing is an "A-" Grade.*
- J. Windows & Doors:** The Windows & Sliding Patio Doors are wood/ vinyl/ clad by **Anderson** with horizontal sliders and screens. All glazing units are smooth acting and only a few minor adjustments will be necessary. The Interior doors are wood Frame & Panel, swinging and bifold. The Front door is wood Frame & Panel and a separate metal storm door with a screen. All the doors are in **Good Condition**.
- The assessment for these components is an "A" Grade.*

K. Appliances & Plumbing Fixtures: The Kitchen appliances are all **Jenn-Air** Electric and a Gas range with a Microwave oven & hood. Refrigerator has H₂O & Icemaker but is not working due to a needed filter exchange. All Appliances have been **ASHI** Verified after minor servicing. The 3/4hp. **Badger** Disposal is installed under the **Franke** stainless-steel double basis sink with an Air Gap and the sink is installed over a 2cm Quartz countertops and thereby having full stainless-steel splashbacks. Sink faucet has a separate hand sprayer. Bathroom plumbing fixtures & fittings are mostly **Kohler** with **Kohler** toilets and are have been **ASHI** Verified. **GE** stackable Laundry Machines have been recently provided in **Good Working Order**.

The assessment for these units is an “A-” Grade.

L. Public, Health & Safety Concerns: Overall this Townhouse is reasonable safe for residential use and we didn't find anything life threatening, although the higher mold spore counts may be a problem.

M. Summary: Explanations of certain line items and components that may need immediate attention and recommendations are discussed throughout this report.

N. ASHI: This House meets with all the requirements and the standards of **ASHI** for the descriptions.

SAFETY ISSUES:

1. 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 at point of sale or every 5-years rather than testing or changing batteries. Consider adding a Carbon Monoxide detector for full protection due to gasfired appliances and the Kiva wood fireplace.

REPAIR ITEMS:

2. Maintenance will be needed by a professional Roofing Company at least every 3-years.
3. Stucco Parapets will need more patching at the plaster stops and stucco color matching.
4. Stucco Parapets firewalls will need a better membrane covering at the centerline.
5. Facia boards over the Patio doors and roof apron are separating and will need to be repaired.
6. Birds' nesting will need to be removed at the Front door's light fixture as well as the Master Bedroom Balcony.
7. 4-cermeric floor tiles at the Living Room next to the Patio doors are loose and will need to be reset with adhesive.
8. A chip tile was found on the lower split-level staircase that will need to be replaced.
9. Follow up with a Mechanical Contractor or Plumber to provide routine services on all Mechanical equipment.
10. Rooftop **Gree** condenser will need better insulation wrapping on the refrigerate lines.
11. Chimney will need a clay flue extension and a spark arrestor with rain cap as per SF City fire safety codes.
12. It's a Code violation for bearing of all mechanical units onto the rooftop roofing membrane with wood timber.
13. Inside Parapet repairs and color matching will be necessary on the roofing system.
14. There's a suspicious moisture build-up above the Master Bedroom window that may need attention.
15. Remove birds' nesting at the front door light fixture and on the second level small balcony.

SUGGESTED IMPROVEMENTS:

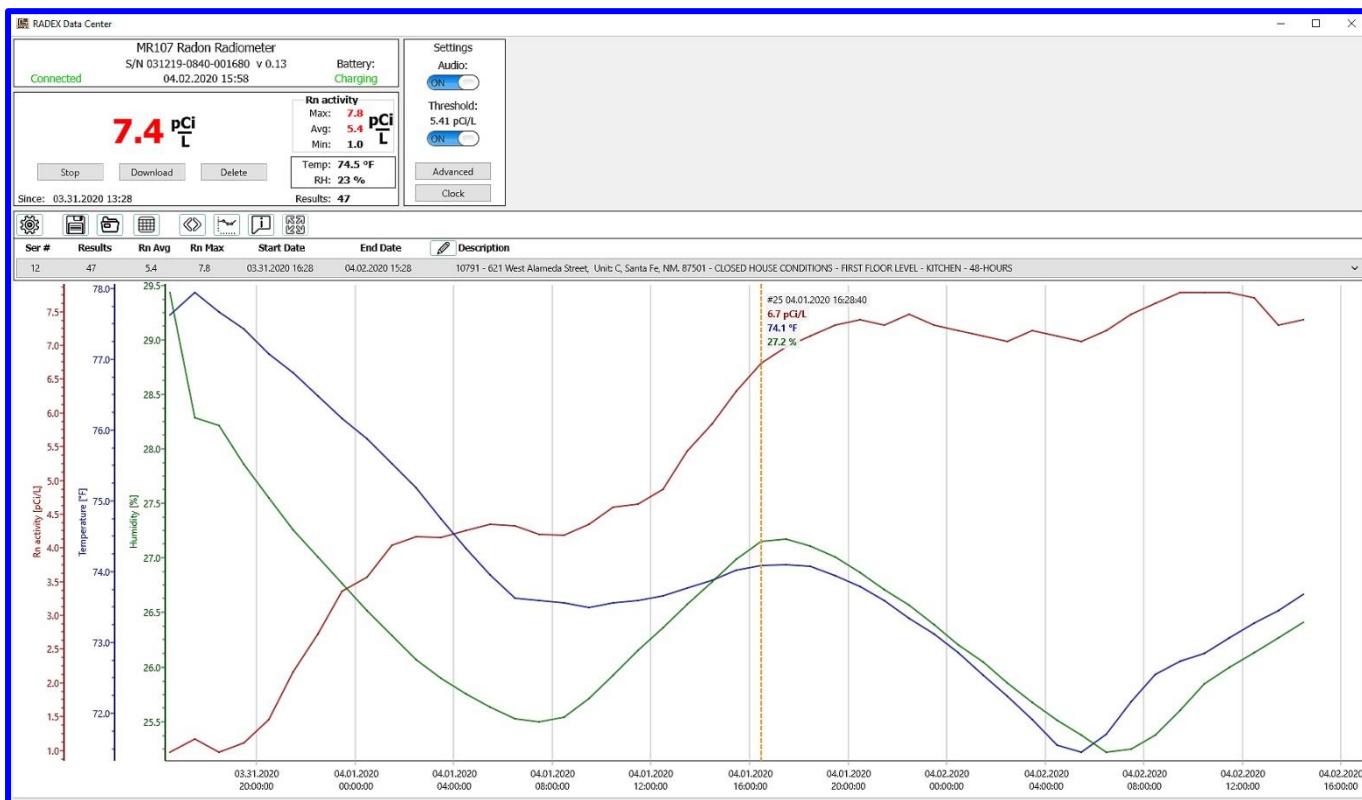
16. **Improve:** Consult with a Mechanical Contractor for maintenance on the Furnace and Hepa filter exchanges.
17. **Improve:** Consult with a Plumber for routine Maintenance inside the Garage Mechanical platform.
18. **Improve:** Consult with a Stucco Company to patch & repair and provide color matching on walls & parapets.
19. **Improve:** Consult with a Roofing Contractor to assist with the cost for future Maintenance & Remedies.
20. **Improve:** Consult with a Professional Mold Remediation Company for Remedies.
21. **Improve:** Consult with a Radon Mitigation Company for Remedies and peace of mind.

ENVIRONMENTAL:

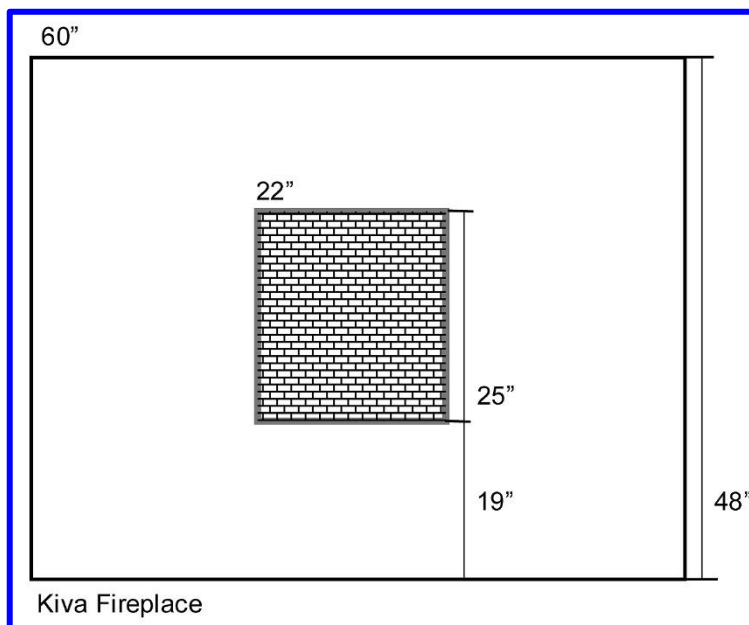
22. **ASBESTOS & LEAD:** There was no Asbestos or Lead based paint present or found within this Townhouse.
23. **CARBON MONOXIDE:** CO = **0-10ppm** levels are normal throughout this Townhouse.
24. **CARBON DIOXIDE:** CO₂ = **560ppm** would be considered to be a Safe & at a Good level for breathable air.
25. **WATER Quality:** This House is hooked-up to city water and further testing will not be necessary. Hardness was at **137ppm** at the hotwater tap and **57ppm** at the coldwater tap, that is normal. Refrigerator water filter will need to be exchanged. H₂O pressure is: **70psi**. Water Pressure can be adjusted at the H₂O pressure control valve at the H₂O supply valve inside the outdoor Mechanical closet above the **State Select** H₂O heater.
26. **PEST Control:** There were no physical evidence found within this Townhouse of any pest or rodent evidence. It's Recommended to have a Pest Control Company to Certify this House against insects and/or rodents and birds nesting removal.
27. **MOLD & CLEAN AIR Quality:** The interior humidity levels seem to be consistence with the outdoor air quality but the conducted Mold testing proved otherwise due to past Remediation Work and prior leaks noted and this fact

- 28. **TEMPERATURES:** Low: 65.8° > High: 74.5° Fahrenheit.
- 29. **HUMIDITY LEVELS:** Low: 18.0% > High: 27.2%.
- 30. **RADON:** Testing was conducted with Close House Conditions for 48-hours.
EPA RADON: readings were at: Minimum: 1.00 pCi/L, Average: 5.40 pCi/L, and Expanded to: 7.80 pCi/L.
 See the **RADEX MR-107** 48-hour chart readings below. Radon levels are much lower at the upper levels of this Townhouse. Therefore, the **EPA Average Radon** levels are below 3.97 pCi/L and would not require Mitigation. This Townhouse is safe from Radon exposure but it should be rechecked within 6-months because the Winter months generally run higher due to seasonal atmospheric pressure changes. <https://www.epa.gov/radon>

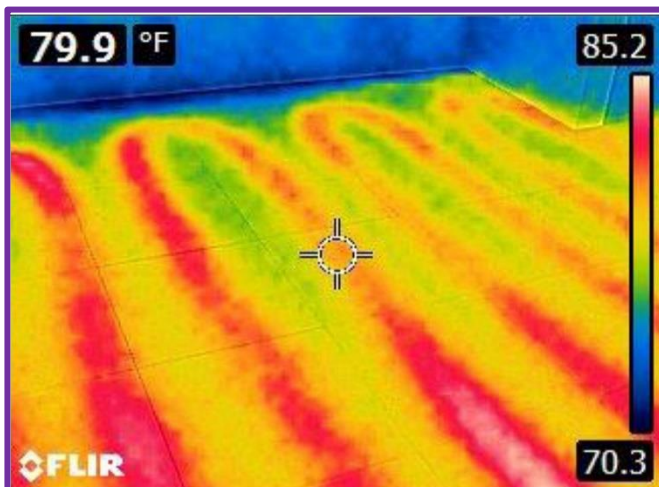
RADEX MR-107 Chart Reading within a 48-hour duration and with Closed House Conditions' taken on the Kitchen Countertop, centrally located inside at the lowest level of this Townhouse; reading on: 3/31-4/2/2020.



Please find the 11x17 chart provided for easier reading.



Gallery of Photographs



1. InfraRED Thermal Image on First Floor Level with Hytek Radiant tubing without any flaws.



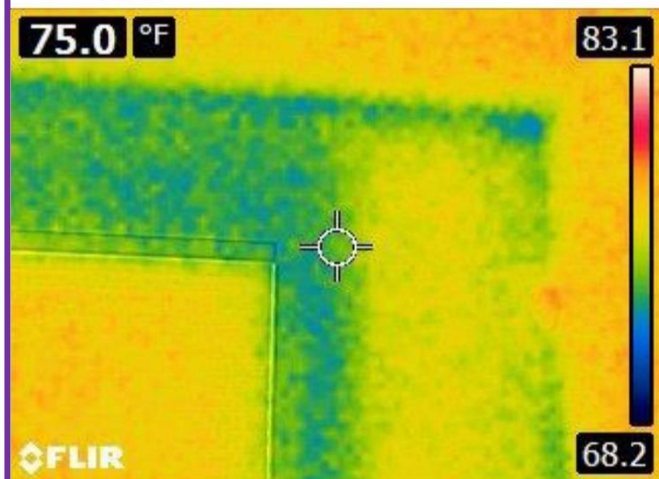
2. Same image without the InfraRED Camera.



3. InfraRED Thermal Image on the Second Floor Level for hydronic baseboard heating without any flaws.



4. Same image without the InfraRED Camera.



5. InfraRED Thermal Image on the Second Floor Level showing a moisture/ cool temperature build-up above the Master Bedroom window.



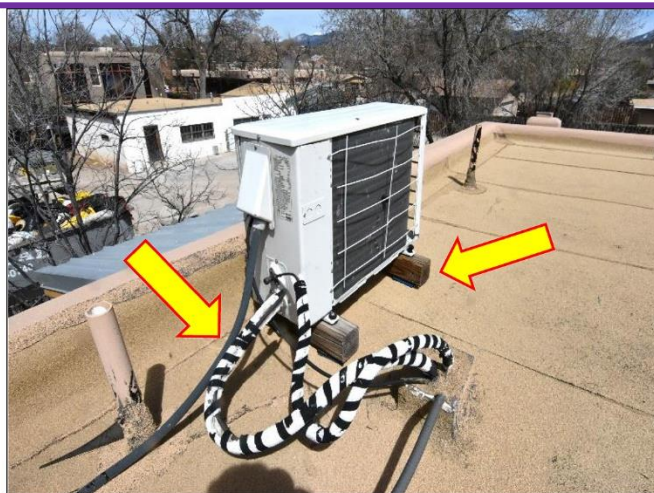
6. Same image without the InfraRED Camera.

SITE PHOTOGRAPHS

Project No. 10791



7. Torch-down roof has a longevity of 12 years and will need maintenance every 3-years for reappointments. Swamp Cooler is Winterized.



8. Gree Condenser has problems with bearing on wood timber that is not up to code and the refrigerate lines should be better wrapped.



9. Firewall break between units will need to be reevaluated due to a continuous separation on top that will need to be covered.



10. Kiva fireplace chimney is not set-up correctly will need a clay flue extension with a spark arrestor and rain cap as per City fire safety codes.



11. Chase under the Swamp Cooler looks like it might be leaking over the rooftop chase and this will need reevaluation by a roofing company.



12. Typical wood canale will need to be refinished before taking possession of this Townhouse.

SITE PHOTOGRAPHS

Project No. 10791



13. Chip found on tile tread to the Kitchen will need to be replaced.



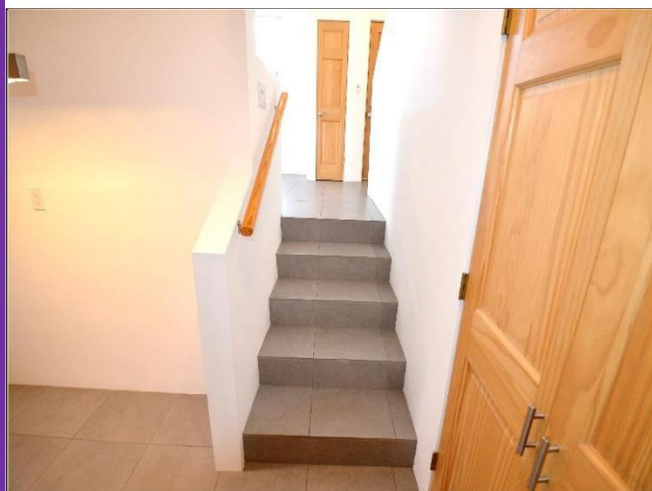
14. 4-cermeric tiles were found to be loose and sill need to be reset with adhesive.



15. Fascia boards on both Patio door roof overhangs will need to be refastened and repaired.



16. Birds' nesting found at the Front door light fixture will need to be removed.



17. Split-level staircase has one tread that is chipped and will need to be replaced.



18. Kitchen amenities and appliances are in **Satisfactory Condition** and are **ASHI** Verified.

SITE PHOTOGRAPHS

Project No. 10791



19. GE stackable laundry machines are in **Satisfactory Condition** and are **ASHI** Verified.



20. Lower level bathroom with **Kohler** fixtures/ vanity/ bathtub/ toilet are in **Satisfactory Condition** and are **ASHI** Verified.



21. Upper bathroom with Kohler fixtures are in **Satisfactory Condition**.



22. Upper Master Bathroom Vanity with 2cm Quartz countertop are in **Satisfactory Condition**.



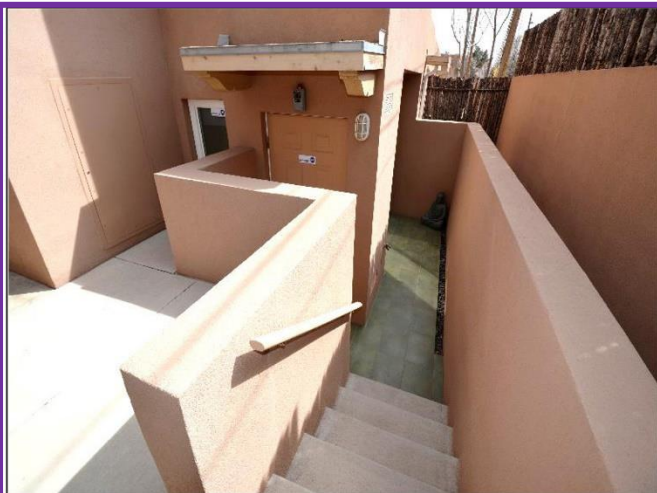
23. Living Room with **Anderson** sliding Patio doors and wood burning Kiva fireplace are in **Satisfactory Condition**.



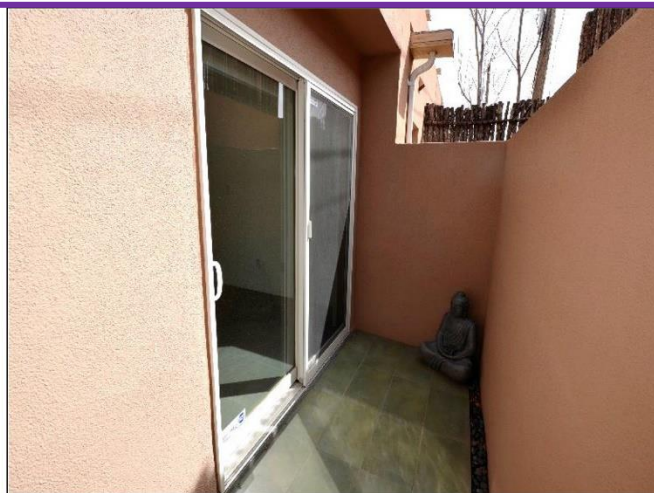
24. Upper and lower split-level staircases are in **Satisfactory Condition**.

SITE PHOTOGRAPHS

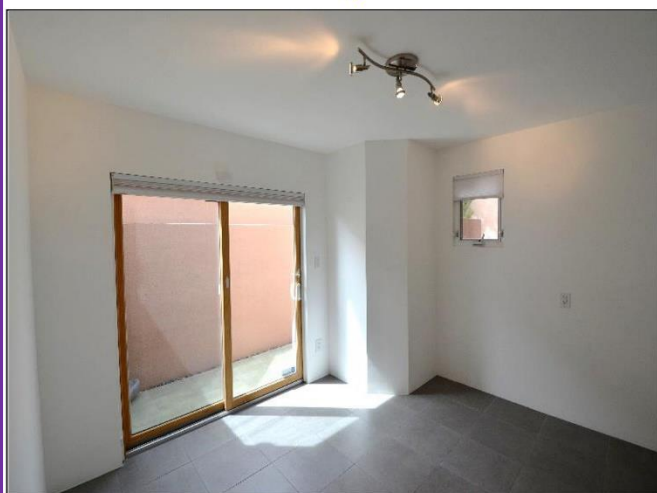
Project No. **10791**



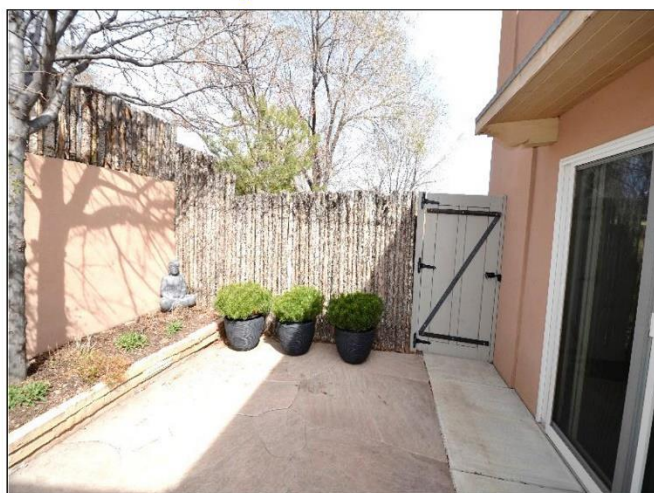
25. Outdoor Patio's lower staircase with Stucco CMU block retaining walls to the lower level subterranean Bedroom are in **Satisfactory Condition**.



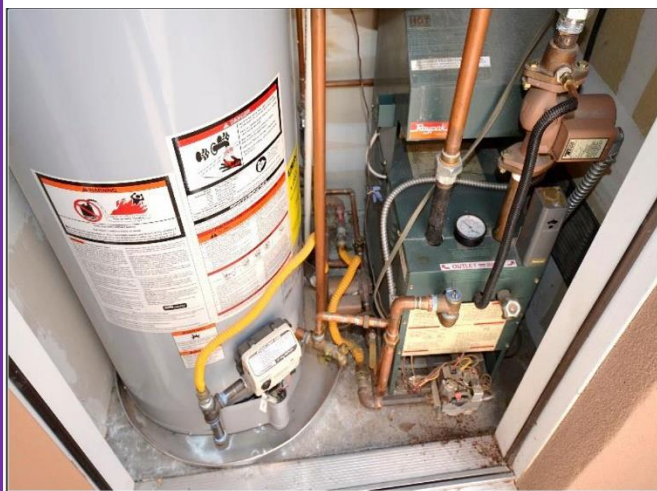
26. Outdoor Patio enclosed with Stucco CMU block retaining walls for the lower subterranean Bedroom are in **Satisfactory Condition**.



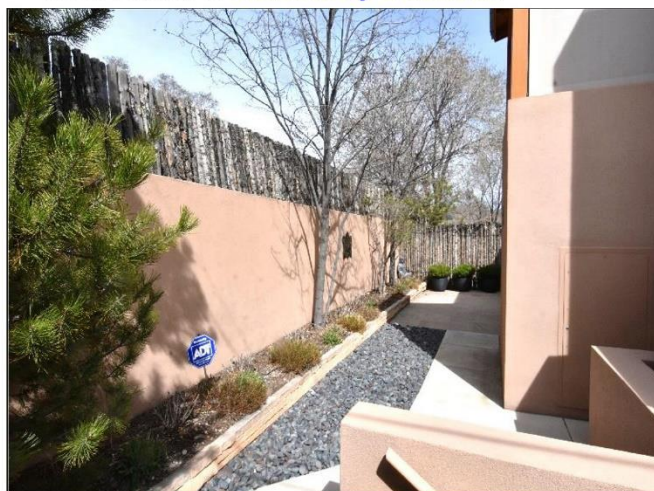
27. Lower level subterranean Bedroom with **Anderson** sliding Patio doors are in **Satisfactory Condition**.



28. Outdoor Patio with cayote fencing & gate to the concrete Entrance sidewalk from the Living Room is mature and is in **Satisfactory Condition**.



29. Mechanical closet with **Raypak** Boiler with 3-Zones and the **State Select** H₂O heater is in **Satisfactory Condition**.




30. Outdoor Patio with concrete sidewalks and gravel are in **Satisfactory Condition**.

SITE PHOTOGRAPHS

Project No. **10791**

Mold Testing and Hayes Lab Results

 HAYES MICROBIAL CONSULTING		Chain of Custody 3005 East Boundary Terrace / Suite F Midlothian, VA 23112 Ph. 804.562.3435 Fax 804-447-5562		HMC Report # 	
		ACTIVEHOME INSPECTIONS, INC.		Job Number: 10791	
1608 OLD PECOS TRAIL SANTA FE, NM 87505		Job Name: Gregory Sands		Collected by: ROBERT WILLIS	
CELL: (505) 501-0598 FAX: (505) 986-1860		621W. Alameda Street, SFNM 87501		Email: activehome2010@aol.com	
Sample #	Sample Name	Analysis Type	Volume	Turn Around Time	Start / Stop Time
A	Control Sample: 5-feet from Entrance Door x 3-feet high	S	5L/5M	Same Day	3:00 PM - 3:05 PM
B	First Floor - Entrance/ Kitchen/ Bathroom	S	5L/5M	Same Day	3:10 PM - 3:15 PM
C	Second Floor - Bedroom/ Bathroom	S	5L/5M	Same Day	3:20 PM - 3:25 PM
Weather:	Clear & Sunny				
Note:	MOLD TESTING for Mold Spore Activities				
Conditions:	Times: A - C = 3:00 - 4:25 PM				
	Temperatures: Exterior = 53 ⁰ Interior = 70 ⁰				
	Humidity: Exterior = 10% Interior = 12%				
Analysis Type	Description	Turn Around Time	Acceptable Samples Types		
Spore Trap	S Identification & Enumeration of Fungal Spores	24 hours	Spore Trap cassettes, Impact slides		
	S+ I & E of Fungal Spores + total dander, fiber and pollen count	24 hours	Spore Trap cassettes, Impact slides		
Direct ID	D ID and Semi-quantitative enumeration of spores and mycelium	24 hours	Tape, Bio-tape, swab, bulk, agar plate for ID only		
	D+ ID and Enumeration with spore count	24 hours	Tape, Bio-tape, swab, bulk, agar plate for ID only		
Culture	C1 Identification & Enumeration of Mold only	7 days	Anderson Air Plate, Swab, Bulk		
	C2 Identification & Enumeration of Bacteria only	4 days	Anderson Air Plate, Swab, Bulk		
	C3 Identification & Enumeration of Mold and Bacteria	7 days	Anderson Air Plate, Swab, Bulk		
Dust Mite	A1 Semi-quantitative analysis of dust mite allergen	24 hours	Bulk Dust		
Notes:	MOLD TESTING for Mold Spore Activities				
Relinquished By:	REW AHJ	Date:	Rcvd. By:	Date:	Time:

Chain of Custody



#20012074

Analysis Report prepared for

Active Home Inspections

1608 Old Pecos Trail
Santa Fe, NM 87505

Phone: (505) 986-1015

10791
Gregory Sands
621 W. Alameda Street
Santa Fe, NM 87501

Collected: **March 31, 2020**
Received: **April 2, 2020**
Reported: **April 2, 2020**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 3 samples by FedEx in good condition for this project on April 2nd, 2020.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

Steve Hayes, BSMT (ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

Hayes Microbial Consulting, LLC. 3005 East Boundary Terrace, Suite F. Midlothian, VA. 23112 (804) 562-3435 contact@hayesmicrobial.com Page: 1 of 4

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#20012074

Spore Trap
SOP - HMC#101

Sample Number	1 A			2 B			3 C		
	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total
Sample Name	Control Sample: 5 Feet from Entrance Door x 3-Foot High			First Floor - Entrance / Kitchen / Bathroom			Second Floor - Bedroom / Bathroom		
Sample Volume	25.00 liter			25.00 liter			25.00 liter		
Reporting Limit	40 spores/m ³			40 spores/m ³			40 spores/m ³		
Background	2			2			2		
Fragments	ND			ND			ND		
Organism	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total
Alternaria									
Ascospores	3	120	100.0%						
Aspergillus/Penicillium				15	600	100.0%	47	1880	95.9%
Basidiospores									
Bipolaris/Drechslera									
Chaetomium									
Cladosporium							2	80	4.1%
Curvularia									
Epicoccum									
Fusarium									
Memnoniella									
Myxomycetes									
Pithomyces									
Stachybotrys									
Stemphylium									
Torula									
Ulocladium									
Total	3	120	100%	15	600	100%	49	1960	100%

Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality



Collected **Mar 31, 2020** Received: **Apr 2, 2020** Reported: **Apr 2, 2020**
 Project Analyst: *Carlie Hampton, BS* Date: **04 - 02 - 2020** Reviewed By: *Stephen A. Hayes* Date: **04 - 02 - 2020**
 3005 East Boundary Terrace, Suite F. Midlothian, VA. 23112 (804) 562-3435 contact@hayesmicrobial.com Page: 2 of 4

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#20012074

Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	<p>The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of <i>Aspergillus</i> and <i>Penicillium</i> may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows:</p> <p>NBD: No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD)</p> <p>1 : <5% of field occluded. No spores will be uncountable. 2 : 5-25% of field occluded. 3 : 25-75% of field occluded. 4 : 75-90% of field occluded. 5 : >90% of field occluded. Suggested recollection of sample.</p>
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Control Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.
Water Damage Indicator	Blue: These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.
Common Allergen	Green: Although all molds are potential allergens, these are the most common allergens that may be found indoors.
Slightly Higher than Baseline	Orange: The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.
Significantly Higher than Baseline	Red: The spore count is significantly higher than the baseline count and probably indicates a source of contamination.
Ratio Abnormality	Violet: The types of spores found indoors should be similar to the ones that were identified in the baseline sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.
Color Coding	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.



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Organism Descriptions

Ascospores	<p>Habitat: A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.</p> <p>Effects: Health affects are poorly studied, but many are likely to be allergenic.</p>
Aspergillus/Penicillium	<p>Habitat: The most common fungi isolated from the environment. Very common in soil and on decaying plant material. Are able to grow well indoors on a wide variety of substrates.</p> <p>Effects: This group contains common allergens and many can cause hypersensitivity pneumonitis. They may cause extrinsic asthma, and many are opportunistic pathogens. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species, the food source, competition with other organisms, and other environmental conditions.</p>
Cladosporium	<p>Habitat: One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.</p> <p>Effects: A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.</p>



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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 construction; and thereby taking into consideration upgrades and improvements necessary to bring the property back to its 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 Townhouses will need some attention before moving in. A letter grade below an “A” is typically a lower market value, but this is only an estimate and other skilled trades’ professionals will need to be consulted to fine-tune the actual cost for repairs, maintenance 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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This confidential report is prepared exclusively for: **Gregory Sands**
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