

**Concise Inspection Report**

Date: January 11, 2011  
Client: Debi Simons  
Owner: Valritano S.A., cedula juridica 3-101-45678  
Telephone: 2239-3350  
Property Type: Single family home  
Lot Size: 5000m2  
Plano: A-1465463-2010  
District: Sarchi  
Canton: Valverde  
Provincia: Alajuela  
Location: Rincon

**INSTALLATIONS**

**POTABLE WATER**

Type: Public  
Provider: Municipalidad Valverde Vega  
Meter: mechanical  
Location: side of public street

**ELECTRICAL**

Type: Public  
Provider: ICE  
Meter: digital  
Main: breaker located in electric box on pole. Wiring from main to interior panel is continuous  
Breakers:  
3 x 220 volt: panel in laundry room  
7 x 110 volt:  
Grounded: yes  
Electric outlets: ample  
Ceiling lights: ample  
Dryer: 220 volt plug with 4" exhaust tube to exterior

**TELEPHONE**

Type: public  
Provider: ICE  
Land line number: 2454-3350

**TELEVISION**

Type: Satellite  
Provider: Sky  
Location: great room

**INTERNET**

Type: public via telephone line  
Provider: ICE  
Location: front bedroom

**SECURITY INSTALLATIONS**

Type: steel  
Location: all windows and doors  
Finish: painted white

Condition: good

#### GATES

Type: chain link

Condition: good

Finish: painted green

Intercom: no

Doorbell: no

Lock: padlock on gate

Opener: no

#### SECURITY INSTALLATIONS

Type: DSC alarm key panel inside front door

Control Box: in attic with small battery back-up

Motion detectors: 4

Horn: in attic

#### DRIVEWAY

Type: gravel

Condition: narrow but passable

#### PARKING:

Type: dirt and gravel

Condition: small but passable

#### LANDSCAPING

Type: grass and shrubs

Condition: acceptable

Drainage: away from home

#### HOSE FAUCETS

Quantity: 2

Condition: good

Pressure: good

#### FOUNDATION

Type: concrete

Finish: cement plaster

Condition: good

#### EXTERIOR WALLS

Type: concrete block and columns

Finish: cement plaster

Condition: good

#### FASCIAS

Type: cementitious laminates

Finish: painted

Condition: acceptable with cracks in between laminates

Flashing: metal flashing from roof surface down to fascias

#### SOFFITS

Type: cementitious laminates

Finish: painted

Condition: acceptable

#### ROOFING

Type: Teja metal laminates

Ridge Cap: Teja ridge cap  
Underlayment: Prodex, 5mm insulation with one side of aluminum facing  
Flashing: metal on roof edges where they meet fascias  
Condition: good

#### GUTTERS

Size: 8" x 8"  
Type: metal  
Condition: good  
Finish: painted color of roof

#### DOWNSPOUTS

Size: 3"  
Type: PVC  
Condition: good  
Finish: painted color of exterior walls

#### RAINWATER DRAINAGE

Material: concrete  
Size: 10"  
Lid: metal grates  
Quantity: at every downspout  
Condition: full of debris

#### SANITARY SYSTEM

Type: Septic Tank  
Location: back yard  
Lid: yes  
Drainage: from tank to rear of property  
Condition: Toilet flushed normally with no obstructions

#### PLUMBING/WATER SYSTEM

Tubing: PVC  
Shut off valves: in concrete column on side of home. 1 for tank, 1 for tube at street  
Faucets: 4  
Toilets: 1  
Sinks: bath, kitchen, pila outside  
Showers: 1  
Cistern: fiberglass water holding tank  
Washer: hot & cold water connections  
Gas tank: located in storage closet with blue gas line connected to stove through hole in wall

#### STORAGE CLOSET

Closet off laundry room  
Electric outlets: breaker panel in closet  
Windows: 1  
Doors: 1

#### ATTIC

Access: in storage closet  
Plumbing vent pipes: none visible  
Framing structure: painted steel tubes  
Ceiling structure: galvanized metal  
Walls: concrete block  
Electrical conduit: yes  
Visible openings: where walls meet roof  
Ventilation: at the ends of all roofing laminates

**WATER HEATING**

Quantity: 1

Type: instantaneous

Location: laundry room

Voltage: 220 volt

Volume: 5 to 7 gallons per minute

Timer: no

Water shut off valve in: yes

Water shut off valve out: yes

Pressure release Valve: yes

**CONCLUSIONS:** Foundation and walls are in good condition with no structural cracks or settling.

Plumbing system is working properly with no leaks or obstructions and all water outlets have good cold water pressure. Hot water pressure was low but sufficient. No plumbing ventilation pipe for the toilet was visible in the attic or exiting the roof. This is typical with Latino construction and because the windows remain open all year long, most black water gases are not noticeable.

The electrical system is working properly and the quantity of breakers is sufficient for the lights, plugs and appliances for this home. The electrical system is properly grounded and all switches and plugs worked properly.

In the great room ceiling, at the peak, the drywall tape and finish show signs of poor workmanship or possible moisture infiltration from the roofs ridge caps where wind driven rain could have entered the ceiling cavity. Since the installation of the Prodex underlayment between the roof laminates and interior drywall ceilings, no additional moisture should effect the drywall.

Various insects were observed on the exterior overhangs and ants were seen entering the wood ceiling on the terrace. It's advisable to have the home and surrounding vegetation fumigated to prevent insect infestation.

<b>CONSTRUCTION INSPECTED</b>	Length ML	Width ML	M2
Front Entry	1.80	.80	1.44
Great Room	8.60	3.80	32.68
Side Terrace	6.94	3.65	25.33
Kitchen	3.78	2.24	8.46
Rear Terrace	5.00	3.03	15.15
Hall	1.66	1.67	2.77
Bath	2.70	1.66	4.48
Bedroom front	4.35	3.53	15.35
Bedroom side	4.32	3.53	12.44
Laundry	2.20	2.00	4.40
Storage	2.00	1.45	2.90
<b>TOTAL</b>			<b>125.59m2</b>

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