

Standard Inspection Report

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This inspection was conducted at the request of the purchaser in order to assess the existing construction of a home completed on lot 1, condominium La Hacienda in the canton of Barva, province of Heredia, Costa Rica.

This single-family home located in the district of San Clemente contains 125 m², 1781 square feet of well finished construction, not including the roof overhangs. The home has 4 bedrooms, 3 bathrooms, skylight room, great room, kitchen, dinette, laundry, front porch, rear terraces and carport. This house was built with concrete block and a steel roof structure.

Fontal Access to the Residence:

The access from the asphalt street into the carport is higher than the street elevation. The public street, gutters and sidewalks are like new and the asphalt surface of the street is in good condition. The front gate of the subdivision is maintained by full time guards, providing excellent security.

EXTERIOR INSTALLATIONS

Water Connection: Potable water is provided by the Municipality of Flores with an underground connection and meter located in front of house near the street

Telephone/Internet/TV: ICE telephone and Amnet cable TV wires are connected from the pole on the street to a metal mast in the right front column and then into the attic of the home where they are distributed to the individual outlets in the walls of the rooms.

Electrical Connection: The CNFL overhead electric cables are connected from the pole on the street to a metal mast in the right front column of the carport and down to the main breaker which is installed behind the electric meter that is mounted on the front of the column. From the main breaker, the wires run through the attic to the breaker panel in the laundry room where the following breakers are located: 3 x 220 volt, 40 amp breakers and 7 x 110 volt, 20amp breakers. This quantity of breakers is sufficient for the lights, plugs and appliances for this home.

Sanitary System: A septic tank is located in the front yard and alongside the tank are concrete clean out boxes with concrete tops. The owners representative, Arturo Alvarez, told me that they recently excavated this area and installed new drainage tubes.

Grey Water Drainage: All sinks and shower drains are routed separately into 4" subterranean PVC pipes with clean outs in the carport floor.

Rainwater Drainage:

Drainage tubes from subterranean concrete clean out boxes located below each downspout allow rainwater from the roof to flow away from the home and into public drainage at the street.

Gutters & Downspouts: 20cm x 20cm galvanized metal gutters and 13cm x 6cm downspouts drain into the rainwater clean out boxes.

Roofing: Undulated galvanized metal laminates have been installed as underlayment under the roof tiles.

Flashing: Metal flashing has been installed on the ridges, valleys and edges of the roof.

Fascias and Soffits: Exterior grade laminate fascias have been finished with the same stucco product as the exterior walls of the home. The drywall laminate soffits have been plastered and painted and are good condition.

Carport: The large carport is well finished and could be used as an entertaining area. The interior ceilings are finished with plastered and painted drywall and the walls are finished with concrete plaster and paint. The carport has an attractive ceramic tile floor and base that is in good condition. There are two ceiling fixtures that provide ample illumination.

Landscaping: The landscaping of the house is in good condition with thick grass and a few plants in the front yard. In the back yard, there is thick grass, but no plants or trees.

INSTALLATIONS UNDER ROOF

Water Heating: In the laundry room is a 220 volt, instantaneous Apolo water heater, that provides consistent hot water to all outlets.

Windows: All windows have bronze colored aluminum frames and at least one window in each room slides open. I found a screen on the master bathroom window but none of the other windows.

Doors & Trim: The front and interior doors are attractive wood with wood frames. Additionally, wood baseboards have been installed throughout the home.

Living and Dining Rooms:

Both rooms are combined into one great room with ceramic tile floors and and drywall ceilings with concrete plastered walls. Four windows provide plenty of light and two sliding glass doors open out to the ceramic tiled terrace. This great room features a double soffit border and an accented arch into the bedroom hall.

Terrace: The terrace has a ceramic tiled floor and overlooks the private back yard.

Bedrooms: Both the middle and front bedrooms have ceramic tile floors and wood baseboards. The closets have shelving and hanging rods by Hogan with vented wood doors. The ceilings are plastered and painted drywall and the concrete walls have been plastered and painted.

Kitchen: The sink is stainless steel and the counter and backsplash are covered with Formica type laminates. The kitchen has ceramic tiled floors, plastered and painted drywall ceilings and concrete plastered and painted walls that are in good condition. The edges of the cabinet doors below the sink are worn and delaminating.

Skylight Room: The house has a small room with two skylights that provide ample natural sunlight.

Bathrooms: The house has three bathrooms. All three are full baths and have plastered and painted drywall ceilings and the walls are plastered and painted concrete with ceramic tiles installed.

One bath is off the hall to the middle and front bedrooms. The sink and shower have hot and cold water outlets. The sink, shower and toilet work properly and have good water pressure.

The master bathroom has a bathtub with a faucet to fill the tub and a shower head on the wall that are both controlled with the same hot and cold water control valves. The tub faucet, shower and the toilet work properly, but the lavatory sink did not have a hot water line connected from the faucet to the control valve inside the lavatory cabinet.

The third bathroom is adjacent to the maid's bedroom and has ceramic tiles only on the floor and walls of the shower. The lavatory sink has cold water only and the shower has hot and cold water control valves.

Laundry: The ceramic tile floor and double bowl laundry sink are in good condition. A 110 volt electric outlet and hot and cold water connections are installed for a washer. A 220 volt electric outlet is installed for a dryer.

Attic: the attic is accessible through the plastic ceiling panels in the skylight room. The roof structure is made from steel tubing that has been painted with anticorrosive paint and there is no visible corrosion on the metal surface. The homes ceiling structure is visible and they are made from metal structure and drywall laminates. All electric wiring has been installed inside PVC conduit and the telephone and cable wires are taped to the electric conduit.

OBSERVATIONS:

The homes foundation is in good condition with no structural cracks or settling.

The electrical system is working properly and the quantity of breakers is sufficient for the lights, plugs and appliances for this home. All electric plugs are grounded properly.

Plumbing system is working properly with no leaks or obstructions and all water outlets have good cold and hot water pressure except the master bathroom sink which needs a hot water tube connected from the faucet to the control valve.



A ventilation pipe is visible protruding from the roof, however there is no top or curved PVC trap to prevent rain from entering. Additionally, in this photo you can see a cracked roof tile.



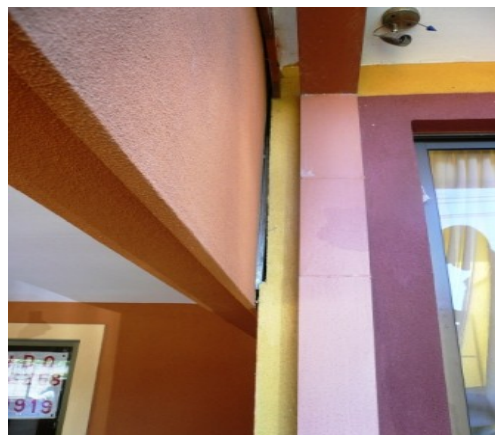
I was impressed with the installation of galvanized metal drip edge flashings installed over the edge of the roofing underlayment into the gutters. This is hardly ever installed in Costa Rica. In this same photo you can see the corroded roof underlayment.



The garage wall that is connected to the right side neighbor's wall has obvious deterioration of the stucco surface from excess moisture.

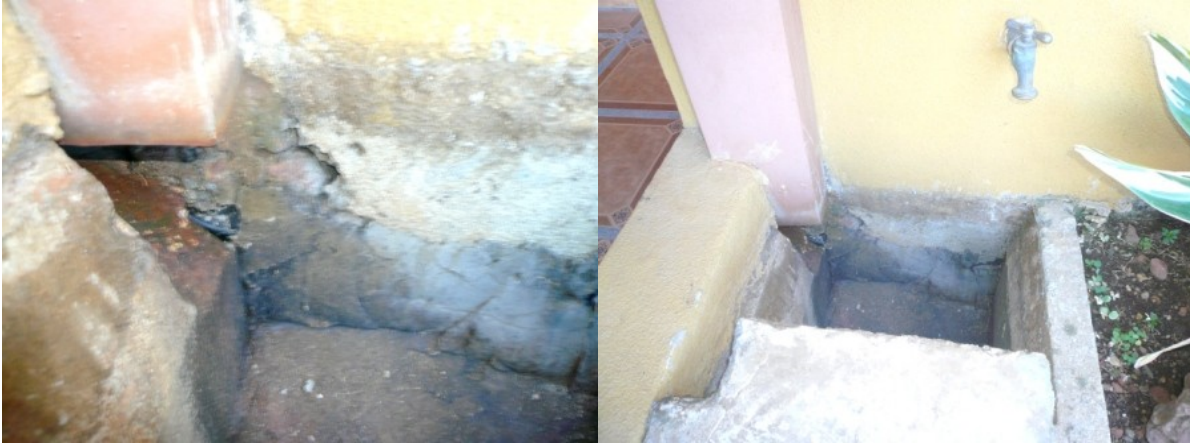


I checked the moisture content with my moisture meter and found that the lower portion of the wall which is below the grade of the neighbor's front yard, had 6 to 8% moisture while the upper wall had only 2%. There are two areas where water infiltration could be occurring.



Between the neighbors exterior wall and this homes carport wall is a gap of about 1" that is open and water can drain from the roof and into the open wall cavity. This gap can be easily filled with a small piece of the exterior siding and then plastered and painted to match the existing finished wall.

The other area where water is infiltrating is in the concrete clean out box where the concrete was never finished and a hole is visible. This can be plastered with concrete in order to close the hole so the water can no longer enter there.



Additionally, on this same adjoining wall, up above the roofing tiles, the concrete plaster was never finished. Since this wall comes into direct contact with rain, the moisture will accumulate in the concrete wall and eventually flow down into the wall below. This can be plastered with the same exterior stucco product that was used to finish all the other walls.



In this same wall shared with the neighbor, new galvanized ridge flashing has been installed, but the clay roof tiles were never re-installed on top of the flashing. In this photo, you can see loose tiles, some of them broken. Some new tiles would need to be obtained to replace the broken and then the roofing tile re-installation can be completed.



On the rear of the home there is only one small, 13cm x 6cm downspout that drains the gutters for the majority of the roof on the rear of the home. The opening of this downspout inside the gutter is only 5cm x 11cm. This small downspout does

not allow the gutters to drain efficiently during intense rains and they will overflow onto the fascias and soffits causing water damage. I suggest adding two additional downspouts on both corners of the rear roof overhangs.



When entering the laundry room, I smelled sewer gas odor. Because there are no U traps in the laundry sink or washer drain lines, the gases can enter and cause the odor. New U traps would be easy to install.



In conclusion; this home was well constructed and way above average. Other than the observations listed above, there are no other problems that would prevent an owner from moving in and living comfortably.

DIMENSIONS OF CONSTRUCTED AREAS