



# San Miguel Home Inspections

*"Knowledge is Security"*

1/27/2016

PMB 512B Aldama 3, Centro, San Miguel de Allende, Gto. 415 124 8387

## Inspection Report For:



John Doe's House, Calle XXX, Independencia

<b>Type of Structure:</b>	3 bedroom 3.5 bath single family residence
<b>Type of Construction:</b>	Masonry and concrete
<b>Type of Foundation:</b>	Not available for inspection
<b>Number of stories:</b>	3
<b>Approximate Lot size:</b>	200 m2
<b>Approximate Living area:</b>	2500+
<b>Approximate age of structure:</b>	8 yrs
<b>Roof:</b>	Flat, concrete, sealed with red sealer (see description)
<b>Walls:</b>	Painted plaster over masonry
<b>Floors:</b>	Concrete base, saltillo tile
<b>Bathrooms:</b>	3.5 baths, 2 with talavera tile showers, 1 with tub
<b>Garage:</b>	1 car, with storage, enclosed with automatic door with remote control
<b>Outdoor space:</b>	1st. floor courtyard, 2nd floor. front and rear terraces, 3rd. flr front and rear terrace
<b>Heating/Cooling:</b>	2 gas log insert fireplaces without chimneys, no fans, no cooling
<b>Gas and Water:</b>	300 liter propane tank on upper roof, water cistern in garage with rooftop tinaco
<b>Electrical Service:</b>	2 circuit main panel (50amp/30amp), 8 circuit distribution panel (15-30amps)

# **Inspection Report by: SMA Home Inspections**

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(based on the International Association of Certified Home Inspectors index)

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# Inspection Report by: SMA Home Inspections

## 1.0 Roof/Decks/Terraces

<b>Roof Style:</b>	Flat concrete, no serious cracks
<b>Type of roof covering:</b>	Red impermeable coating, elastic polymer in good condition
<b>Estimated Age of covering:</b>	8 years
<b>Condition of surfaces/parapet:</b>	Good condition, tv cable install top of parapet with nails in cement
<b>Condition of skylights/domes:</b>	One long vault upper roof in good condition, skylight needs minor work (see below)
<b>Penetrations/Areas to monitor</b>	Yes X No <input type="checkbox"/> Comments 3/4" elect. tubing and nail clips from cable installation
<b>Damage or repairs needed?</b>	Yes X No Comments: under tinaco collects water, slow "seep" in bath below
<b>Evidence of active leaks?</b>	Yes X No <input type="checkbox"/> Comments: bathroom below tinaco has water infiltration
<b>Roof summary:</b>	Good condition, no serious leaks except as noted.

The upper 3rd floor roof is cement with painted on red coating in good condition. Only technical testing can determine which coating was used, it appears to be an acrylic elastomeric such as "Elaston" sold by Impermequia. The number after the name (Elaston 3, Elaston 5 etc) determines to some degree the number of years the coating is expected to last if installed as per the product specifications. Considering the quality of the rest of the house, and the good condition of the roof coating after perhaps 8 years, it is most likely one of the higher quality products. There is 1 sign of a small leak and no signs of large puddles or large leaks. Small amounts of water appear to collect in front of the canales which drain through pvc downspouts that are hidden behind plaster. As the roof ages, these can become problem areas but are currently all in good condition and not leaking. Water damage in the bathroom west wall below the tinaco in the 3rd floor master bath area suggests water seeping into wall possibly from roof/parapet area at tinaco. **General condition: good with attention needed at tinaco.**

Second floor roof is a saltillo tile covered terrace. It is unknown if the concrete below the tile has a roof coating. Lack of water stains in living room below suggest this terrace is not leaking. It has a drain that in hard rains can send water down one level to the hot water heater closet on the 1st floor roof deck. Also, an overflow opening channels into the entry courtyard for extremely hard rains when the terrace drain cannot keep up with the water. Back terrace with fountain is over soil without space underneath it and is therefore not a roof. (see exterior spaces section of this report).

First floor roof is a tile terrace over the garage and it is not know if it has a coating on the concrete under the tile. The garage shows no water damage suggesting it does not leak. Two canales channel water to the street through pvc spouts. Rain water from the upper deck exits a pipe in the hot water heater closet on this terrace. This water runs over the tile surface to the canales.

The slopes appear adequate and the canales and drains appear to function. A water test was not performed but you can see that water collects a little in front of the down drain corners. No leaking below these puddle areas was noted.

Skylight is nicely tilted and left open on the low side for air circulation. This allows heat to escape in the winter but is not a bad idea in the summer. Someone has installed upholstery foam to block cold air from entering the bathroom. The condensate is damaging the paint surface on the inside of the skylight box. An easy fix is to put an absorbent material (e.g. tampons) on the ledge where it cannot be seen to absorb and then evaporate the moisture without dripping. This is one way to manage the "humidity cycle" of a bathroom when no fan is available.

# Inspection Report by: SMA Home Inspections

## ROOF/DECKS/TERRACES



Note height of parapet from left to right increases, showing slope of roof.  
Note dusty puddle area in front of down drain,



Dust from puddles when it rains in front of down drain.



Down drain in corner is pvc, runs inside wall to rear courtyard. Cement dust under tinaco.



Long vault on upper roof, window at each end, all in good condition, well sealed.



# Inspection Report by: SMA Home Inspections

## ROOF



A little messy under tinaco platform from some previous construction. Dish for satellite TV not connected.



White cable is TV cables and go to rooms below. Note puddle in front of drain typical.



2nd level terrace drains, roof is tile over concrete.



Down drain and overflow drain on 2nd level terrace roof.

## Inspection Report by: SMA Home Inspections



Right side sealed with upholstery foam



Perimeter of tilted skylight well sealed,



Condensate in bath below  
collects on glass & drips

Inspection Report by: SMA Home Inspections



300 Liter Propane Tank

300 liter propane tank in good condition.  
Proper venting and roof top installation noted.



Propane tank specification label shows 300 liter size and other specs.

This is the end of the sample report. The index above indicates the areas covered by a full report. This section on the Roof indicates the level of detail of the inspection for that area.

# **Inspection Report by: SMA Home Inspections**

## **INSPECTION CERTIFICATION**

**Inspection Performed by: Ron Smith**

**Date: 13 February, 2013**

**Time: 12 noon**

**Weather Conditions: Partly Cloudy**

**Home Faces: South**

**Soil Conditions: Dry          Rain in Last 3 Days: No**

**Encumbrances: few, partially furnished, some storage boxes in garage blocked view.**

**This report is made to the best of our ability and professional belief based on the existing conditions at the time of this inspection. The inspector did not make exhaustive tests or investigations nor did he/she inspect for nor is he/she responsible for the discovery of hidden defects & structural damage, dangerous chemicals or gases, insect damage, geologic soil conditions, cosmetic or aesthetic concerns, building/zoning or governing body code and regulation violations, violations of homeowner or subdivision rules and regulations and inadequate flow rates. The inspector is not required to measure capacities and life expectancy of systems and appliances, nor discover historical adverse conditions if any nor inspect or discover defects in any area requiring the inspector to wear specialized safety equipment such as harnesses, respirators and hazardous material suits of any kind. The inspector has not inspected nor tested for fuel leaks and hidden water or sewer leaks but will report on any leaks that are visually accessible and noticeable.**

**Any repairs and costs associated with any observed defect are the sole responsibility of the owner(s) and any recommendations, suggestions or actions noted by the inspector should be further reviewed and inspected by a qualified professional with expertise and training in the specific area that needs attention. In addition, the "Home Inspection Agreement" between the Client/Owner and San Miguel Home Inspections together with this report comprise the entire understanding, terms, and responsibilities of the parties and define and control what constitutes a professional home inspection.**

**The undersigned is authorized to perform this inspection and did so on the date above and under the conditions listed and are the basis of this report.**

**Signature: \_\_\_\_\_**

**Ron Smith**