



Agave Property Inspections PLLC

AGAVE PROPERTY INSPECTIONS, PLLC

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TEXAS RESIDENTIAL INSPECTION

1234 Main Street
El Paso TX 79924

Buyer Name

01/24/2026 9:00AM



Inspector
Eric Wiles
TREC# 26410-PI
(915) 637-2234
admin@agaveinspections.com



Agent
Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i> 1234 El Paso TX 79924 <i>Address of Inspected Property</i>	01/24/2026 9:00AM <i>Date of Inspection</i>
Eric Wiles <i>Name of Inspector</i>	TREC# 26410-PI <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time In: 9:30 A.M.

Time Out: 11:30 A.M.

In Attendance: Buyer

Type of Building: Single Family

Heading: South

Occupancy: Vacant

Temperature: 40 - 50°F

Weather Conditions: Clear, Dry

Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THE CLIENT NAMED ABOVE. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED.

THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is not a technically exhaustive survey of the home and its systems. It is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may

provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) **anything buried, hidden, latent, or concealed;**
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **mold**, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company, with the exception of EliteMGA through the InterNACHI Warranty Program in partnership with Agave Property Inspections, PLLC.*

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

NOTICE: When **D (D=Deficient)** is marked for a particular system, It is recommended that the entire system be further evaluated by a contractor that is qualified and licensed in the trade for the particular system. It is recommended that this occurs prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire system. Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed contractor.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance Opinion: Performing with no major signs of movement or settlement.

Comments:

Foundation Disclaimer :

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures.

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

Performing :

All components were found to be performing and in satisfactory condition on the day of the inspection. This observation may have been made in the absence of any recent rain. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition Shingles

Viewed From: Walked on Roof

Comments:

Note:

When D (**D=Deficient**) is marked, it is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

Overview Pictures of Roof Covering:



I NI NP D

NOTICE: Sealant Application:

Local roofing practices commonly include the application of sealant at flashing areas. The presence of roof sealant limits the inspector's ability to confirm the proper installation or presence of underlying flashing materials. Sealant should not be relied upon as the primary means of waterproofing or sealing roof penetrations or transitions. Evaluation by a qualified roofing contractor is recommended if concerns exist regarding the adequacy or longevity of these sealed areas.

Notice:

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

Further Evaluation Recommended :

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following below.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

1: Shingles - Lifting

West

One or more of the shingles were observed to be lifting.

**2: Shingles - Damaged**

East

Damaged shingles were observed.

I NI NP D



3: Shingles - Exposed Fastener(s)

Various

Exposed fasteners were observed at the shingles in one or more locations and should be sealed to prevent water intrusion.



4: Previous Repairs Noted

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Note: Prior repairs to the roofing material and/or flashing were observed in one or more locations.



5: Flashing - Seal Plumbing Boots

One or more of the plumbing vent stack rubber boots needs to be sealed to prevent water intrusion at this location.



6: Flashing - Storm Collar Improper

The storm collar at the gas equipment roof level vent pipe is not properly installed and/or positioned over the roof jack. The storm collar needs to be properly positioned over the roof jack and sealed to help prevent water intrusion within the roof structure.

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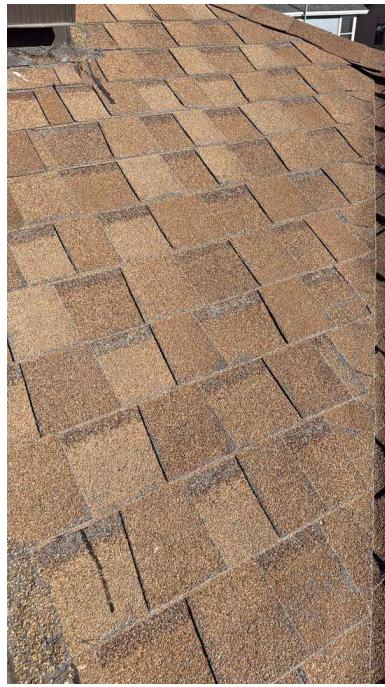


7: Roof Coverings - General Wear

The roof covering exhibits signs of normal aging and wear consistent with its age and exposure, including reduced granule coverage and surface deterioration. While no active leaks were observed at the time of inspection, these conditions can reduce the remaining service life of the roof and increase the risk of future leaks. Continued monitoring and budgeting for repair or replacement by a qualified roofing contractor is recommended.



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D. Roof Structures and Attics

Viewed From: Not Viewed - Vaulted Ceiling

Approximate Depth Of Insulation: Unable to determine

Comments:

Type of Ventilation: Ridge Vents, Soffit Vents



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Vaulted Ceilings :

There is no attic access because there is vaulted ceilings. This is not a defect, just a common construction method.

E. Walls (Interior and Exterior)

Comments:

Exterior Wall Covering Material: Stucco Type Product

Stucco Notice :

Stucco is a common exterior wall cladding in this region and is generally well-suited to our dry climate. However, stucco is often misapplied or installed without all recommended details, which can lead to concealed deficiencies not visible during a non-invasive home inspection. This inspection is limited to the observable and accessible surfaces of the stucco at the time of the inspection. Evaluation is based on visible performance and readily identifiable deficiencies only. Flashing details with stucco or often latent and their installation cannot be confirmed. No destructive or moisture testing was performed. Hidden conditions behind the stucco, such as improper installation, lack of drainage, or concealed moisture intrusion, cannot be ruled out. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following listed below in this section. This inspection cannot determine future performance of the stucco. It is recommended that this cladding be closely monitored for signs of damage or deterioration, and to be regularly maintained.

1: Wood Trim Damaged

Front Entry Eaves

The wood veneer trim has some deterioration or damage. The condition causing this should be identified and corrected. Recommend replacement of trim.

**2: Stucco - Lacks Sealant around Openings**

Various

Failing or missing sealant was observed at and around the stucco type veneer/cladding and the wall opening interfaces (windows, doors, electrical outlets, plumbing outlets, etc.) This condition should be improved to help prevent water intrusion at these locations. It is recommended to use an industry approved NP1 sealant.



3: Stucco - Ground Contact (Common for Age)

The exterior stucco is in direct contact with the soil. While this installation method was common for homes built during this period and is typical for the area, ground contact can increase the risk of moisture intrusion,

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concealed damage, and pest activity over time. Recommend monitoring the condition of the stucco and lower wall areas periodically and maintaining proper drainage around the home to help reduce potential future issues.



4: Peeling Paint/Soft Stucco

East

Peeling paint and soft stucco was observed. The cause of this condition should be further investigated and corrected as needed.

 **F. Ceilings and Floors***Comments:***1: Ceiling - Joint Cracks**

Kitchen

Ceiling joint cracks were observed. This is not indicative of major structural movement.

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2: Ceiling - Texture Damaged

Secondary Bedroom

The ceiling texture has some deterioration and/or damage.

 **G. Doors (Interior and Exterior)***Comments:*

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1: Door - Hardware Missing

Closet Guides

The door hardware is missing.



2: Door - Hardware not Functioning

Front entry

The door hardware does not function properly.



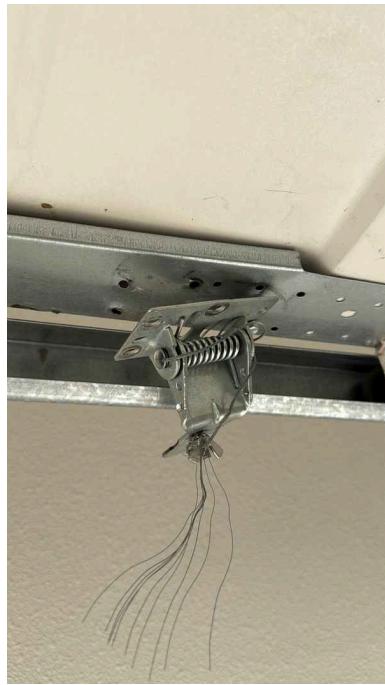
I NI NP D

3: Door - Hardware Damaged

Both Garage Doors

The door hardware is damaged and/or is not functioning properly.

Recommendation: Contact a qualified garage door contractor.

**4: Out-of-Level Door**

Secondary Bedrooms

The door does not remain in the open position and closes on its own when released.

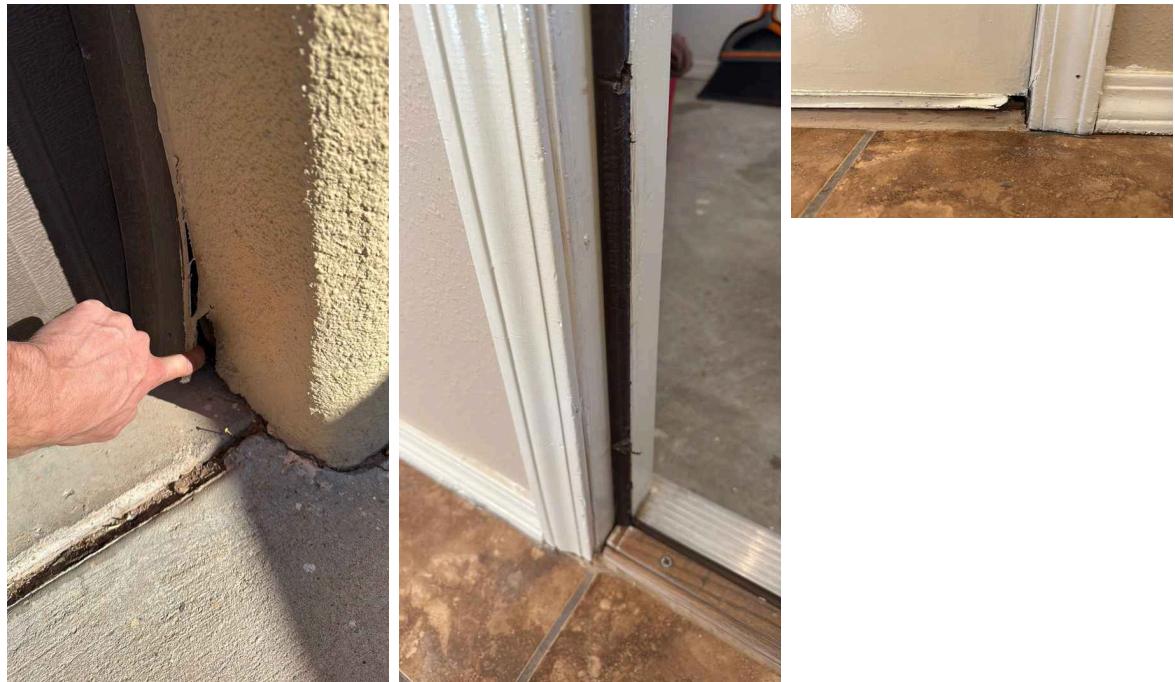
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5: Door - Weather-stripping Improvements

Various

Weather-stripping improvements are recommended.



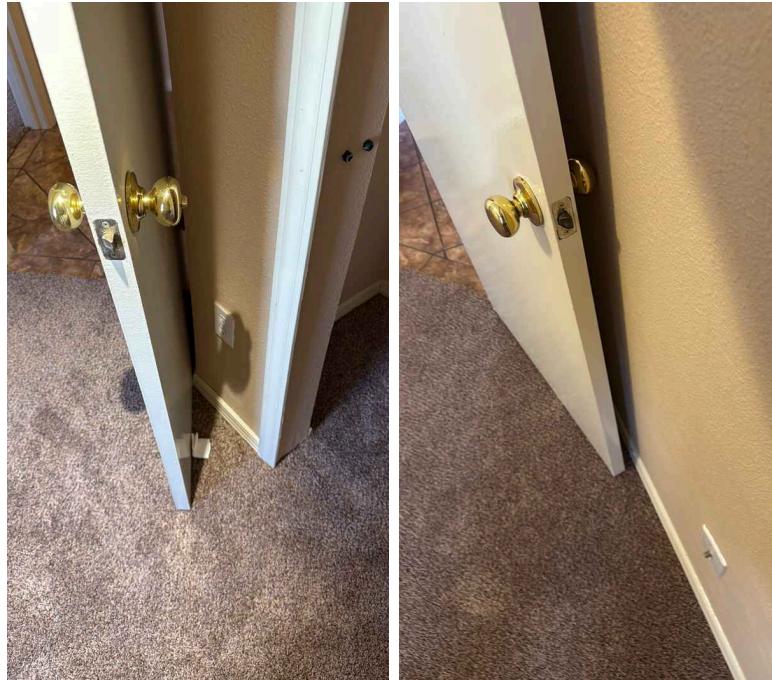
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6: Door - Missing Stops

Various

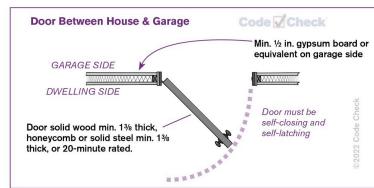
One or more doors is missing a door stop mechanism.



7: Garage Entry - Not Self Closing

The garage entry door is not equipped with a self-closing device.

I NI NP D



8: Garage Door - Damaged

Some damage to the overhead garage door was observed.



9: Garage Door - Trim Damage

The overhead garage door panel(s) and/or panel trim has some deterioration and/or damage.

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10: Door Rubs

Front Entry

The door was noted to rub on the frame and should be adjusted for better performance.



H. Windows

Comments:

I NI NP D

1: Window Lock Missing

Kitchen, Primary Bedroom

Window lock(s) were observed to be damaged and/or missing.

**2: Difficult to Operate**

Various

One or more of the windows were observed to be stiff and hard to operate. Recommend repair as needed. It is important for bedroom windows to operate easily for emergency egress purposes.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Pictures of Fireplace/Chimney :



Further Evaluation Recommended :

The Chimney/Fireplace should be further evaluated and/or serviced by a Qualified Chimney Sweep prior to the expiration of any time limitations such as option or warranty periods. The observations made to support the rendering of this opinion are listed but not limited to the following below.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

1: Gas Log Inoperative

The gas log assembly appears to be inoperative at the time of this inspection. I was unable to get the gas logs to respond to the pilot assembly / controls. This condition needs to be further evaluated and corrected as necessary.

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2: Dirty Firebox

Firebox was noted to be dirty and should be cleaned prior to use for fire safety purposes.

**3: Damaged Vent**

The vent was noted to be damaged.



K. Porches, Balconies, Decks, and Carports

Comments:

I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

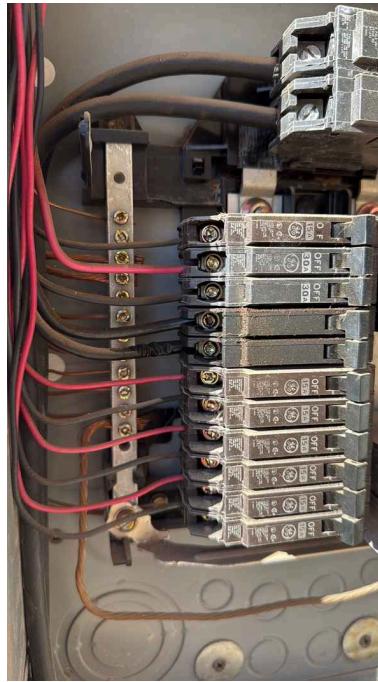
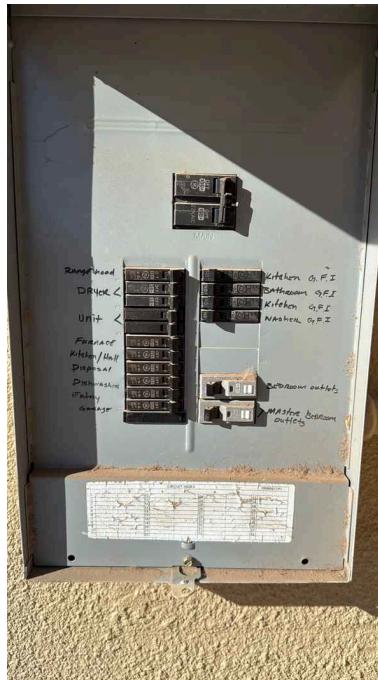
Comments:

Service Entrance: Underground

Main Service Panel Location: East Exterior Wall

Main Service Panel Amperage: 100 Amp

Main Service Panel Manufacturer: General Electric



I NI NP D

Distribution Method : Non-Metallic Sheath (Romex)*Grounding Method* : Driven Rod*Sub-Panel Location*: N/A*Sub-Panel Amperage*: N/A*Sub-Panel Manufacturer*: N/A*Grounding Connection Not Visible* :

Note: The connection to the ground electrode rod is below finished grade. The connection should be made above finished grade or with an approved clamp listed for burial. The connector in place is inaccessible and cannot be determined for proper use at the time of this inspection.

*Notice*:

Note: When D (**D=Deficient**) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire electrical system.

1: Dirty Panel

Note: The panel box was observed to have a large amount of dirt/debris. It is recommended to have the panel box cleaned to prevent future damage.

2: No Anti-Oxidant Paste

There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.

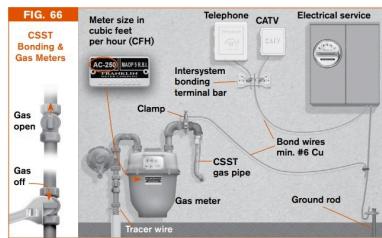
I NI NP D



3: Lack of Gas Pipe Bonding

I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.

NOTE: This is often not a local practice however it is a defect per TREC.

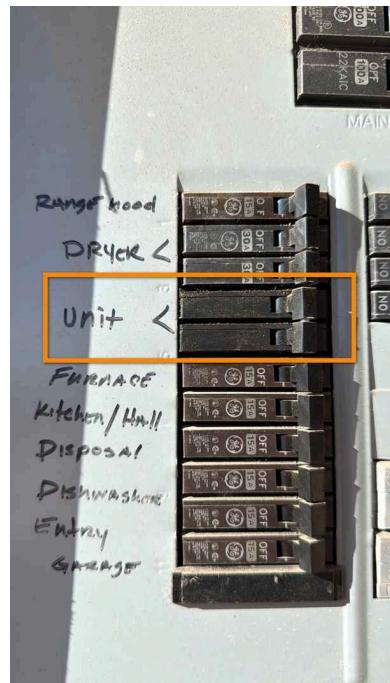


4: Breaker Missing Labeling

HVAC

A circuit breaker was noted to be missing informational labeling. Therefore, the proper sizing of this breaker could not be determined. Recommend further evaluation by a qualified electrical contractor.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Missing GFCI

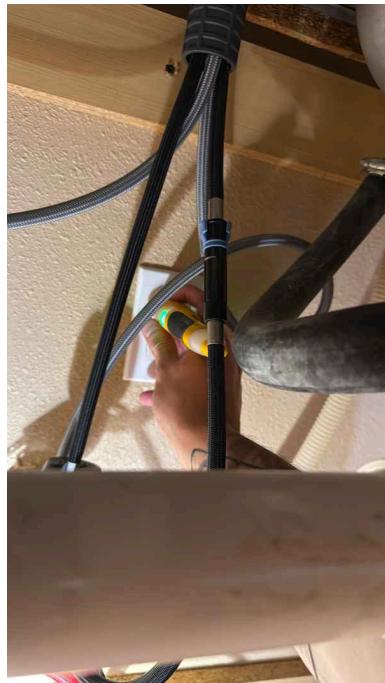
Under Kitchen Sink, Dryer, Laundry

Not all of the receptacles in the wet/damp areas have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles.



I NI NP D



2: Missing Tamper Resistant Outlets

There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.

I NI NP D

Note: This house may have been constructed prior to requirement of temper-resistant outlets. However, because this property lacked this feature in the required areas, we are required to report this system as deficient because it does not have the most up to date safety systems.

3: Missing AFCI

Not all of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Note: This house may have been constructed prior to requirement of AFCI. However, because this property lacked AFCI in the required areas, we are required to report this system as deficient because it does not have the most up to date safety systems.

4: Smoke Alarm Not Functioning

Primary Bedroom

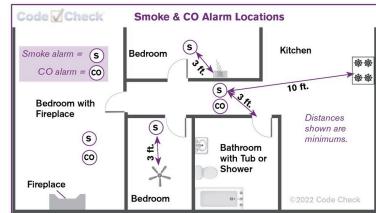
One or more of the smoke alarms did not respond properly when tested.



5: Missing Carbon Monoxide Alarm

I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms. It is recommended to install one for safety.

I NI NP D



6: Doorbell - Not Functional

The doorbell chime does not appear to be functioning properly.



C. Other

Comments:

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Forced Hot Air



Energy Sources: Natural Gas

Comments:

Brand : Comfort Maker



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Approximate Year Built: 2023

Performing :

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Regular Maintenance :

It is recommended to have the HVAC system serviced annually by a qualified HVAC contractor for safety and performance of the system.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Brand: Unable To Detmine, Missing Nameplate
Approximate Condensing Unit BTU/Tonnage: 3 TON



Type of Freon: R-410A
Approximate Year Built: 2023
Temperature Differential: Not Tested. Below 60F
Low Temperature:
 The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended

I	NI	NP	D
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that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

C. Duct Systems, Chases, and Vents

Comments:

Filter location: At unit interior closet

Filter Size: 16 x 25 x 1



1: Dirty Registers

There is visible dust and/or mildew on the air registers. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system cleaned for air quality purposes.



2: Dirty Return

The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality.



D. Other

Comments:

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Curb



Location of Main Water Supply Valve : Garage



Static Water Pressure Reading: Over 80 psi

I NI NP D



Type of Supply Piping Material: PEX

Comments:

Laundry Washer Box Limitation :

Without an installed washing machine, the inspector was unable to functionally test the washer supply and drain.



Notice :

The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However, determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy.** **The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

1: Excessive Water Pressure

The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

2: Shower - Hot/Cold Reversed

Primary

The faucet hot/cold water orientation is reversed.

I	NI	NP	D
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3: Shower Door Missing Weather-stripping

The shower enclosure is missing weather-stripping at the bottom of the door.



4: Overflow not functional

Bathroom Sinks

The bathtub overflow is not functional and needs to be corrected.



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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Location of Main Clean-out: Front Yard, Back Yard



I NI NP D

Notice :

Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy.** **The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component**

1: Slow Drainage

Secondary Bathtub

Several of the drains within the structure related to one or more of the toilets, sinks, showers or tubs were observed to be slow draining. This could indicate some type of blockage or defect with the main drain. It is recommended to have the inaccessible and buried pipes scoped with a camera to further evaluate the cause of this condition. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.



C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 Gallons

Comments:

Brand: AO Smith

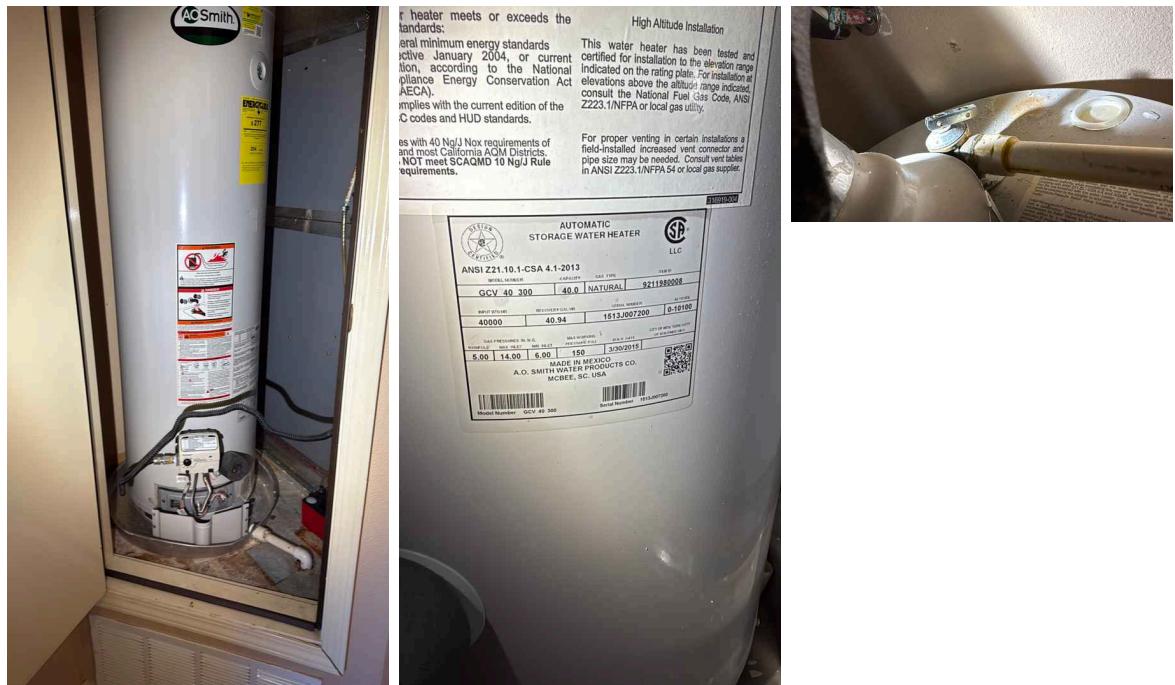
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate Year Built: 2015

Performing :

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Note:

Most water heater manufacturer companies recommend replacing the temperature and pressure relief valve every 2-5 years as part of regular water heater maintenance.

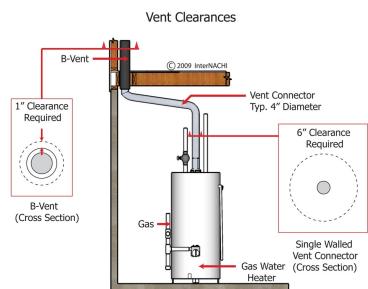
Further Evaluation Recommended :

The water heater and associated components need to be checked and serviced by a Qualified / Licensed Plumber. The observations made to support the rendering of this opinion are listed but may not be limited to the following below.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

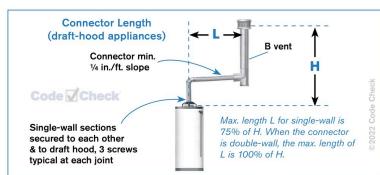
1: Flue - Improper Clearance

The water heater flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material. This condition is currently causing melting of foam insulation and should be corrected.



2: Vent - Missing 3 screws

The water heater flue connector should be mechanically attached to the draft hood and joints with a minimum of three sheet metal screws.

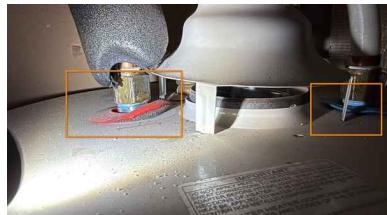


I NI NP D



3: Signs of Backdrafting

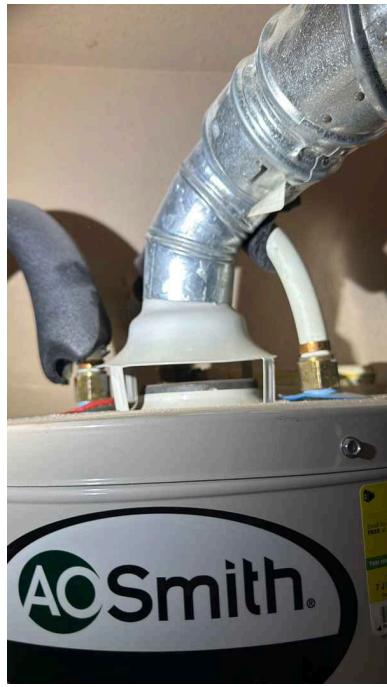
Evidence of backdrafting was observed at the water heater exhaust vent, indicating improper venting of combustion gases. This condition can allow combustion byproducts, including carbon monoxide, to enter the living space and represents a safety concern.



4: Plastic Lines near Flue

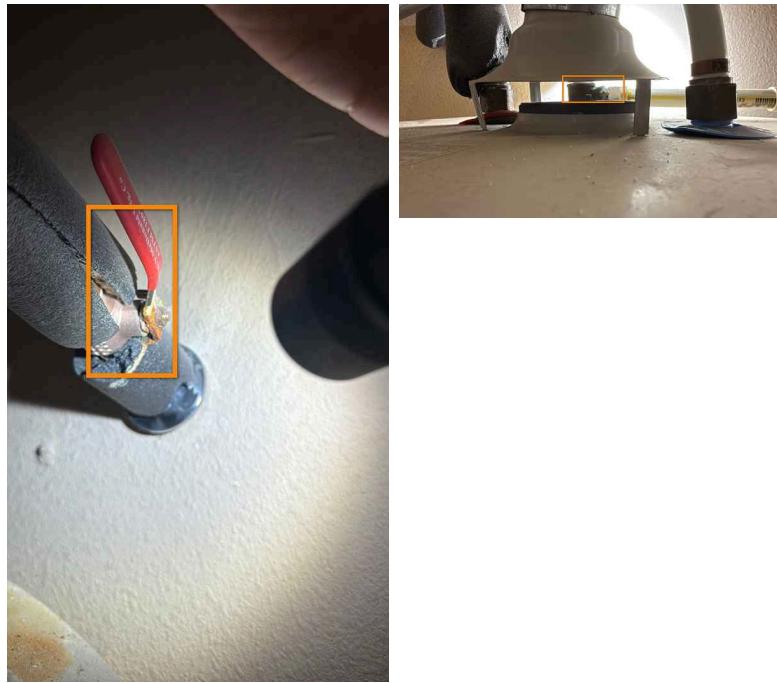
Plastic water supply lines were observed connecting to the water heater in close proximity to the flue. Plastic piping is susceptible to heat damage and is not recommended near the flue due to elevated temperatures.

I NI NP D



5: Corrosion

Corrosion was present at the water shut off and the TPR valve.



6: Previous Water Stains

Previous water staining was observed on surfaces within the water heater closet. At the time of inspection, no active moisture was detected with a moisture meter, and the area was dry. The staining appears to be from a

I	NI	NP	D
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prior condition. Recommend monitoring for any signs of active leakage and having the water heater and associated plumbing evaluated if moisture or staining reoccurs.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left Exterior



Type of Gas Distribution Piping Material: Black Steel

I NI NP D

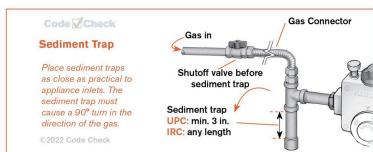
*Comments:**Notice:*

The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods

**1: No Sediment Trap**

Water Heater

The gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



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2: Old Gas Shut Off Valves

Water Heater

It is recommended that the older spring load gas valves be changed out to the new style ball valves.



I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Manufacturer: Whirlpool



1: Improper Drainage

The dishwasher did not drain properly when operated. This condition should be further evaluated and corrected as necessary.

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D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

Manufacturer: Badger

1: Excessive Vibration

The food waste disposer vibrated excessively when operated. This condition should be further evaluated and corrected as necessary.

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Recirculating Range Hood

Manufacturer: General Electric



Performing:

This component appears to be performing adequately at the time of this inspection.

D. Ranges, Cooktops, and Ovens

Comments:

Range, Cook Top or Oven Manufacturer: General Electric

I	NI	NP	D
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Performing :

This component appears to be performing adequately at the time of this inspection.

**1: Light Inoperative**

The oven light is inoperative.



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E. Microwave Ovens

Comments:

Manufacturer: Not Present

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Missing Screen

A screen was missing from an exhaust vent. Recommend installation of screen to keep pests and debris out.



2: Unable to locate exterior discharge

The exterior termination point for one or more bathroom exhaust fans was not located at the time of inspection. Exhaust fans should discharge to the exterior of the structure, not into the attic or other interior spaces, to prevent moisture accumulation and potential damage. This condition should be further evaluated and corrected as needed.

G. Garage Door Operators

Comments:

Manufacturer: Not Present



I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Dryer Vent Location: Roof



Dryer Service : Electric - 4 Prong



Performing :

This component appears to be performing adequately at the time of this inspection.

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 **I. Other***Comments:**Refigerator :*

Courtesy check of Refrigerator and freezer temperatures. Ice and water function not tested.



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D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

G. Other

Comments:

Thermal Imaging - No Anomalies Unless Otherwise Noted:

Thermal scan revealed no significant temperature difference anomalies of concern on the day of inspection unless otherwise noted and utilized in other sections.



Thermal Imaging - Limited Scan:

Client has agreed to the limited use of an infrared imaging camera by the Inspector during this inspection. Client understands the Inspector may perform infrared imaging scans of selected surfaces completely at the discretion of the Inspector. Client also understands that infrared imaging does not guarantee locating or discovering possible concealed defects including water damage, structural defects, insulation deficiencies, electrical defects. To capture acceptable infrared thermal images during this inspection, a temperature differential of a minimum 18 degrees Fahrenheit between the interior and exterior of the inspected structure must be obtained. Any temperature difference below this threshold can limit its findings and may conceal anomalies. Exterior surfaces must be reasonably free of water. Furniture, wall hangings and stored items may limit the infrared scans. Reflective surfaces including glass and foil faced wall insulation will not allow for acceptable infrared imaging of these areas. Roof imaging scans are excluded from this inspection unless Inspector determines acceptable standard roof imaging conditions exist during the inspection and may be beneficial to the Client. Contrary to popular belief, thermal imaging DOES NOT allow an inspector to "see behind walls" as claimed by some. This device only allows comparison of surface temperatures and can show anomalies, which are temperature differences that are significantly dissimilar to the same surrounding material temperature which may be caused by a latent defect. Anomalies noted do not guarantee there is a

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defect behind the surface. It only means that an industry professional should further evaluate to determine if a defect likely exists. This may require invasive and destructive inspection that is outside the scope of a general home inspection.

I NI NP D

FINAL CHECKLIST

Range/Oven Off?: Yes



Windows Locked?: Yes

Doors Locked?: Yes

Thermostat Back to Original Setting?: Yes



Lights Turned Off?: Left outside lights on for security

I	NI	NP	D
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Keys in Lockbox?: Yes



Water Meter Running?: No

