AGAVE PROPERTY INSPECTIONS, PLLC
(915) 505-0288
admin@agaveinspections.com
https://www.agaveinspections.com/

NEW MEXICO RESIDENTIAL

1234 Main Street
El Paso, TX 79924

Buyer Name
08/27/2025 9:00AM

Inspector
Eric Wiles
TREC 26410
(915) 505-0288
admin@agaveinspections.com

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SUMMARY

1: INFORMATION

Information

General: Time In
9:30 A.M.

General: Time Out
12:00 P.M.

General: In Attendance
Buyer Agent

General: Type of Building
Single Family

General: Heading
East

General: Occupancy
New Costruction

General: Temperature
80 - 90°F

General: Weather Conditions
Cloudy, Hot

Limitations

General

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.

THE HOME INSPECTOR WILL NOT DETERMINE AND THE REPORT PROVIDED UPON COMPLETION OF THE HOME INSPECTION WILL NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS

SCOPE OF INSPECTION

A home inspection is a noninvasive, nondestructive examination of the interior and exterior components of a residential real property, including the property's structural components, foundation, and roof, for the purposes of providing a professional written opinion regarding the site aspects and condition of the property and its carports, garages, and reasonably accessible installed components. "Home inspection" includes the examination of the property's heating, cooling, plumbing and electrical systems, including the operational condition of the systems' controls that are normally operated by a property owner.

The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**.

GENERAL LIMITATIONS

General limitations:

(1) The requirements, obligations, and standards in this Part apply to residential buildings with four or fewer dwelling units and their attached and detached garages and carports.

(2) As part of a particular home inspection, licensees are not required to perform actions or make determinations or recommendations beyond those identified in this Part.

(3) Home inspections performed by licensees **are not expected to be technically exhaustive**.

(4) Home inspections performed by licensees are **not required to identify or report on concealed, latent, or intermittent conditions**.

(B) In general, the licensee is not required to inspect:

(1) Underground items including, but not limited to, lawn irrigation systems or underground storage tanks and other underground indications of their presence, whether abandoned or active;

(2) Items that are not permanently installed;

(3) Permanently installed decorative items;

(4) Items in areas that the licensee does not enter, as provided in this Part;

(5) Detached structures other than garages and carports;

(6) Common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing;

(7) All occurrence of multiple similar components, provided that the licensee may be required to inspect one such component;

(8) Outdoor cooking appliances.

(C) In general, the licensee is not required to:

(1) Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition;

(2) Dismantle systems and components, except as required by this Part;

(3) **Operate any system or component which is shut down or otherwise inoperable**;

(4) Operate any system or component which does not respond to normal operating controls;

(5) Operate shut-off valves and manual stop valves;

(6) Reset, reprogram, or otherwise adjust devices, systems, and components affected by the home inspection required by this Part;

(7) Probe surfaces that would be damaged or where no deterioration is visible or presumed to exist;

(8) Use specialized tools;

(9) Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility;

(10) Enter areas that will, as determined by the licensee, likely be dangerous to the licensee or to other persons or likely to damage the property or its systems and components;

(11) Enter any area or perform any procedure which may damage the property or its components or be dangerous to the licensee or other persons;

(12) Enter under-floor crawlspaces and attics that are not readily accessible;

(13) **Identify and report cosmetic imperfections** that do not affect a component's normally intended function or operation;

(14) Describe or report on systems or components that are not included in this Part and that were not inspected;

(15) Offer warranties or guarantees of any kind;

(16) Offer or perform any engineering services;

(17) Offer or perform any trade or professional service other than home inspection.

(D) In general, the licensee is not required to determine:

(1) Compliance with local codes, ordinances or regulations, the legality of property and its present use, conditions of title, boundaries and easements, and location in earthquake, flood, mining, or any other hazard zones;

(2) Whether any permits were required or obtained for any work performed on the subject property;

(3) Whether grandfathering applies to any condition in a system or component;

(4) Condition of systems and components not readily accessible;

(5) Strength, adequacy, effectiveness, and efficiency of systems and components;

(6) Causes of adverse conditions observed and reported;

(7) Methods, materials, and costs of corrections;

(8) Future conditions, including but not limited to failure of systems and components;

(9) The age of installation of any system, structure, or component of a building;

(10) **The remaining life expectancy of systems and components**;

(11) Whether items, materials, conditions, and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions;

(12) Operating costs of systems and components;

(13) Acoustical properties of systems and components;

(14) Presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances;

(15) Presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air;

(16) Effectiveness of permanently installed systems and methods used to control or remove suspected hazardous plants, animals, and environmental hazards;

(17) Soil conditions relating to geotechnical or hydrologic specialties;

(18) **Advisability of purchasing of the property being inspected;**

(19) **Insurability of the property;**

(20) Marketability or market value of the property;

(21) Suitability of the property for specialized uses.

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.

Recommendations: Any decision to seek repair, further evaluation, or cost estimates for repair of any reported adverse condition observed and described in a home inspection report is reserved to the parties to the contract for sale and purchase of the home. All such repairs, evaluations, and cost estimates must be provided by a qualified and, if required, licensed contractor and may include tests, measurements, and adjustments outside of the scope of a normal home inspection and may lead to the discovery of additional adverse conditions which may have additional repair costs that may not have been obvious to the home inspector. Any individual engaged in construction or a trade related to contracting or making code determinations in New Mexico must be licensed by the appropriate state agency, if required. [16.66.7.11 NMAC – N, 1/15/2021]

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 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.

Inspector: Eric Wiles

License: NM HIB 2025-0004

NM SOPs: https://www.rld.nm.gov/wp-content/uploads/2021/07/Home-Inspector-Board-Rules-Effective-January-15-2021.pdf

General

NEW CONSTRUCTION

It is **HIGHLY RECOMMENDED** that deficiencies should be addressed with the builder prior to close.

This is a performance-based inspection. Cosmetic issues are best addressed by the buyer at a blue-tape walk through. The inspector may, at his/her discretion, comment on cosmetic conditions as a courtesy.

2: I. STRUCTURAL SYSTEMS

		IN	NI	NP	D
2.1	A. Foundations	X			
2.2	B. Grading, Drainage, Site	X			
2.3	C. Roof Covering Materials	X			X
2.4	D. Roof Structures, Attics, Ventilation, Insulation	X			X
2.5	E. Walls (Interior and Exterior), Countertops, Cabinets	X			X
2.6	F. Ceilings and Floors	X			
2.7	G. Doors (Interior and Exterior)	X			X
2.8	H. Windows	X			
2.9	I. Stairways (Interior and Exterior)			X	
2.10	J. Fireplaces and Chimneys			X	
2.11	K. Porches, Balconies, Decks, and Carports	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Foundations: Type of Foundation(s)

Slab on Grade

A. Foundations: 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. 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.

A. Foundations: Functional

Visible components of the foundation found in functional condition. No deficiencies noted unless noted below.

B. Grading, Drainage, Site: Functional

All components were found to be performing and in satisfactory condition on the day of the inspection. Correctional measures may be needed if you note water standing within 10 feet of the foundation perimeter during rain.




C. Roof Covering Materials: Types of Roof Covering

Asphalt Composition Shingles, Asphalt Rolled Roofing

C. Roof Covering Materials: Viewed From

Walked on Roof

C. Roof Covering Materials: 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.

C. Roof Covering Materials: Pictures of Overall View of Roof







D. Roof Structures, Attics, Ventilation, Insulation : Viewed From

Attic Platform

D. Roof Structures, Attics, Ventilation, Insulation : Approximate Depth Of Insulation

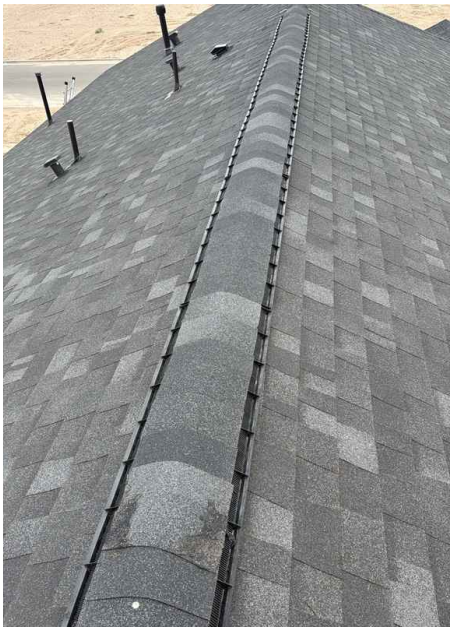
Unable to determine

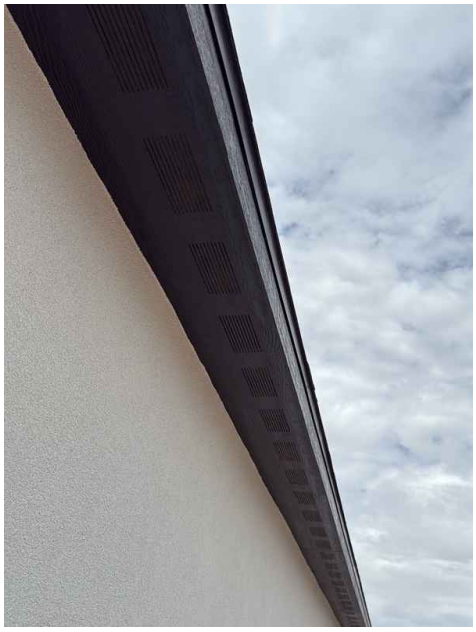
D. Roof Structures, Attics, Ventilation, Insulation : Insulation Type

Loose Fiberglass

D. Roof Structures, Attics, Ventilation, Insulation : Roof Structure
Truss

D. Roof Structures, Attics, Ventilation, Insulation : Type of Ventilation
Ridge Vents, Soffit Vents





E. Walls (Interior and Exterior), Countertops, Cabinets : Comments

E. Walls (Interior and Exterior), Countertops, Cabinets : Exterior Wall Covering Material
Fiber Cement Siding, Stucco Type Product

E. Walls (Interior and Exterior), Countertops, Cabinets : Wall Structures
Wood Framed

F. Ceilings and Floors: Floor Structures
Slab

F. Ceilings and Floors: Ceiling Structures
Wood Framed

F. Ceilings and Floors: Functional
All components were found to be performing and in satisfactory condition on the day of the inspection.

H. Windows: Functional
All components were found to be performing and in satisfactory condition on the day of the inspection.

J. Fireplaces and Chimneys: Fireplace Type/Accessories
Not present

J. Fireplaces and Chimneys: Smoke Detector Present In Same Room?
N/A

J. Fireplaces and Chimneys: CO Detector in Same Room?
N/A

K. Porches, Balconies, Decks, and Carports: Functional
All components were found to be performing and in satisfactory condition on the day of the inspection.

Limitations

B. Grading, Drainage, Site

NOT LANDSCAPED

This property is not yet landscaped or is partially landscaped. It is recommended that once the property is landscaped and/or flatwork is installed, proper slope is maintained in order to prevent water from accumulating near the foundation perimeter beam.

C. Roof Covering Materials

SEALANT USE

It is common for roofers to apply sealant around penetrations and at wall/roof intersections. This sealant will degrade with time. It is important to monitor the condition of the sealant to ensure the areas are leak-proof.

C. Roof Covering Materials

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

D. Roof Structures, Attics, Ventilation, Insulation

PARTIAL ACCESS

Only part of the attic was accessible to the inspector due to foam board insulation between the garage and living space. Therefore, the full attic was not inspected.

Observations

2.3.1 C. Roof Covering Materials

SHINGLES - LIFTING

ROOF DRYER VENT

One or more of the shingles were observed to be lifting and should be properly sealed.

2.3.2 C. Roof Covering Materials

FLASHING - IMPROPER INSTALLATION

The flashing is not properly installed. This condition could allow water intrusion at this location.

2.3.3 C. Roof Covering Materials

FLASHING - STORM COLLAR MISSING

The storm collar at the roof level vent pipe for the gas equipment is missing and should be replaced to help prevent water intrusion within the roof structure.

2.3.4 C. Roof Covering Materials

SEALANT MISSING GRANULES

PLUMBING VENT X1

Sealant is missing granule protection.

2.4.1 D. Roof Structures, Attics, Ventilation, Insulation

UNFINISHED AREAS

One or more areas under the eaves is not fully finished and/or not fully sealed.

2.4.2 D. Roof Structures, Attics, Ventilation, Insulation

DAMAGED FRAMING

One or more roof bracing members were noted to be damaged.

2.4.3 D. Roof Structures, Attics, Ventilation, Insulation

HVAC THROUGH INSULATED WALL

The HVAC system is installed between a wall of foam baord insulation. Some of the foam board is damaged near this area. Not all of the HVAC components are reradily accessible for maintnence due to this installation. This may also reduce effectiveness of the foam insulation board.

2.5.1 E. Walls (Interior and Exterior), Countertops, Cabinets

SEALANT - EXTERIOR PENETRATIONS

The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, windows, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.


2.5.2 E. Walls (Interior and Exterior), Countertops, Cabinets

SEALANT - SIDING JOINTS

All joints between two different types of siding should be properly sealed. It is recommended to use elastomeric sealant.



2.5.3 E. Walls (Interior and Exterior), Countertops, Cabinets

PAINT IMPROVEMENTS

Some exterior surfaces and/or trim need a fresh coat of paint to protect from exposure.



2.5.4 E. Walls (Interior and Exterior), Countertops, Cabinets

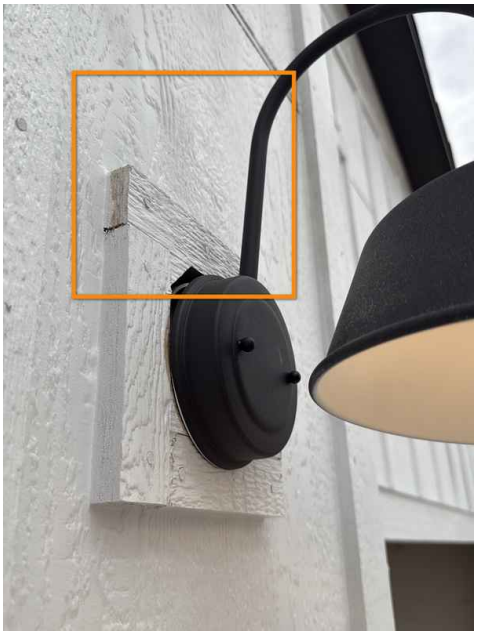
FLASHING - MISSING WINDOW HEADWALL

The window headwall flashing is missing. Proper flashing is required to prevent water intrusion around the window, which can lead to moisture damage, mold growth, and deterioration of the surrounding wall assembly.


2.5.5 E. Walls (Interior and Exterior), Countertops, Cabinets

FLASHING - FIBER CEMENT TRANSITIONS

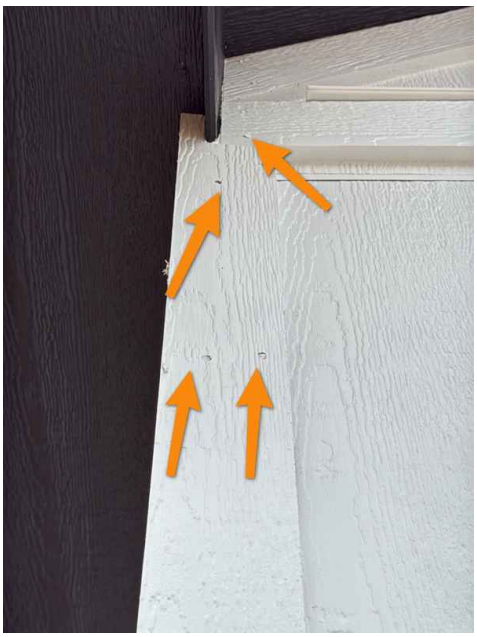
The fiber cement siding is required to have Z-flashing and L-flashing at the siding transitions. It is recommended for the flashing to be installed to prevent water intrusion.

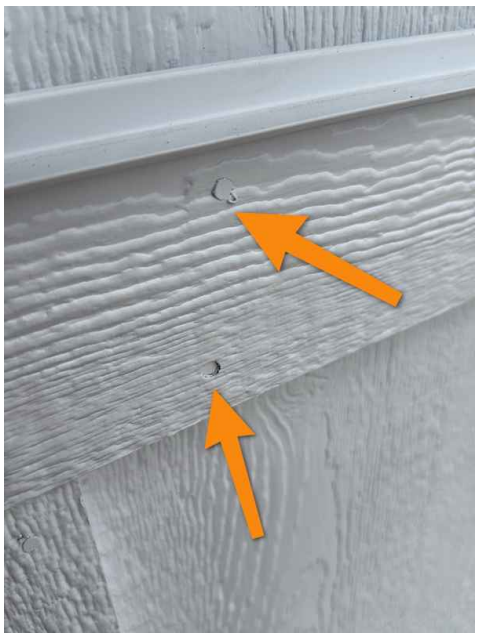


2.5.6 E. Walls (Interior and Exterior), Countertops, Cabinets

FIBER CEMENT - IMPROPER FASTENING

The fiber cement siding is not properly fastened at the time of the inspection. Under current installation standards, all fiber cement fasteners should be flush with the siding.





2.5.7 E. Walls (Interior and Exterior), Countertops, Cabinets

FIBER CEMENT - IMPROPER TRIM INSTALLATION

The fiber cement trim is not properly installed.

2.5.8 E. Walls (Interior and Exterior), Countertops, Cabinets

STUCCO - FLATWORK CLEARANCE

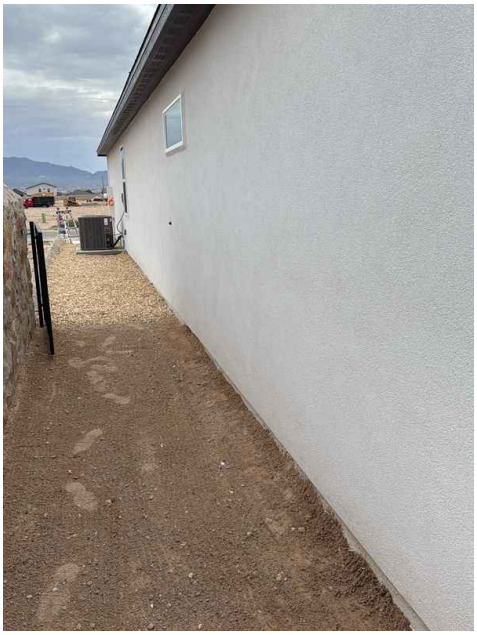
PORCH

The exterior stucco type veneer/cladding has inadequate clearance from the concrete flatwork. Most manufacturers require a minimum of 2-inches of clearance from all concrete flatwork. It is common to install stucco in this manner locally however is not recommended by industry standards. It is important to ensure that no water pools next to the stucco.

2.5.9 E. Walls (Interior and Exterior), Countertops, Cabinets

STUCCO - LACKS CONTROL JOINTS

The exterior stucco type veneer/cladding is missing one or more of its control and expansion joints. Control joints are recommended every 144 sq ft and expansion joints over windows and doors. If joints are not properly installed it can cause stucco to crack outside of the joints.




2.5.10 E. Walls (Interior and Exterior), Countertops, Cabinets

UNFINISHED AREAS

There were areas of unfinished wall areas noted.




2.5.11 E. Walls (Interior and Exterior), Countertops, Cabinets

FLASHING UPSIDE DOWN

The Z-flashing above the fiber cement siding is installed upside down. Incorrect flashing orientation can allow water intrusion behind the siding, leading to moisture damage or deterioration of building materials. Recommend correction by a qualified contractor to ensure proper water-shedding and compliance with installation guidelines.

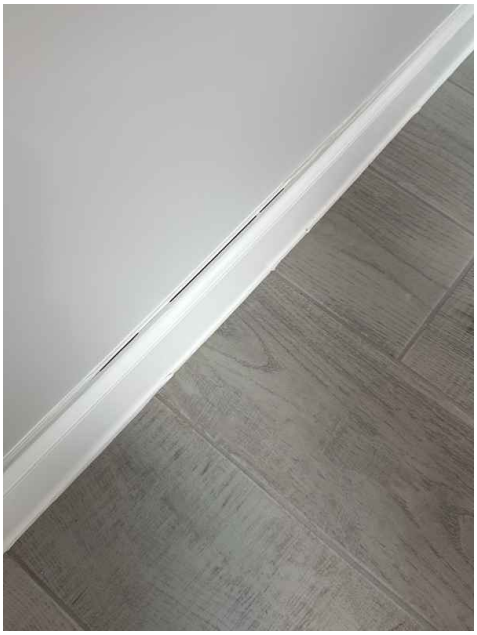


2.5.12 E. Walls (Interior and Exterior), Countertops, Cabinets

BASEBOARD CAULKING IMPROVEMENTS

SECONDARY BEDROOM

An area of needed caullking improvement between the wall and basebaordf was observed.



2.7.1 G. Doors (Interior and Exterior)

DOOR - MISSING STOPS

CLOSET DOORS

One or more doors is missing a door stop mechanism.

3: II. ELECTRICAL SYSTEMS

		IN	NI	NP	D
3.1	A. Service Entrance and Panels	X			X
3.2	B. Branch Circuits, Connected Devices, and Fixtures	X			X
3.3	C. Other			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Service Entrance and Panels:
Service Entrance
Underground

A. Service Entrance and Panels:
Service Voltage
240/120V

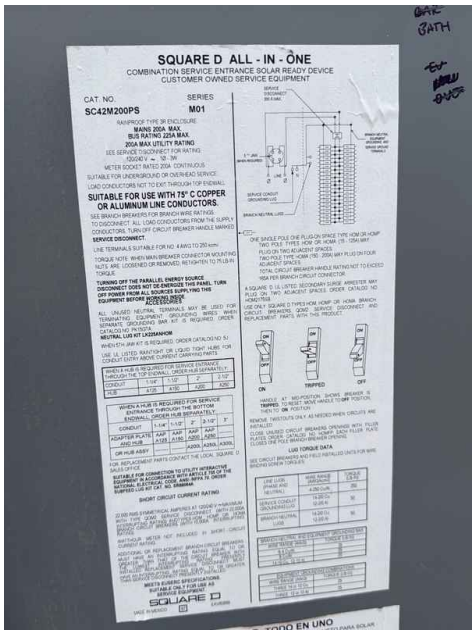
A. Service Entrance and Panels:
Main Service Panel Location
North Exterior Wall

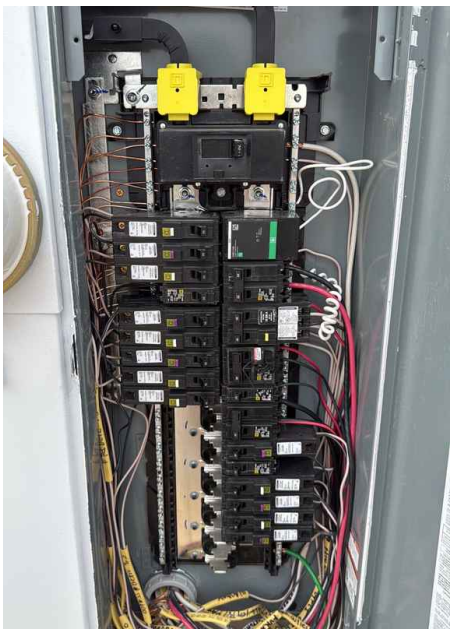
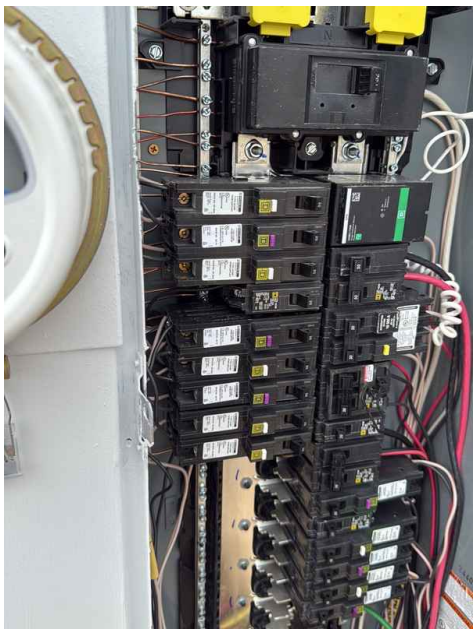
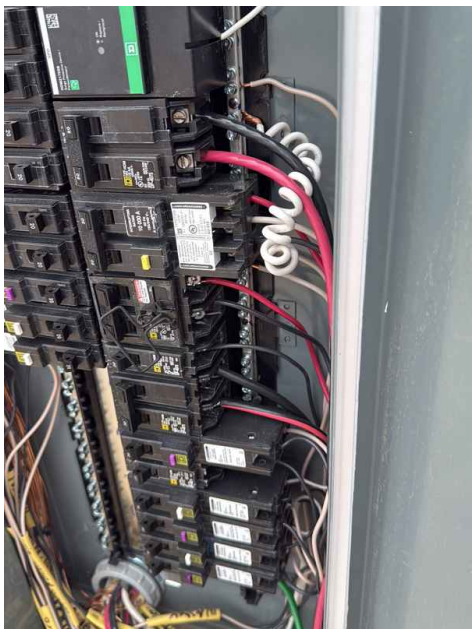
A. Service Entrance and Panels:
Main Service Panel Amperage
200 Amp

A. Service Entrance and Panels: Main Service Panel Manufacturer

Square D





A. Service Entrance and Panels: Distribution Method

Non-Metallic Sheath (Romex)

A. Service Entrance and Panels: Grounding Method
Ufer

A. Service Entrance and Panels: Sub-Panel Location
N/A

A. Service Entrance and Panels: Sub-Panel Manufacturer
N/A

A. Service Entrance and Panels: Sub-Panel Amperage
N/A

A. Service Entrance and Panels: Utility Interactive Systems
Electric Vehicle Charger

A. Service Entrance and Panels: Electrical Disconnect Locations
Main Panel

B. Branch Circuits, Connected Devices, and Fixtures: Type of Wiring
Copper, Stranded Aluminum

B. Branch Circuits, Connected Devices, and Fixtures: Carbon Monoxide Alarms
Present in recommended areas

B. Branch Circuits, Connected Devices, and Fixtures: Ground Fault Circuit Interrupters
Present

B. Branch Circuits, Connected Devices, and Fixtures: Smoke Detectors
Present in recommended areas

B. Branch Circuits, Connected Devices, and Fixtures: Arc-Fault Circuit Interrupters
Present

C. Other: Comments

Limitations

A. Service Entrance and Panels

NOTICE

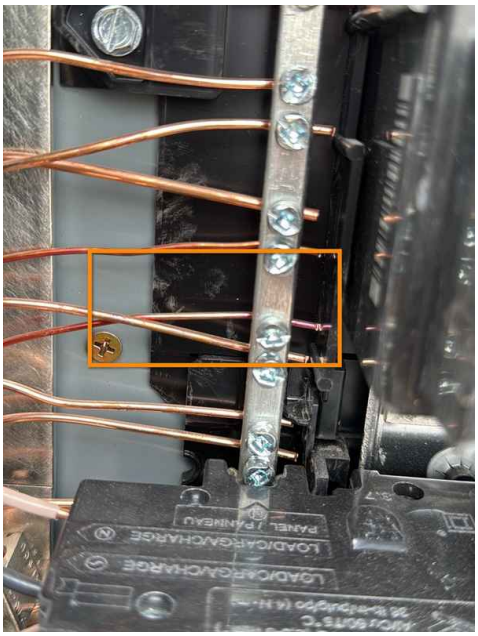
Note: When D (D=Deficient) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire electrical system.

Observations

3.1.1 A. Service Entrance and Panels

DISCOLORED CONDUCTOR

A grounding conductor inside the electrical panel shows signs of discoloration. This may indicate past overheating, corrosion, or other electrical issues. The cause should be identified and corrected as needed. Recommend evaluation and any necessary repairs by a qualified electrician to ensure the system remains safe and in proper working order.



3.1.2 A. Service Entrance and Panels

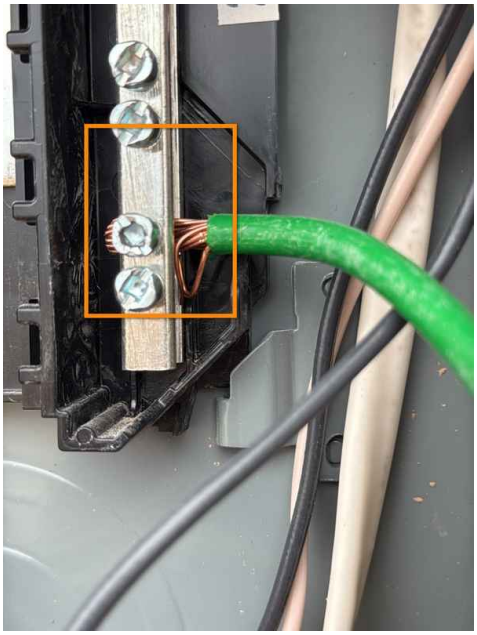
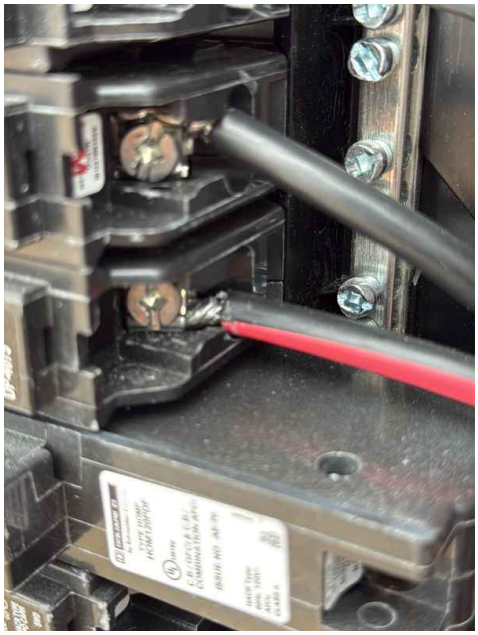
NO ANTI-OXIDANT PASTE

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

3.1.3 A. Service Entrance and Panels

IMPROPER CONNECTION

One or more stranded conductors in the electrical panel are not fully secured under their terminal lugs. This condition can lead to poor electrical connections, overheating, or arcing. Recommend correction by a qualified electrician to ensure all conductors are properly terminated in accordance with manufacturer specifications and electrical safety standards.

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

LOOSE RECEPTACLES

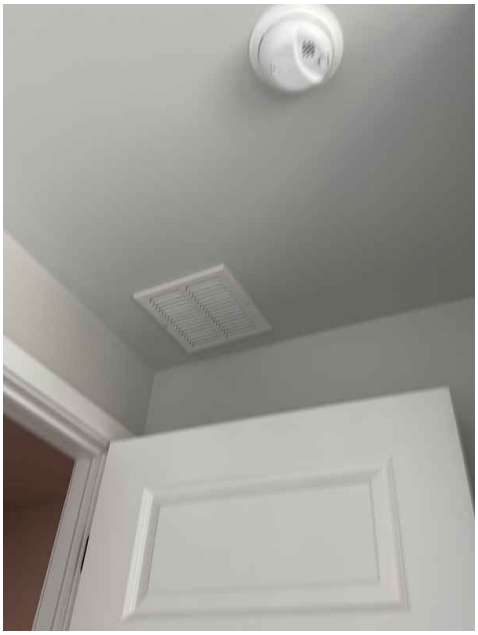
One or more of the receptacles were observed to be loose at the wall mount.

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

NOT INTERCONNECTED

FRONT BEDROOM

One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.



3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

LOOSE LIGHT FIXTURE

Loose light fixture and poorly sealed areas noted.

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			X
4.3	C. Duct Systems, Chases, and Vents	X			X
4.4	D. Other				X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Heating Equipment: Type of Systems
Forced Hot Air

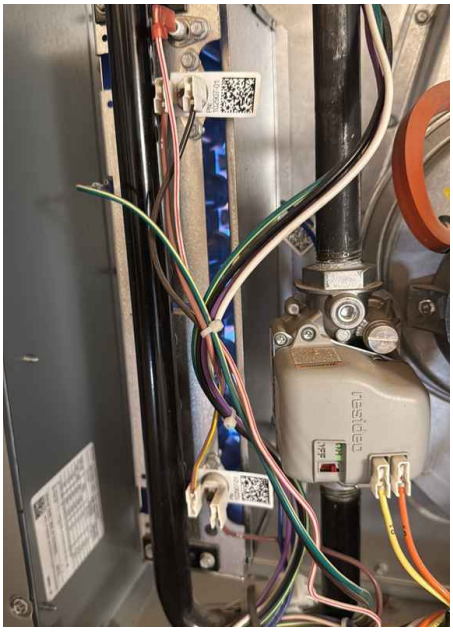
A. Heating Equipment: Energy Sources
Natural Gas

A. Heating Equipment: Brand
Lennox

A. Heating Equipment: Approximate Year Built
2025

A. Heating Equipment: Functional

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.



B. Cooling Equipment: Type of Systems

Central Air Conditioner

B. Cooling Equipment: Energy Sources

Electric

B. Cooling Equipment: Brand
Lennox

B. Cooling Equipment: Approximate Condensing Unit BTU/Tonnage
3.5 TON

B. Cooling Equipment: Type of Freon
R454B

B. Cooling Equipment: Approximate Year Built
2025

B. Cooling Equipment: Functional

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.

Temperature Differential 18F.

C. Duct Systems, Chases, and Vents: Comments

C. Duct Systems, Chases, and Vents: Filter location

Ceiling Mounted

C. Duct Systems, Chases, and Vents: Filter Size

20 x 20 x 1, 12 x 12 x 1

D. Other: Comments

Limitations

A. Heating Equipment

NOTE:

When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

B. Cooling Equipment

NOTE

When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

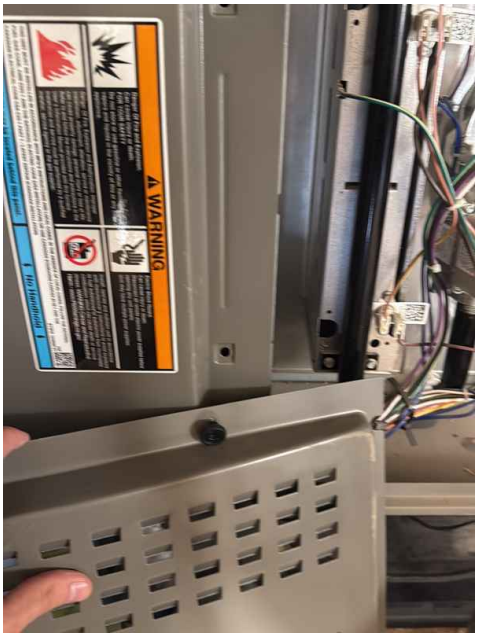
Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately between 15 to 22 degrees °F total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. 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

Observations

4.1.1 A. Heating Equipment

PANEL MISSING SCREW THREADS

Furnace is missing threads to secure panel cover.



4.2.1 B. Cooling Equipment

DRAIN PAN DISCHARGE

The attic HVAC drain drain termination is not located in a conspicuous area. This makes it less likely that occupants will notice when the pan drain begins discharging, which can delay detection of primary drain failure and increase the risk of water damage. Recommend relocating the termination point to a visible location in accordance with industry standards and manufacturer guidelines.

4.2.2 B. Cooling Equipment

VERTICAL PVC RECOMMENDED

Recommend adding vertical PVC piece to a height above drain connections to prevent overflow in the event of a clog.

4.3.1 C. Duct Systems, Chases, and Vents

LOOSE JOINTS

Loose fitting joints and/or openings in the ductwork should be sealed.

5: IV. PLUMBING SYSTEMS

		IN	NI	NP	D
5.1	A. Plumbing Supply, Distribution Systems, and Fixtures	X			X
5.2	B. Drains, Wastes, and Vents	X			
5.3	C. Water Heating Equipment	X			X
5.4	D. Hydro-Massage Therapy Equipment			X	
5.5	E. Gas Distribution Systems and Gas Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Plumbing Supply, Distribution Systems, and Fixtures: Location of Water Meter

Curb

A. Plumbing Supply, Distribution Systems, and Fixtures: Location of Main Water Supply Valve
Garage

A. Plumbing Supply, Distribution Systems, and Fixtures: Static Water Pressure Reading
Over 80 psi

A. Plumbing Supply, Distribution Systems, and Fixtures: Type of Supply Piping Material
PEX

B. Drains, Wastes, and Vents: Location of Main Clean-out
Front Yard

B. Drains, Wastes, and Vents: Type of Drain Piping Material
PVC

B. Drains, Wastes, and Vents: Comments

B. Drains, Wastes, and Vents: Functional
All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Water Heating Equipment: Water Heater Equipment Type
Storage

C. Water Heating Equipment: Energy Sources
Natural Gas

C. Water Heating Equipment: Capacity
50 Gallon

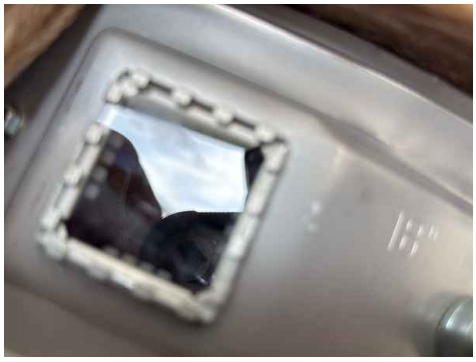
C. Water Heating Equipment: Comments

C. Water Heating Equipment: Brand
AO Smith

C. Water Heating Equipment: Approximate Year Built
2025

C. Water Heating Equipment: Functional

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.



D. Hydro-Massage Therapy Equipment: Comments

E. Gas Distribution Systems and Gas Appliances: Location of Gas Meter
Left Exterior

E. Gas Distribution Systems and Gas Appliances: Main Gas Shut Off
At Meter Location

E. Gas Distribution Systems and Gas Appliances: Type of Gas Distribution Piping Material
Black Steel

E. Gas Distribution Systems and Gas Appliances: Functional

Limitations

A. Plumbing Supply, Distribution Systems, and Fixtures

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.***

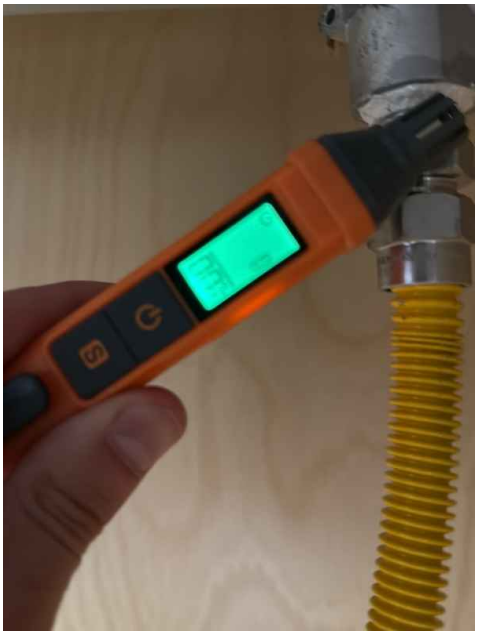
B. Drains, Wastes, and Vents

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***

E. Gas Distribution Systems and Gas Appliances

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

A Carbon Monoxide (CO) meter is used at the discretion of the inspector as per the manufacture instructions of the device to assist in confirming the presence or absence of Carbon Monoxide on the day of the inspection only. Carbon Monoxide is a deadly, odorless, and colorless gas produced by the incomplete combustion of fuel-fired appliances or vehicles. This is not a substitute for working CO alarms or for ensuring gas appliances are well maintained. We do not warranty or guarantee against future CO emissions from fuel fired appliances. Fuel burning appliances should be maintained regularly by a professional. Weather conditions may affect if CO is present in the building as draft characteristics can be affected. Should a CO alarm sounds and/or symptoms of CO poisoning occur, the building should be evacuated and 911 called.

Observations

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

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.

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

SINK - CAULKING IMPROVEMENTS

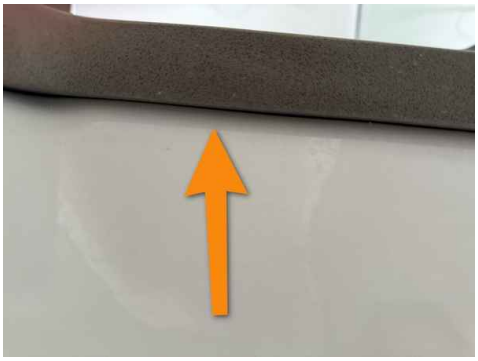
BATHROOM SINKS

Cracked, deteriorated and/or missing sink caulking should be repaired or replaced as necessary.

Recommendation

Contact a qualified professional.





5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

BATHTUB - CAULKING IMPROVEMENTS

Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.



5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

BATHTUB - SPOUT NOT SEALED

The tub spout is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

BATHTUB - DIVERTER NOT WORKING PROPERLY

The bathtub shower head diverter is not functioning properly as it leaks water when the shower is activated.

5.1.6 A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER HEAD LEAKING

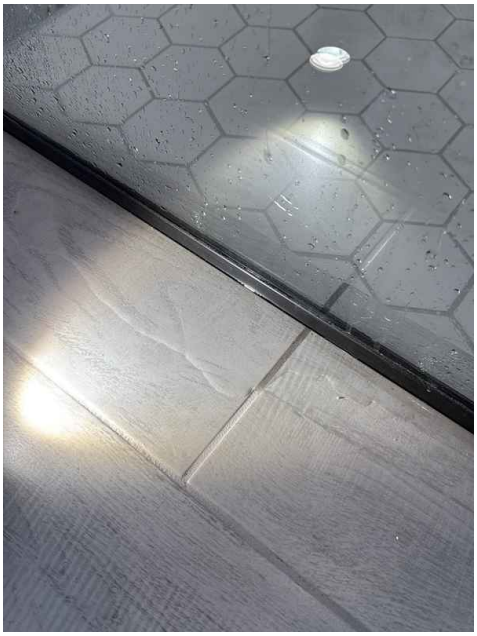
PRIMARY BATHROOM

The shower head was noted to be leaking.

5.1.7 A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER ENCLOSURE LEAKING

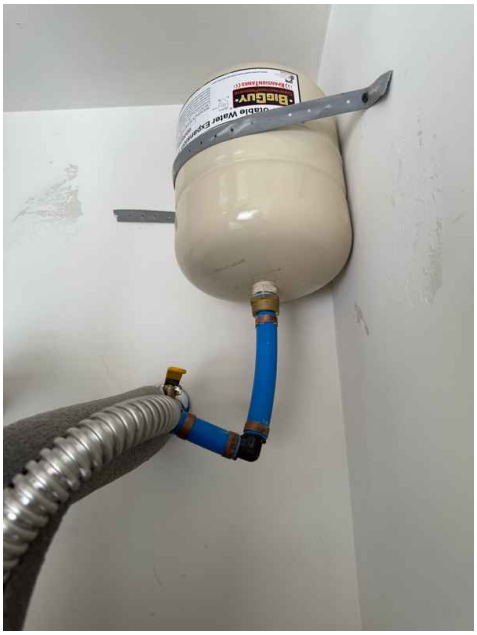
Water was observed to be leaking onto the floor adjacent to the shower enclosure while checking the shower fixtures and enclosure. Enclosure was also noted to be missing the proper weather stripping at joints.



5.1.8 A. Plumbing Supply, Distribution Systems, and Fixtures

MOUNTING IMPROVEMENTS

Recommend mounting improvements to better secure the expansion tank at the water heater.



5.3.1 C. Water Heating Equipment

INADEQUATE COMBUSTION AIR

The water heater compartment does not appear to have adequate combustion air ventilation.

5.3.2 C. Water Heating Equipment

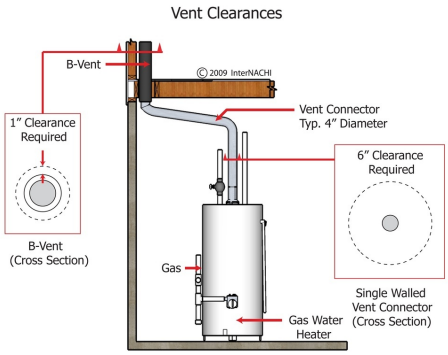
GAS LEAK DETECTED

There was a gas leak detected. Gas was shut off at the appliance by the inspector for safety.

5.3.3 C. Water Heating Equipment

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.



6: V. APPLIANCES

		IN	NI	NP	D
6.1	A. Dishwashers	X			
6.2	B. Food Waste Disposers	X			
6.3	C. Range Hood and Exhaust Systems	X			
6.4	D. Ranges, Cooktops, and Ovens	X			
6.5	E. Microwave Ovens	X			
6.6	F. Mechanical Exhaust Vents and Bathroom Heaters	X			
6.7	G. Garage Door Operators	X			X
6.8	H. Dryer Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Dishwashers: Functional

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

A. Dishwashers: Manufacturer

Whirlpool

B. Food Waste Disposers: Functional

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

B. Food Waste Disposers: Manufacturer
Moen

C. Range Hood and Exhaust Systems: Exhaust Hood Type
Vented Range Hood

C. Range Hood and Exhaust Systems: Manufacturer
Elica

C. Range Hood and Exhaust Systems: Functional
This component appears to be performing adequately at the time of this inspection.

D. Ranges, Cooktops, and Ovens: Range, Cook Top or Oven Manufacturer

Whirlpool

D. Ranges, Cooktops, and Ovens: Functional

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

E. Microwave Ovens: Functional

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

E. Microwave Ovens:

Manufacturer

Whirlpool

F. Mechanical Exhaust Vents and Bathroom Heaters: **Functional**

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

G. Garage Door Operators:

Manufacturer

Genie

H. Dryer Exhaust Systems: Dryer Vent Location

Roof

H. Dryer Exhaust Systems: Dryer Service

Electric - 4 Prong

H. Dryer Exhaust Systems: Functional

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

Observations

6.7.1 G. Garage Door Operators

REVERSE SENSORS TOO HIGH

The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.

7: VI. OPTIONAL SYSTEMS

		IN	NI	NP	D
7.1	A. Landscape Irrigation (Sprinkler) Systems		X		
7.2	G. Other	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

G. Other: Comments

G. Other: Thermal Imaging - No Anomalies

Thermal scan revealed no temperature difference anomalies of concern on the day of inspection.







Limitations

A. Landscape Irrigation (Sprinkler) Systems

NOT INSPECTED

Irrigation systems are excluded from a general home inspection as agreed.

G. Other

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 in it's 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 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.

8: FINAL CHECKLIST

		IN	NI	NP	D
8.1	General				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

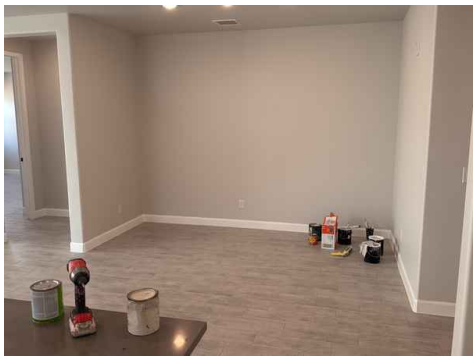
Information

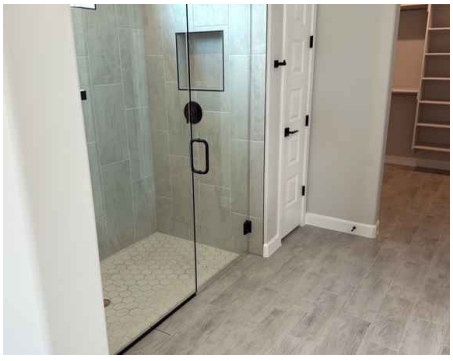
General: Property Overview Photos

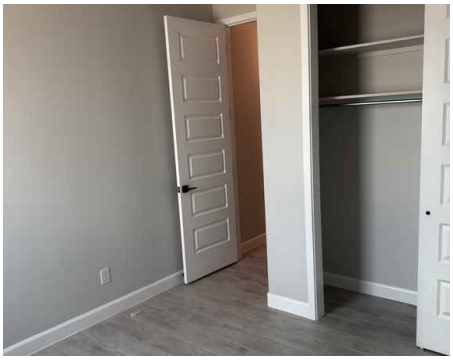
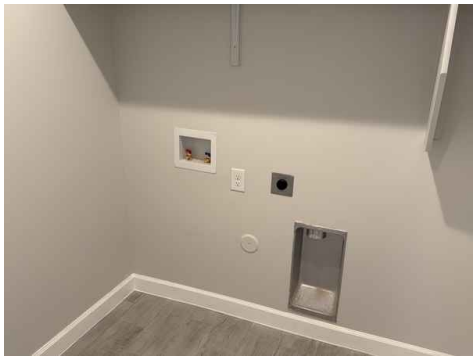




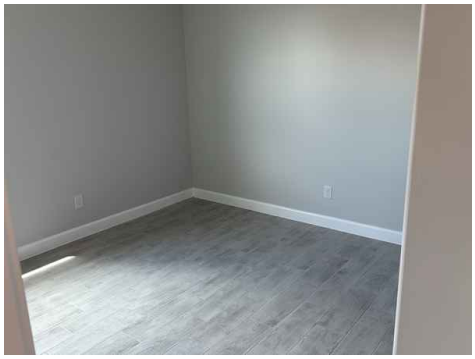








General: Range/Oven Off?
Yes

General: Windows Locked?
Yes

General: Doors Locked?
No

General: Thermostat Back to Original Setting?
Yes

General: Lights Turned Off?
Yes

General: Keys in Lockbox?
N/A