



Agave Property Inspections PLLC

AGAVE PROPERTY INSPECTIONS, PLLC

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NEW MEXICO RESIDENTIAL REPORT

1234 Main Street
El Paso, TX 79924

Buyer Name
12/20/2025 9:00AM



Inspector
Eric Wiles
TREC 26410
(915) 505-0288
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- [-] 2.5.1 I. Structural Systems - E. Walls (Interior and Exterior), Countertops, Cabinets : Wood Needs Paint
- [-] 2.5.2 I. Structural Systems - E. Walls (Interior and Exterior), Countertops, Cabinets : Stucco - In Contact with Roof
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1: INFORMATION

Information

General: Time In 10:00 A.M.	General: Time Out 12:30 P.M.	General: In Attendance Inspector Only
General: Type of Building Single Family	General: Heading South	General: Occupancy New Construction
General: Temperature 70 - 80°F	General: Weather Conditions Clear, Dry	

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.

This inspection is intended to meet TREC standards and the most current industry practices.

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			
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			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: Note

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

A. Foundations: Functional

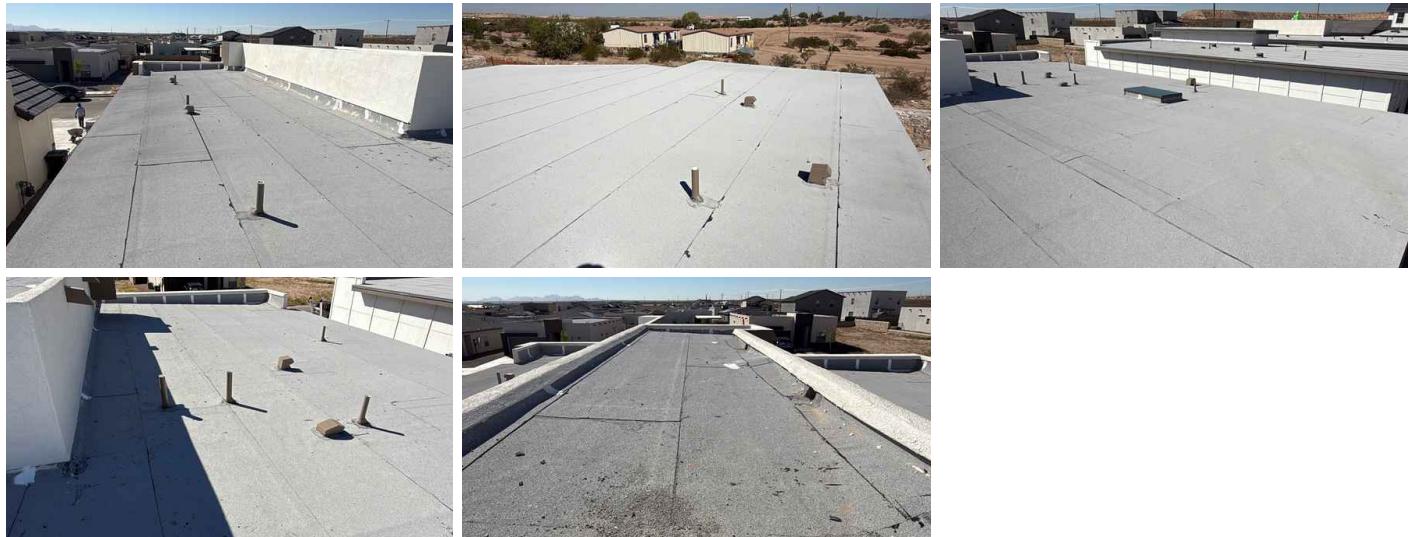
Visible components of the foundation found in functional condition. No deficiencies noted unless noted below.

B. Grading, Drainage, Site: Functional

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

C. Roof Covering Materials: Types of Roof Covering

Rolled Roofing Material



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.

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

Not Viewed - Vaulted Ceiling

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

Wood Framed

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

Wood Framed

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

Unable to determine

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

No venting. Flat roof

F. Ceilings and Floors: Floor Structures

Slab

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

Not Visible

E. Walls (Interior and Exterior), Countertops, Cabinets : Exterior Wall Covering Material

Stucco Type Product

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.

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

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**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), Countertops, Cabinets**STUCCO NOTICE**

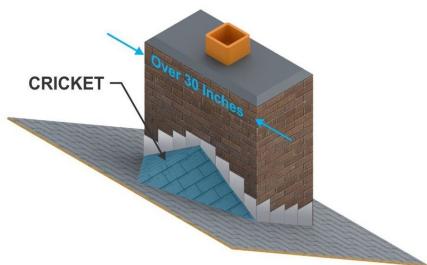
There is a stucco type product installed as the exterior veneer / cladding for this structure, which is a common exterior cladding locally. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product is outside of the scope of a general home inspection.

At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following listed below in this section. It is recommended that this cladding be closely monitored for signs of damage or deterioration, and to be regularly maintained.

Observations

2.3.1 C. Roof Covering Materials**FLASHING - MISSING CRICKET**

There is no cricket / saddle in place behind the roof level penetration. Under current building standards, there should be a cricket or saddle installed behind the ridge side of any penetration greater than 30-inches wide.



2.4.1 D. Roof Structures, Attics, Ventilation, Insulation

UNDERDRIVEN SOFFIT FASTENERS

Some of the fasteners for the soffit are under or poorly driven.



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

WOOD NEEDS PAINT

REAR DOOR TRIM

Exterior wood type surfaces need a fresh coat of paint to protect from exposure.



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

STUCCO - IN CONTACT WITH ROOF

The exterior stucco type veneer/cladding has inadequate clearance from the roofing material and/or roof structure. Most manufacturers require a minimum of 2-inches of clearance above the roof line. Due to this condition the presence and/or condition of flashing cannot be confirmed.



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

STUCCO - EXPOSED MESH

ROOF LEVEL

Exposed mesh was observed at the stucco finish. Repairs are recommended for cosmetic purposes.



2.7.1 G. Doors (Interior and Exterior)

DOOR - HARDWARE MISSING

GARAGE ENTRY

The door hardware is missing.



2.7.2 G. Doors (Interior and Exterior)

DOOR - LACKS PAINT ON ALL SIDES

VARIOUS DOORS

Doors are not painted on all sides. This is usually a manufacturer warranty requirement.



2.7.3 G. Doors (Interior and Exterior)

DOOR - MISSING STOPS

GARAGE ENTRY

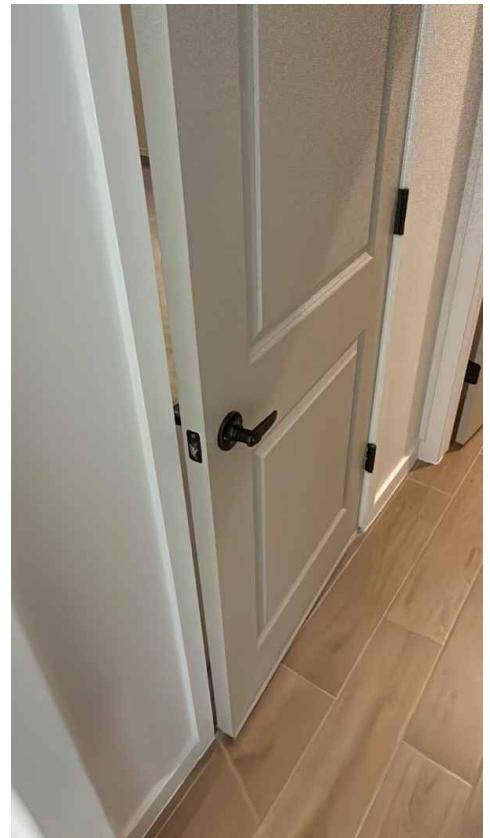
One or more doors is missing a door stop mechanism.



2.7.4 G. Doors (Interior and Exterior)

GARAGE ENTRY - SELF CLOSING NOT FUNCTIONAL

The garage entry door self closing hinges are not functioning properly.



2.7.5 G. Doors (Interior and Exterior)

LOCK DOES NOT FULLY ENGAGE

REAR DOOR

The deadbolt does not appear to fully engage when locked.



2.8.1 H. Windows

WEEP HOLES BLOCKED

PRIMARY BATH

Weep holes noted to be blocked in one or more windows.



2.8.2 H. Windows

INTERIOR SEALANT

FRONT BEDROOM

One or more windows lacked sealant.



2.11.1 K. Porches, Balconies, Decks, and Carports

PATIO CRACKS

Minor cracks and/or deficiencies were observed in the patio.



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

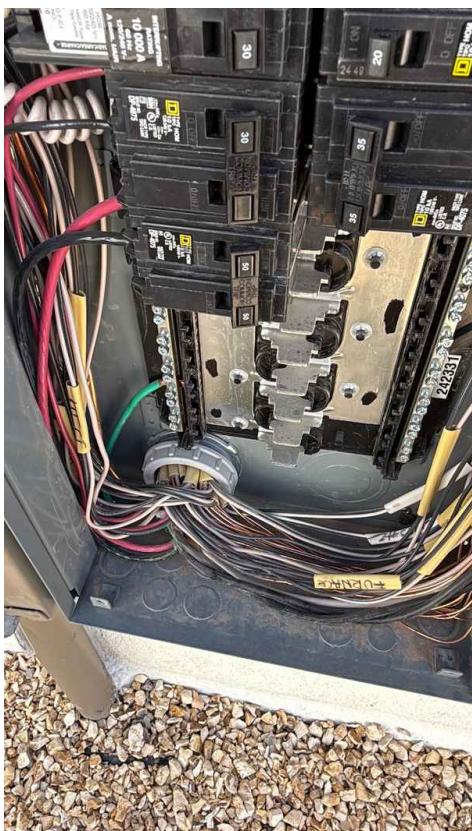
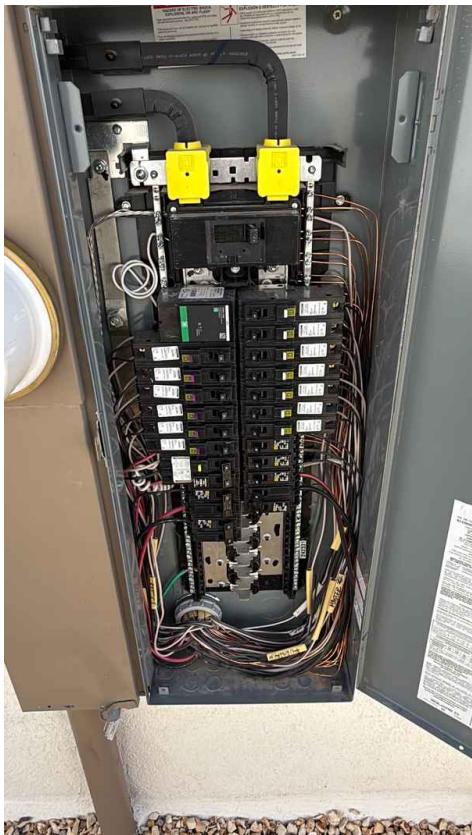
A. Service Entrance and Panels:
Service Voltage
 240/120V

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

Main Panel

**A. Service Entrance and Panels:****Sub-Panel Amperage**

N/A

A. Service Entrance and Panels:**Utility Interactive Systems**

None

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

Copper

B. Branch Circuits, Connected Devices, and Fixtures: Smoke Detectors

Present in recommended areas

B. Branch Circuits, Connected Devices, and Fixtures: Carbon Monoxide Alarms

Present in recommended areas

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

Present

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

Present in all recommended areas

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**NO ANTI-OXIDANT PASTE**

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



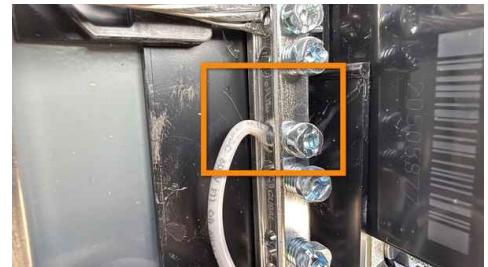
3.1.2 A. Service Entrance and Panels

INSULATION UNDER TERMINAL

A conductor is improperly terminated at the bus bar as the insulation is under the terminal screw. Requires correction.

Recommendation

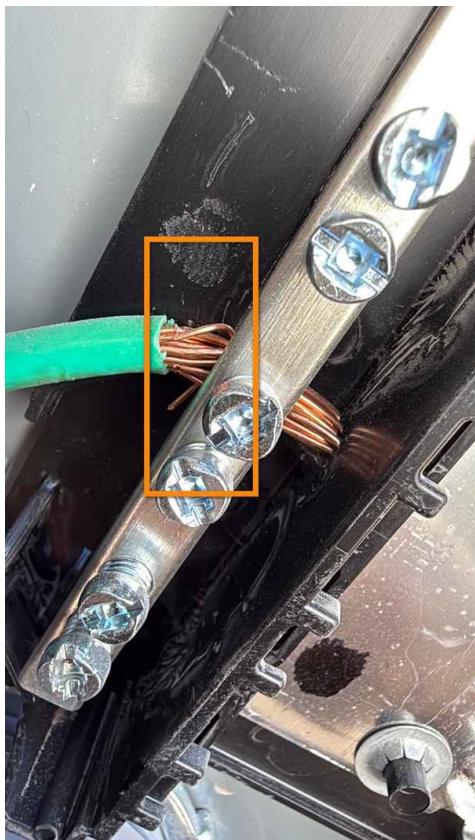
Contact a qualified professional.



3.1.3 A. Service Entrance and Panels

CONDUCTOR NOT PROPERLY TERMINATED

Conductor does not have all strands under wire as required.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

OPEN NEUTRAL

SECONDARY BATHROOM

One or more of the receptacles were observed to have an open neutral connection.



4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Ruud

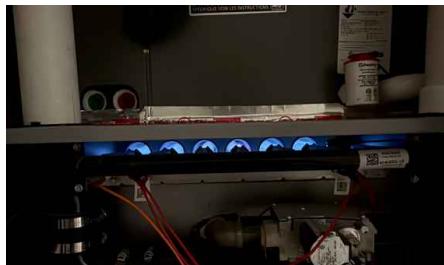


A. Heating Equipment:**Approximate Year Built**

2024

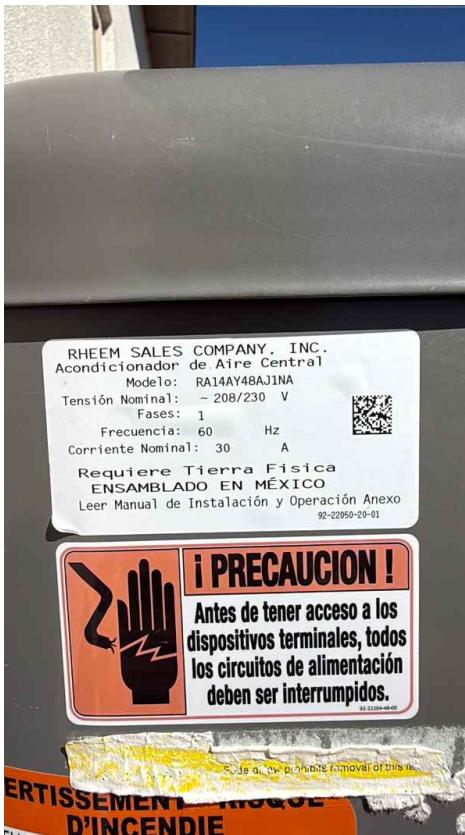
**A. Heating Equipment: Functional**

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
Rheem

B. Cooling Equipment:
Approximate Condensing Unit BTU/Tonnage
4 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.



C. Duct Systems, Chases, and Vents: Comments

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

At unit interior closet



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

20 x 25 x 1



C. Duct Systems, Chases, and Vents: Functional

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

D. Other: Comments

Limitations

A. Heating Equipment

NOTE:

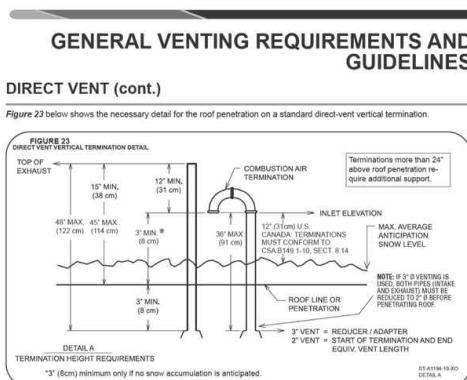
When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

Observations

4.1.1 A. Heating Equipment

VENT IMPROPER TERMINATION

Exhaust and intake vent installation and clearances do not appear to conform with manufacturer requirements and should be corrected.



4.1.2 A. Heating Equipment

VENT NOT SECURE

Vent is not secured or glued and should be corrected in accordance with manufacturer requirements.



4.1.3 A. Heating Equipment

MISSING PANEL LATCH

Panel is missing the screw or device to properly secure it.



4.2.1 B. Cooling Equipment

CONDENSATE DRAIN IMPROPER SLOPE

The slope of the condensate drain line appears to be insufficient. Under current mechanical standards, the condensate drain line should have a minimum slope of 1/8-inch per foot.



4.2.2 B. Cooling Equipment

AIR LEAKAGE

A large amount of air is leaking from the area of condensate connections and 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: Type of Drain Piping Material

PVC

B. Drains, Wastes, and Vents: Comments

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

Front Yard

**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**

Tankless

C. Water Heating Equipment:**Energy Sources**

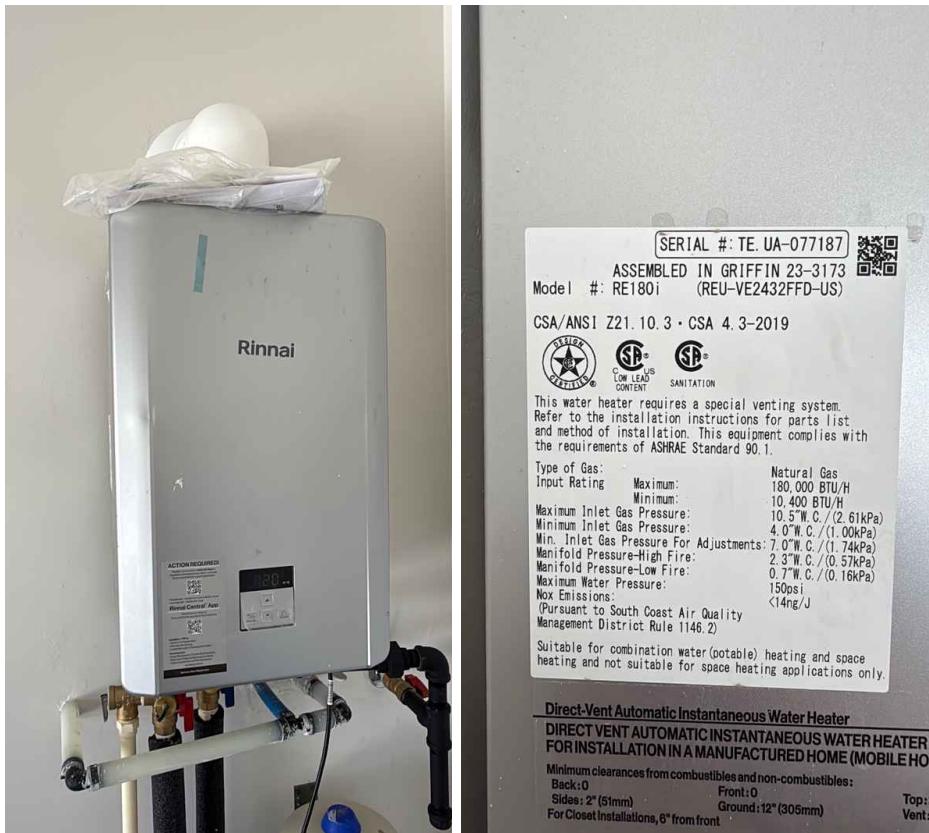
Natural Gas

C. Water Heating Equipment:**Capacity**

Tankless

C. Water Heating Equipment: Brand

Rinnai

**C. Water Heating Equipment:
Approximate Year Built**

newer

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

Right 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.**

A. Plumbing Supply, Distribution Systems, and Fixtures

METER COVER LOCKED

The water meter cover was locked. Therefore, the Home inspector was unable to inspect the water meter.

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**

C. Water Heating Equipment

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.

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 manufacturer 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.

5.3.1 C. Water Heating Equipment

VENT MISSING SECURING SCREWS

The water heater vent is missing the required securing screws.



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			
6.9	I. Other	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, Estate

**B. Food Waste Disposers: Functional**

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

B. Food Waste Disposers: Manufacturer

Maintenance Warehouse



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



C. Range Hood and Exhaust Systems: Manufacturer
Whirlpool



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: Functional

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

G. Garage Door Operators: Manufacturer

LiftMaster

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.



I. Other: Refrigerator

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



Observations

6.7.1 G. Garage Door Operators

MANUAL LOCK PRESENT

When an automatic garage door opener is in use, the manual lock should be disabled or removed.



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

Not inspected per agreed inspection.

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 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 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: Range/Oven Off?

Yes



General: Windows Locked?

Yes

General: Doors Locked?

Yes

General: Thermostat Back to Original Setting?
Yes

General: Lights Turned Off?
Yes

General: Keys in Lockbox?
Yes

