



### PROPERTY

**Single-Family Home in Puerto Vallarta**  
Ojo de Agua, Puerto Vallarta, Jalisco  
House / Villa

### CLIENT

**Sample Client**  
Buyer (Pre-Purchase)

### INSPECTOR

**Carlos Méndez**  
InterNACHI Certified Member  
+52 322 145 9080  
hola@solterrainspecciones.mx

**4**

SAFETY HAZARDS

**8**

MAJOR DEFECTS

**7**

MAINTENANCE ITEMS

**118 / 137**

ITEMS INSPECTED

### INSPECTED SYSTEMS

Roofing	3/3 items · 1 defect
Exterior & Structure	9/11 items · 2 defects
Plumbing & Water System	9/14 items
Water Heater	5/5 items
LP Gas System	10/10 items
Electrical	9/11 items · 4 defects
Cooling (A/C)	9/9 items · 2 defects
Pest & Moisture	0/7 items
Garage / Parking	4/4 items · 1 defect

### PROPERTY-WIDE SYSTEMS & COMPONENTS

#### Roofing

3/3 items · 1 defect

#### Waterproofing Membrane (Impermeabilizante)

MAJOR DEFECT

Entire roof needs to be sealed.



#### ITEMS INSPECTED

Roof Drainage & Scuppers (Chaflanes)

Satisfactory

Roof Surface Condition

Deficient

Needs to be sealed.



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## Exterior & Structure

9/11 items · 2 defects

### Windows & Frames

MAINTENANCE

Missing part of frame on back window.  
Caulking needs to be done on the other window in back.



### Exterior Doors

MAINTENANCE

Front sliding screens need to be repaired.



### ITEMS INSPECTED

Foundation (Visible Portions)	Satisfactory
Exterior Walls (Block/Concrete)	Satisfactory
Back-wall cinder blocks have concrete missing between blocks.	
Stucco / Plaster Finish	Satisfactory
Coastal Corrosion (Hardware, Fixtures)	Satisfactory
Perimeter Wall / Barda	Not Accessible
Entry Gate / Reja	—
Site Grading & Drainage	Satisfactory
Rainy Season Drainage Adequacy	Satisfactory
Walkways & Driveways	Satisfactory



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## Plumbing & Water System

9/14 items

### ITEMS INSPECTED

SEAPAL Municipal Connection	Satisfactory
Water Meter & Shutoff Valve	Satisfactory
Rooftop Tank (Tinaco) – Condition	Satisfactory
Tinaco – Float Valve Function	Satisfactory
Tinaco – Mounting Security on Azotea	Satisfactory
Water Pressure Pump (Bomba de Agua)	–
Pump – Pressure Output & Auto-Shutoff	–
Pump – Electrical Connection	–
Supply Lines (Visible)	Satisfactory
Drain, Waste & Vent Lines Not visible.	Not Accessible
Water Pressure at Fixtures	Satisfactory
Hot Water Function Service off – could not verify.	Not Inspected
Kitchen Sink & Faucet	Satisfactory
Bathroom Fixtures (per bathroom)	Satisfactory

## Water Heater

5/5 items

### ITEMS INSPECTED

Heater Type (Gas Boiler / Solar / Electric) Gas boiler.	Satisfactory
Age & General Condition Manufactured 02/2023.	Satisfactory
Capacity (Litros) 38 L.	Satisfactory
Gas Connections at Heater	Satisfactory
Venting / Flue (Gas units)	Satisfactory



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## LP Gas System

10/10 items

### ITEMS INSPECTED

<b>Tank Type (Stationary / Portable Cylinders)</b> Stationary tank.	<b>Satisfactory</b>
<b>Tank Capacity (Litros)</b> 295 liters.	<b>Satisfactory</b>
<b>Tank Age &amp; Condition</b> Manufactured August 2010.	<b>Satisfactory</b>
<b>Tank Valve Condition</b>	<b>Satisfactory</b>
<b>Pressure Regulator</b>	<b>Satisfactory</b>
<b>Gas Line Routing (Visible Sections)</b>	<b>Satisfactory</b>
<b>Gas Lines – Corrosion / Damage</b>	<b>Satisfactory</b>
<b>Clearance from Ignition Sources</b>	<b>Satisfactory</b>
<b>Accessible Shutoff Valve</b>	<b>Satisfactory</b>
<b>Leak Test (Soap / Detector)</b>	<b>Satisfactory</b>



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## Electrical

9/11 items · 4 defects

### Panel — General Condition

SAFETY HAZARD

Panel needs weatherproofing. There is a voltage drop at the screws due to rust.



### Circuit Breakers — Condition & Labeling

SAFETY HAZARD

Needs to be cleaned. No labeling.

### Visible Wiring Condition

SAFETY HAZARD

Wires visible and electrical-taped in the open.



### Exterior Wiring & Conduit

SAFETY HAZARD

No conduit.



### ITEMS INSPECTED



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CFE Service Entry	<b>Satisfactory</b>
CFE Meter Condition	<b>Satisfactory</b>
Panel Type & Configuration (127V/220V) 220 volt.	<b>Satisfactory</b>
Grounding System	—
Outlets — Function & Polarity	<b>Satisfactory</b>
Light Fixtures	<b>Satisfactory</b>
Old Fuse-Based Panel (Flag if present)	—



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## Cooling (A/C)

9/9 items · 2 defects

### Mini-Split — Filter Condition

MAINTENANCE

Filters need to be cleaned.

Unit in master bedroom has a broken right-side hinge.



### Mini-Split — Refrigerant Lines & Insulation

MAJOR DEFECT

Insulation needed on 2 condenser units.



### ITEMS INSPECTED

**Number of A/C Units**  
4 units.

Satisfactory

### Mini-Split Units — Cooling Function

Satisfactory

Main area: set to 22 °C, measured 22 °C.  
Master bedroom: set to 22 °C, measured 17 °C.  
Bedroom facing driveway: set to 22 °C, measured 22 °C.  
Front dining-area unit does not cool.

### Mini-Split — Condensate Drain

Satisfactory

### Mini-Split — Wall Penetration Seal

Satisfactory

### Condenser Units — Exterior Condition

Satisfactory

### Controls & Remote Operation

Satisfactory

### Ceiling Fans (if present)

Deficient

No remotes for ceiling fans. Lights are functional.



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## Pest & Moisture

0/7 items

### ITEMS INSPECTED

Termite Evidence (Comején)	—
Wood-Boring Insect Evidence	—
Termite Damage — Wood Elements	—
Termite Damage — Window/Door Frames	—
Active Mold Growth	—
Mold and bubbled paint suggest a possible water leak.	
Moisture Intrusion Points	—
Rodent / Pest Evidence	—

## Garage / Parking

4/4 items · 1 defect

### Walls & Ceiling

MAJOR DEFECT

Hole in tarp material.



### ITEMS INSPECTED

Garage Door — Operation	Satisfactory
Automatic Opener (if present)	Satisfactory
Floor Condition	Satisfactory

## INSPECTED ROOMS



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## Living Room

7/7 items

### ITEMS INSPECTED

<b>Walls</b> Superficial crack on wall with A/C unit. Crack above door leading to back room.	<b>Satisfactory</b>
<b>Ceiling</b> Repaired crack.	<b>Satisfactory</b>
<b>Floor</b>	<b>Satisfactory</b>
<b>Paint Condition</b>	<b>Satisfactory</b>
<b>A/C Unit</b>	<b>Satisfactory</b>
<b>Electrical Outlets</b>	<b>Satisfactory</b>
<b>Light Fixtures</b>	<b>Satisfactory</b>



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## Dining Room

6/6 items · 3 defects

### Walls

MAJOR DEFECT

Floor-to-ceiling crack near the door at the front.  
Drilled holes above door.



### Ceiling

MAJOR DEFECT

Crack along the front-door area — may just be the stucco.



### Light Fixtures

MAJOR DEFECT

Secondary fixture missing.



### ITEMS INSPECTED

Floor

Satisfactory

Paint Condition

Satisfactory



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## Electrical Outlets

**Satisfactory**

### Kitchen

9/10 items · 2 defects

#### Cabinets

MAINTENANCE

Cabinet doors above the counter on the left have loose hinges. Right door above the range rubs on the hood. Right door below the sink has water damage at the lower hinge.



#### Range Hood

MAINTENANCE

Was not plugged in. Fan-speed switch sticks — speeds 1 and 2 require jiggling the slider to operate.  
Light does not work.

### ITEMS INSPECTED

Walls & Tile	<b>Satisfactory</b>
Ceiling	<b>Satisfactory</b>
Floor	<b>Satisfactory</b>
Countertop	<b>Satisfactory</b>
Sink & Faucet	<b>Satisfactory</b>
Stove / Cooktop	—
Gas Connections	<b>Satisfactory</b>
Electrical Outlets	<b>Satisfactory</b>



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## Bedroom

11/11 items · 1 defect

### Electrical Outlets

MAINTENANCE

Left outlet on back wall is pushed in.



#### ITEMS INSPECTED

Walls	Satisfactory
Ceiling	Satisfactory
Floor	Satisfactory
Paint Condition	Satisfactory
Closet / Wardrobe	Satisfactory
Overall good condition; some wear from use. Upper far-left door has a loose handle.	
Windows	Marginal
Bottom lower windows are a single sheet of glass — no frame, siliconed in place.	
Blinds / Curtains	Deficient
Old and dirty curtains.	
A/C Unit	Satisfactory
Light Fixtures	Satisfactory
Door & Hardware	Satisfactory



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## Bathroom

8/10 items

### ITEMS INSPECTED

#### Walls & Tile

Cracks on all walls.  
Tile countertop missing edge pieces.  
Tile missing on wall near light switch.

**Deficient**

#### Floor

Tiles missing on both sides of door.

**Satisfactory**

#### Toilet

Toilet missing seat.

**Deficient**

#### Sink & Faucet

**Satisfactory**

#### Shower / Tub

Water pipe coming out of wall.

**Marginal**

#### Caulking & Grout

**Satisfactory**

#### Water Pressure

**Satisfactory**

#### Hot Water

Water heater not turned on — could not measure temperature.

**Not Inspected**

#### Door & Hardware

**Satisfactory**

#### Window

Window opens easily but sticks when closing. No screen.

—



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## Bedroom 2 CUSTOM

10/10 items

### ITEMS INSPECTED

<b>Walls</b> Ceiling-to-floor crack on wall near A/C unit.	<b>Satisfactory</b>
<b>Ceiling</b>	<b>Satisfactory</b>
<b>Floor</b>	<b>Satisfactory</b>
<b>Paint Condition</b>	<b>Satisfactory</b>
<b>Closet / Wardrobe</b> Loose hinge on 3rd door from right and the 2 left upper doors.	<b>Satisfactory</b>
<b>Windows</b>	<b>Satisfactory</b>
<b>A/C Unit</b>	<b>Satisfactory</b>
<b>Electrical Outlets</b> 2 outlets sharing the same wall do not have a grounding pin.	<b>Satisfactory</b>
<b>Light Fixtures</b> No remote for ceiling fan.	<b>Satisfactory</b>
<b>Door &amp; Hardware</b> Door has veneer chipped off near the knob.	<b>Satisfactory</b>



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## Bedroom 3 CUSTOM

9/9 items · 3 defects

### Walls

MAJOR DEFECT

- Floor-to-ceiling crack on the wall opposite.
- Crack from the living room visible on the shared wall.
- Large hole in wall stuffed with an unknown object.
- Crack near window.
- Patched hole.



### Electrical Outlets

MAINTENANCE

Outlets functional but painted over.



### Light Fixtures

MAJOR DEFECT

Not functional.

### ITEMS INSPECTED



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Ceiling	<b>Satisfactory</b>
Floor	<b>Satisfactory</b>
Paint Condition	<b>Satisfactory</b>
Windows Upper window does not lock.	<b>Marginal</b>
Blinds / Curtains	<b>Satisfactory</b>
Door & Hardware	<b>Satisfactory</b>

### LIMITATIONS & DISCLAIMER

This inspection was performed in accordance with InterNACHI Standards of Practice. The inspection is visual and non-destructive. The inspector is not responsible for hidden or inaccessible conditions. This report does not constitute a warranty or property valuation. The client is advised to engage licensed specialists to evaluate any reported deficiencies.