



PROPERTY

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

CLIENT

Sample Client
Buyer (Pre-Purchase)

INSPECTOR

Brent Noisette

+52 322 328 8725
info@vallartainspections.com

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
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Waterproofing Membrane (Impermeabilizante)

Entire roof needs to be sealed.



MAJOR DEFECT

ITEMS INSPECTED

Roof Drainage & Scuppers (Chaflanes)	Satisfactory
Roof Surface Condition Needs to be sealed.	Deficient



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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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INSPECTOR**Brent Noisette**+52 322 328 8725
info@vallartainspections.com**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

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



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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	Satisfactory
CFE Meter Condition	Satisfactory
Panel Type & Configuration (127V/220V) 220 volt.	Satisfactory
Grounding System	—
Outlets — Function & Polarity	Satisfactory
Light Fixtures	Satisfactory
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

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



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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	Satisfactory
Ceiling	Satisfactory
Floor	Satisfactory
Countertop	Satisfactory
Sink & Faucet	Satisfactory
Stove / Cooktop	—
Gas Connections	Satisfactory
Electrical Outlets	Satisfactory



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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

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



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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.

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

LIMITATIONS & DISCLAIMER

This inspection was performed in accordance with 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.