



Homequest Home Inspections PROPERTY INSPECTED



El Paso, TX 79936

D.O.M : 2017

SQ FT : 12,070

Commercial (Retail) Inspection

Inspector

Christopher Juarez

915-588-9399

www.homequesthomeinspections.com



PROPERTY INSPECTION REPORT

(Name of Client)

Concerning

(Address or Other Identification of Inspected Property)

By: Christopher Juarez, Lic #22663 NM#HI0078 09/24/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
 Building Status: Vacant Owner Occupied Tenant Occupied Other
 Weather Conditions: Fair Cloudy Rain Temp: 65
 Utilities On: Yes No Water No Electricity No Gas
 Special Notes: Pharmacy, manager office, minute clinic were not inspected per HIPPA policy.

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 - Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 - Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 - Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report unless they are requested and the property is located in **New Mexico**. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

- **Safety and maintenance links are included where safety may be a concern. Please refer to them for additional information.**

Statement about Thermal Imaging -

Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision nor guarantee that a deficiency exists. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Thermal bridging of building materials will also reveal differing temperature anomalies that can appear to be deficiencies.

About Your Inspection Report -

While we expect homes to be built according to the standard practices and building codes that were in use at the date of construction, as they grow older, they are not required to automatically be upgraded to comply with current building codes. While I endeavor to discover and point out deficiencies according to the requirements of the Texas Real Estate Commission (aka TREC) Standards of Practice (aka SOP) for property inspections, I do not inspect for building code compliance.

- **Pictures are included to help you understand and see what I saw at the time of the inspection. Also note that not all deficiencies or areas of concern will be photographed. Do not rely on pictures alone.**
- **As stated in the Pre-Inspection agreement, this was a basic visual inspection and not exhaustive. It is impossible to identify all deficiencies in a limited time span.**

Five areas of the report to focus on -

1. **Electrical Service** : Its important and can be expensive to repair. Pay close attention to any deficiencies in the Service Entrance section of this report dealing with the Main and Sub Panels. Branch systems like outlets and GFCI devices are not as critical and are easy fixes. "Handy Man" or improper wiring is more of an issue. In any case all electrical issues should be repaired by qualified licensed electrician. Thermal Imaging is utilized.
2. **Roof and Chimney** : El Paso builders do not construct the best roofs. Probably because it just does not rain

that much here but times are changing and they are getting better. Roofs can be expensive to fix. Pay attention to any water intrusion into the home. Missing shingles or tiles. Improper roofing system and flashing that is missing or damaged. We get a a lot of questions about Hail Damage. In some instances when it is obvious we will say damage consistent with Hail Strikes but we are not insurance adjusters and can not make that definitive opinion.

3. **Foundation** : Probably the most expensive repair but luckily not a very common problem. If the report says you need an engineer to look at the foundation I highly recommend you get an engineer.
 4. **HVAC** - Heating and Cooling. Its HOT in El Paso. If the cooling has deficiencies I would definitely look into the deficiencies further. Most are minor and can be easily fixed but the last thing you want is the AC breaking in August. Swamp Coolers require maintenance but when operating properly they are very efficient. If they are leaking water onto the roof we recommend they be repaired. Thermal Imaging is utilized.
 5. **Plumbing** : Not speaking of fixtures so much but major leaks and improper drainage. A leaky faucet or visible plumbing water leaks under a sink are easy fixes. Right now talking about underground leaks that show themselves during the inspection. Although we cannot see the pipes under the house we do run the water at all fixtures while inspecting for leaks and draining efficiency. Thermal Imaging is utilized.
- Recovery of any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by the client. Acceptance of this report confirms acceptance of these conditions.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

- The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This 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. 100% of the foundation cannot be inspected due to foliage, grading or items blocking field of view.

Performance Opinion:

- In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

B. Grading and Drainage

Comments: Level lot.



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C. Roof Covering Materials

Type(s) of Roof Covering: EDPM (membrane)

Viewed From: Roof Level

Comments:

- Roof leaks may develop any time after the inspection.
- This was a non intrusive limited visual inspection of the roofing system and inspector is not a roofing specialist. When deficiencies are noted, we recommend that a qualified roofing specialist be consulted to further evaluate any deficiencies noted along with the entire roofing system including flashing, penetrations, parapets, underside of the sheathing (if accessible) and condition of roofing system. This inspection does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

For information on roof maintenance go to -

<https://westroofingsystems.com/roof-maintenance-101-keeping-your-flat-roof-safe/>

Flat Roofs

Note:

- It has been my experience that inspection and re-sealing of seal coated or the edges of asphalt rolled roofing should be done every three to seven years if deterioration or de-bonding is evident. It is recommended to consult a roofing contractor.
- Inspector cannot inspect the interior of every drain scupper. A representative amount are inspected only.
- Inspector cannot inspect every seam for adherence. We recommend further evaluation of the roofing system if evidence (i.e.: ceiling leaks) are observed.
- A representative number of scuppers are inspected. It is recommended to further evaluate the roof system when evidence of moisture is present.



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DEFICIENCIES

1. Debris in some areas.
2. Membrane is loose on the parapet wall at the right rear.



D. Roof Structures and Attics

Viewed From: No attic access

Approximate Average Depth of Insulation: NA

Approximate Average Thickness of Vertical Insulation: NA

Insulation Type: NA

Comments:

E. Walls (Interior and Exterior)

Comments:

- Inspector is not required to report on cosmetic wall deficiencies / cracks (ie: hairline, wall finish) and an exhaustive inspection of the walls is not be performed.
- **This was a non intrusive visual inspection of the interior / exterior walls and inspector is not a structural specialist. When deficiencies are noted, we recommend that a qualified residential general contractor be consulted.**

Interior Walls

- No deficiencies observed.

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Exterior Walls

Siding Materials: Brick Stone Cement Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Adobe
 Cinder / Stucco

- No deficiencies observed.

F. Ceilings and Floors

Comments:

Ceilings -

- Cracks (hairline) smaller than three-sixteenth of an inch are not considered a deficiency but sealing and monitoring them is recommended.
- Cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear on ceiling surfaces and coverings are not reported.

Flooring -

- Inspector cannot exhaustively inspect all tiles for adherence to the sub-floor, missing grout or cracked tiles.
- If structural deficiencies are noted, we recommend consultation with a structural specialist.
- Normal wear and tear of the floor finish is not reported.

Ceilings

DEFICIENCIES

1. Front : Two tiles are loose above the front entry.



Floors

DEFICIENCIES

1. Carpets are stained in several areas.

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G. Doors (Interior and Exterior)

Comments:

- This is a general non-exhaustive inspection of function and condition of interior and exterior doors. Cosmetic condition is not reported.

Interior Doors

- No deficiencies observed.

Exterior Doors

- No deficiencies observed.

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-
-
-

H. Windows

Comments:

- This is an inspection of windows and components. Inspector is not required to provide an exhaustive list of locations of deficiencies, failed thermal-pane seals, lifts, water penetrations, cracks or missing screens.

Window Type

- Dual Pane Tempered Combination

- No deficiencies observed.

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I NI NP D



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I. Stairways (Interior and Exterior)
Comments:

-

J. Fireplaces and Chimneys
Comments:

-

K. Porches, Balconies, Decks, and Carports
Comments:

- Inspector is not required to report on all cosmetic related surface cracks. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling and normal expansion and contraction (Shrinkage).
- There are 56 spaces.

Parking Area(s)

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I NI NP D



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-
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L. Other

Comments:

- Inspector cannot determine how cabinets are anchored or if anchored appropriately to walls.
- Mechanical damage of counters, doors and drawers is reported only. Cosmetic condition and wear / tear of stated items are not reported.
- No deficiencies observed.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. **Any repairs to the deficiencies listed should be made by a licensed electrician.**
- Inspector will not reset any circuit breaker that is found switched off or is tripped. This includes main panels and sub-panels.
- Panel face covers were not removed . Safety protocol followed.

Overhead Service Underground Service Solar panels installed

Breaker Size : 600 amps

Panel Location : Exterior rear

Service : 120/240 volts 3 phase

Service Conductor Type : Aluminum Copper

Branch Conductor Type : Aluminum Copper

Manufacturer : GE

Main Disconnect Panel



Sub Panels

Type of Wire:

Copper Aluminum Cu / Al

Panel Location(s) : Interior Rear

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Thermal Imaging results -

- I did not observe any indications of electrical overloads or other anomalies during my inspection of the main and sub panels.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

- Furnishings and personal items may limit access to outlets / receptacles in a furnished dwelling. This is not an exhaustive inspection of the electrical system. A qualified, licensed electrical contractor should be selected to address any deficiencies noted.
- If panel access is blocked, inspector will not move items to inspect it. 36" access rule applies.

Outlets and Switches

- No deficiencies observed.

For additional information about GFCI safety go to -

<https://safeelectricity.org/ground-fault-circuit-interrupters-gfcis/>

For additional information about AFCI safety go to -

<https://www.afcisafety.org/>

For additional information about tamper resistant receptacles go to -

<https://www.esfi.org/resource/what-is-a-tamper-resistant-receptacle-538>

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Fixtures

- All missing fixture covers / lenses are not reported.
- Inspector cannot verify operation of motion activated lighting.

DEFICIENCIES

1. One fixture in the office is detached from the ceiling.



Smoke and Carbon Monoxide Detectors

For smoke alarm safety tips go to -

https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html

Note: This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are unmonitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all accessible devices are tested with the integral Test button as recommended by the manufacturer.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Zoned (4 Packaged Units)

Energy Source: Gas

Comments:

- Inspector is not required to ignite standing pilots if unit is off at time of inspection. Report will state "visual inspection only".
- It is recommended to replace the air intake filter(s) every 6 months.
- **Inspection of the heating system was basic. We recommend that the HVAC unit(s) be serviced by a licensed specialist prior to initial use.**
- Unable to locate the thermostats. The shift supervisor assisted with no success. Heating was not tested.

RTU-1

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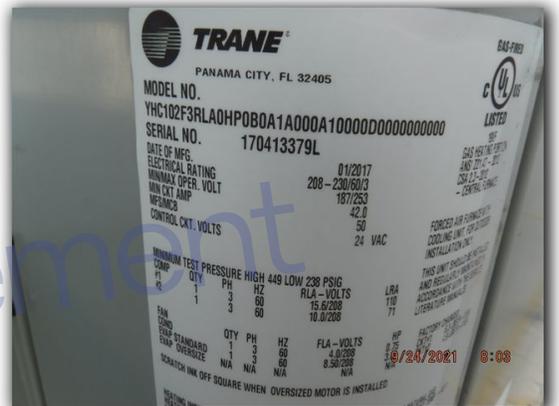
I NI NP D



RTU-2



RTU-3



RTU-4



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I NI NP D



B. Cooling Equipment

Type of System: Zoned

Comments:

- Temperature differential must be between 14-23 Deg . Evaporative coolers do not apply.
- **Inspection of the cooling system was basic. We recommend that the HVAC unit(s) be serviced by a licensed specialist prior to initial use.**

Manufacturer : Trane

Type : 4 packaged units

Unit 1

Supply Air Temp: 55 °F Return Air Temp: 71 °F Temp. Differential: 16 °F



Unit 2

Supply Air Temp: 64 °F Return Air Temp: 71 °F Temp. Differential: 7 °F

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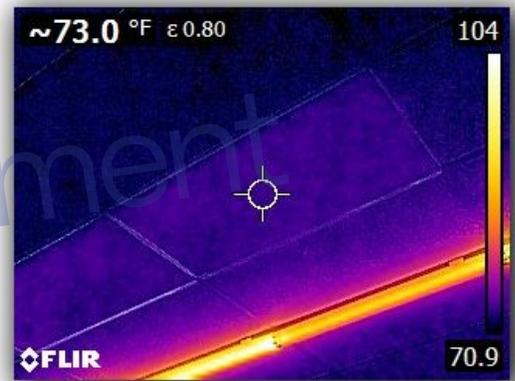
D=Deficient

I NI NP D



Unit 2

Supply Air Temp: 68 °F Return Air Temp: 73 °F Temp. Differential: 5 °F



Unit 2

Supply Air Temp: 68 °F Return Air Temp: 72 °F Temp. Differential: 4 °F



DEFICIENCIES

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I NI NP D

- 1. Temperature differential is not within range of 14-23 degrees Fahrenheit on three units. Servicing is recommended.
- Units above the pharmacy were not inspected.



C. Duct Systems, Chases, and Vents

Comments:

- Inspection of the duct system was limited due to it's complexity. Inspector will visually inspect one branch vent as close to the riser / plenum as possible. If your home uses evaporative cooling, the duct system will be rusted in some areas. It is less likely to have corrosion with refrigerated air.

Type of Ducting: Flex Ducting Duct Board Metal No Ducting

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Curb by street

Location of main water supply valve: NA

Static water pressure reading: NA

Piping Material -

Galvanized/Metal Copper PEX/PVC

Comments:

- Inspector can only visually inspect plumbing fixtures and related components and is often limited due to personal items blocking visual access.
- Plumbing leaks may develop anytime after the inspection and leaks within walls may not get detected with Thermal Imaging.
- Water pressure must be between 40-80 psi.

For plumbing maintenance tips go to -

<https://www.houselogic.com/organize-maintain/home-maintenance-tips/plumbing-system-maintenance/>

Water Source: Public Private Community Sewer Type: Public Septic

Sinks

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- No deficiencies observed.

Commodos

- No deficiencies observed.

Thermal Imaging results -

- I did not observe any other plumbing anomalies that would indicate a deficiency.

B. Drains, Wastes, and Vents

Comments:

- This is a visual inspection of the vent systems. All visible vents are inspected. Opinions are based on general observations made without the use of specialized tools or procedures.
- Inspector cannot determine if vents / stacks are disconnected in the attic space. If there is attic access, this inspection is often limited.
- An exhaustive inspection of the sewer clean out placement is not performed.

C. Water Heating Equipment

Energy Source: Electric

Capacity: NA

Comments:



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Water heater Temperature and Pressure Relief Valve

- T/P valve inspected / verified, but NOT TESTED.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

- Gas meter is located at the rear of structure.
- Inspector does not inspect propane tanks and related components.
- If a gas leak develops, immediately contact the gas company.

Note: If there is evidence of a gas leak (odor) during an inspection, the source is detected utilizing advanced Combustible Gas Leak Detector and reported.

Piping Material -

Black/Galvanized Pipe Copper PVC

Gas Service



V. APPLIANCES

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A. Other

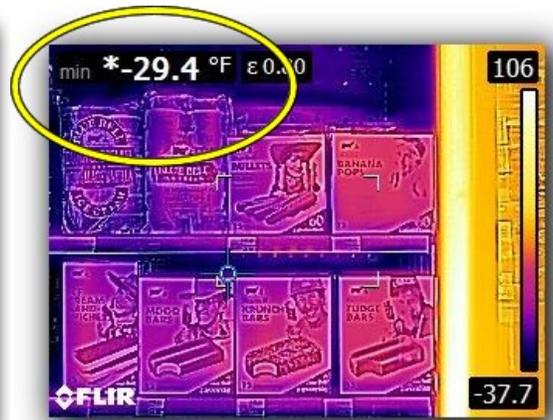
Comments:

Beverage Coolers

- No deficiencies observed.



Freezer



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General Images



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I NI NP D



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pdfelement

Summary Of Deficiencies

(Please read entire report. Do not rely on this list alone)

1.1 ROOF COVERING MATERIALS

1. Debris in some areas.
2. Membrane is loose on the parapet wall at the right rear.

1.2 CEILINGS AND FLOORS

1. Front : Two tiles are loose above the front entry.
2. Carpets are stained in several areas.

1.3 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. One fixture in the office is detached from the ceiling.

1.4 COOLING EQUIPMENT

1. Temperature differential is not within range of 14-23 degrees Fahrenheit on three units. Servicing is recommended.

