



# Inspection Report

**John Q. Public  
Susie Q. Public**

**Property Address:**  
1234 Your New Home Way  
738-4041 Call TODAY  
Las Vegas NV 89101



**Las Vegas Inspection Services, LLC**

**Garrett Baughn IOS.0002523-RE  
www.lvinspectionsservices.com  
(702) 738-4041**

## Table of Contents

<u>Cover Page .....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>2</u>
<u>Intro Page .....</u>	<u>3</u>
<u>General Summary .....</u>	<u>4</u>
<u>Maintain &amp; Monitor Summary .....</u>	<u>18</u>
<u>1 EXTERIOR.....</u>	<u>21</u>
<u>2 ROOFING.....</u>	<u>29</u>
<u>3 BUILT-IN KITCHEN APPLIANCES.....</u>	<u>34</u>
<u>4 GARAGE .....</u>	<u>38</u>
<u>5 INTERIORS .....</u>	<u>40</u>
<u>6 PLUMBING SYSTEM.....</u>	<u>51</u>
<u>7 ELECTRICAL SYSTEMS.....</u>	<u>57</u>
<u>8 CENTRAL AIR CONDITIONING .....</u>	<u>62</u>
<u>9 HEATING .....</u>	<u>65</u>
<u>10 INSULATION AND VENTILATION.....</u>	<u>68</u>
<u>11 STRUCTURAL COMPONENTS .....</u>	<u>69</u>
<u>Invoice.....</u>	<u>71</u>
<u>Attachments .....</u>	<u>72</u>

<b>Date:</b> 11/1/2018	<b>Time:</b> 01:00 PM	<b>Report ID:</b> CALL TODAY
<b>Property:</b> 1234 Your New Home Way 738-4041 Call TODAY Las Vegas NV 89101	<b>Customer:</b> John Q. Public Susie Q. Public	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear, also noted as "serviceable".

**Monitor (M)** = Some items have normal wear and tear, deferred maintenance, poor quality of work, minor damage or defective concerns yet they function in working "serviceable" condition. These items need monitoring (for change in condition) that may result in failure or cause for repair.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Active leaks on the property:**  
NONE VISIBLE

**Discoloration visible on the property:**  
NONE VISIBLE

**BUYERS Client / Agent Present:**  
No / No

**SELLERS Occupant / Agent Present:** No / No

**Weather:**  
Clear

**Temperature:**  
Over 60

**Rain in last 3 days:**  
No

**Year Built (per Aseorsors or MLS):**  
2007

**Home faces:**  
South

## General Summary



**Las Vegas Inspection Services, LLC**

**www.lvinspectionsservices.com**  
**(702) 738-4041**

**Customer**

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**The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep (see following summary) of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. EXTERIOR

### 1.5 WALL CLADDING, FLASHING AND TRIMS

**Repair or Replace**

(1) Hairline cracks observed. These are common in cement based stucco siding, however moisture may penetrate these cracks. Recommend sealing/repair cracks by qualified professional.





1.5 Item 1(Picture)

(2) Holes in siding at front window well, rear left corner and left side window trim (facing front). Recommend repair by a qualified professional.



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

### 1.6 WINDOWS (viewed from exterior)

#### Repair or Replace

Gaps observed between window and sliding door frames where stucco abuts frames at several locations. The windows are vinyl framed abutted against cement based stucco, the gaps are within tolerance and windows open with little/no tightness in the frame. Recommend sealing gaps by a qualified person to prevent pest/moisture intrusion.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)



1.6 Item 7(Picture)



1.6 Item 8(Picture)

**1.8 FENCES and GATES**

**Repair or Replace**

(1) Gate post is loose, no upper support. Recommend repair/securing by a qualified professional.



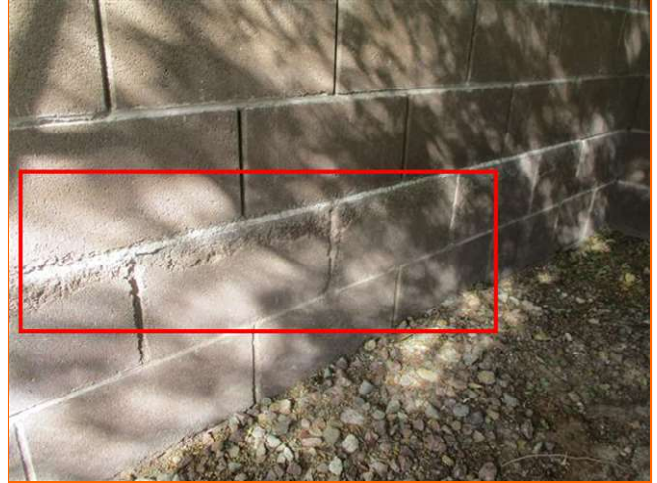
1.8 Item 1(Picture)

(3) Minor deterioration and white build-up at perimeter rear walls. Recommend directing sprinklers away from walls, clean white build-up as this may further damage the walls. Monitoring for change in condition.





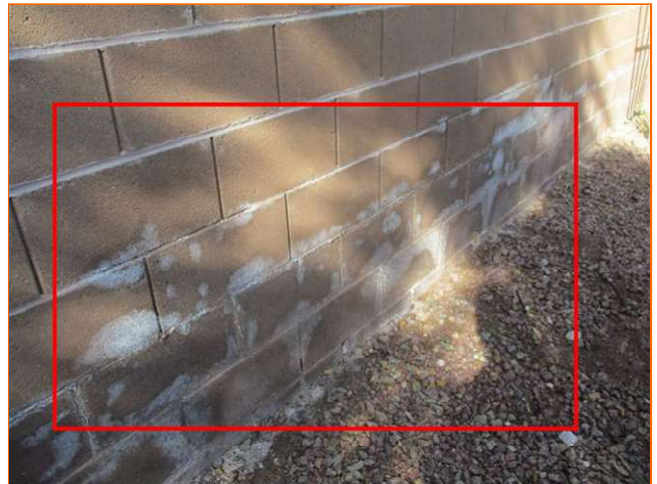
1.8 Item 3(Picture)



1.8 Item 4(Picture)



1.8 Item 5(Picture)



1.8 Item 6(Picture)



1.8 Item 7(Picture)

**1.10 HOSE FAUCETS**

**Repair or Replace**

Anti-siphon is defective at front of home. Recommend replacement by a qualified person / contractor.



1.10 Item 1(Picture)

## 2. ROOFING

### 2.1 FLASHINGS, TRIMS AND EAVES

#### Repair or Replace

(1) Moisture stains at underside of eaves at various locations. Seal/paint and monitor for change in condition. See following comment for more information, the cracks maybe the cause however. Recommend evaluation and repair by a qualified professional/licensed contactor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

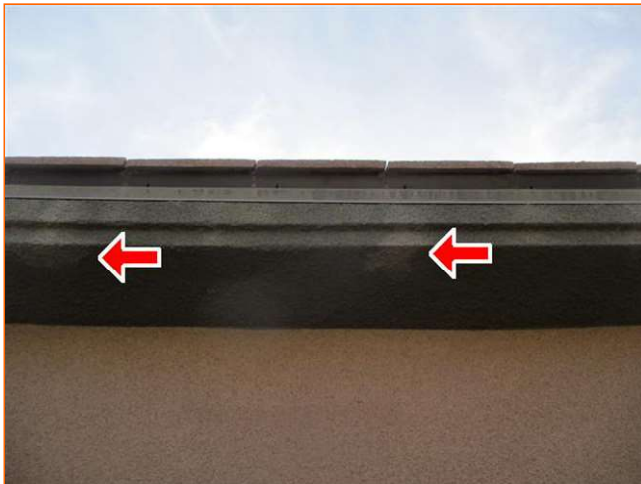




2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

## 4. GARAGE

### 4.6 VEHICLE DOOR

#### Repair or Replace

Door insulation is separated around door. Recommend repair or replace by a licensed contractor.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

## 5. INTERIORS

### 5.1 WINDOWS (REPRESENTATIVE NUMBER)

#### Repair or Replace

Separation around windows at seals. Recommend sealant for energy efficiency and prevent of pest intrusion.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

### 5.3 WALLS

#### Repair or Replace

(1) Caulking is missing at Hall bathroom baseboards. Caulk helps prevent moisture penetration from splashed water and overflow. Recommend repair by a qualified professional.



5.3 Item 1(Picture)

(2) Clear caulking is installed over mildewed old caulking, this is not professionally installed. Recommend strip and proper caulking at shower walls and around Master bathroom shower.



5.3 Item 2(Picture)



5.3 Item 3(Picture)

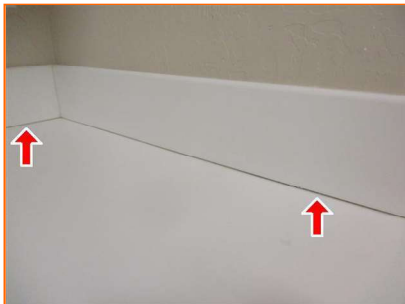


5.3 Item 4(Picture)

**5.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Repair or Replace**

Repair and maintain caulking at Laundry Room and Master Bathroom countertop(s).



5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)





5.6 Item 4(Picture)

## 6. PLUMBING SYSTEM

### 6.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

(1) Tub diverter does not fully divert flow to shower head at Hall Bath. Pressure is adequate at this time however, condition will worsen with age. Monitor for future repair.



6.3 Item 1(Picture)



6.3 Item 2(Picture)





6.3 Item 3(Picture)

(2) Low water volume observed at Half bathroom and Hall bathroom sinks and Master bathroom, left and right side sinks. While this maybe the aerator filters at the fixtures, it is my experience that this occurs when something is wrong with the water softener. I do not inspect water softeners/water quality. Recommend further evaluation by a qualified professional.



6.3 Item 4(Picture)



6.3 Item 5(Picture)

**6.4 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

**Repair or Replace**

Toilet in Half Bath does not flush properly, intermittent fill and spray from flush valve device. Recommend repair by a licensed contractor.



6.4 Item 1(Picture)

## 7. ELECTRICAL SYSTEMS

### 7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Not Inspected**

Main panel is locked. Recommend removing lock for inspection.



7.3 Item 1(Picture)

### 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Repair or Replace**

(1) Fan makes unusual noise at rear patio. Recommend repair or replacement by a licensed contractor.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

(2) Loose doorbell button, adjust as needed by a qualified person.



7.4 Item 3(Picture)

**7.7 SMOKE / CARBON MONOXIDE DETECTORS**

**Inspected**

Consider replacing smoke detectors over 10 years of age, per manufacturers' recommendations. Additionally, current standards include Carbon Monoxide detection and units in all sleeping areas. Your safety is worth it!



7.7 Item 1(Picture)



7.7 Item 2(Picture)





7.7 Item 3(Picture)

## 8. CENTRAL AIR CONDITIONING

### 8.0 COOLING AND AIR HANDLER (hot/cool) EQUIPMENT

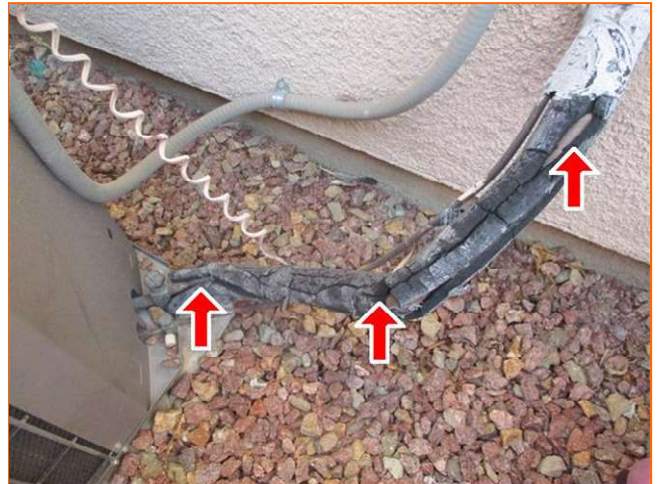
#### Repair or Replace

(1) Electrical panel is locked, breaker comparison with A/C manufacturers recommended sizing cannot be compared. Recommend evaluation by a qualified professional. Note: I do not cut locks without seller approval or presence.

(2) Insulation at exterior unit is damaged or missing, this can effect efficiency and shorten the life of the unit. Recommend repairing / replacing insulation.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

## 9. HEATING

### 9.8 FIREPLACE

#### Repair or Replace

Fireplace did not ignite when switched ON and safety device/flue open. Recommend evaluation by a qualified professional/fireplace expert.



9.8 Item 1(Picture)



9.8 Item 2(Picture)



9.8 Item 3(Picture)



9.8 Item 4(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Garrett Baughn

## Maintain & Monitor Summary



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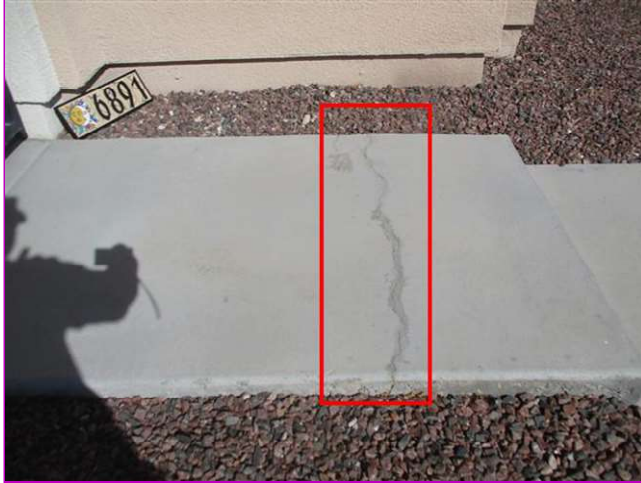
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### 1. EXTERIOR

#### 1.1 SIDEWALK

**Monitor**

Sidewalk has crack/damage at front walkway. No/minimal separation and profile is flat from side to side of the crack. Repairs have been made to seal the crack, however separation is still visible. Recommend re-sealing or consider replacement by a qualified professional.



1.1 Item 1(Picture)

**1.5 WALL CLADDING, FLASHING AND TRIMS**

**Repair or Replace**

(3) Hairline cracks at rear need repair patio cover ceiling. Recommend repair as needed by a qualified professional / licensed contractor.



1.5 Item 6(Picture)

(4) Pet damage at rear patio door. Recommend sealing/painting frame and replacing insulation as needed.



1.5 Item 7(Picture)



## 11. STRUCTURAL COMPONENTS

### 11.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Repair or Replace

Recommend improving drainage at the building corners, front and rear. Adding rock/dirt to cover concrete over-pour will help to prevent settling that may cause damage.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

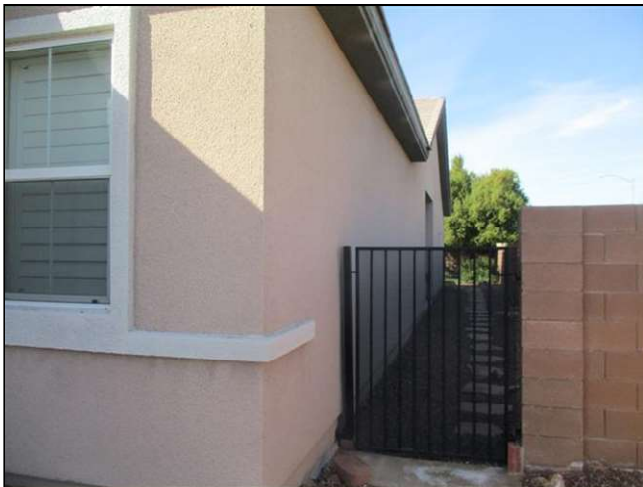
Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

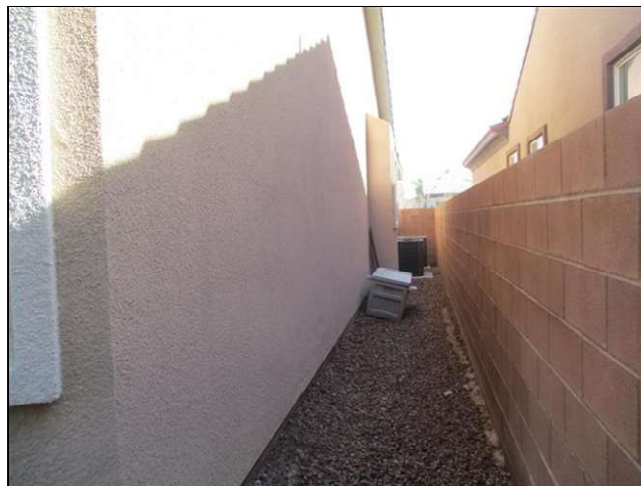
Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Garrett Baughn



**1. EXTERIOR**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





### Styles & Materials

**SIDING MATERIALS:**  
STUCCO/EIFS

**SIDEWALKS:**  
CONCRETE

**PERIMETER WALLS:**  
MASONRY (CMU)

**EXTERIOR ENTRY DOORS:**  
STEEL

**PATIOS:**  
CONCRETE

**RETAINING WALLS:**  
NONE

**DRIVEWAY:**  
CONCRETE

**PATIO COVERS:**  
COVERED ROOF

**IRRIGATION / SPRINKLERS:**  
NOT PART OF INSPECTION

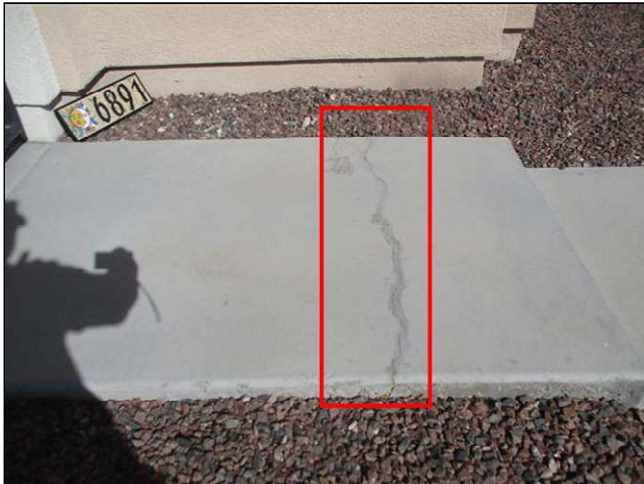


		IN	NI	NP	M	RR
1.0	DRIVEWAY	•				
1.1	SIDEWALK				•	
1.2	PATIOS / PORCH	•				
1.3	PATIO COVERS	•				
1.4	DECKS			•		
1.5	WALL CLADDING, FLASHING AND TRIMS					•
1.6	WINDOWS (viewed from exterior)					•
1.7	DOORS (Exterior)	•				
1.8	FENCES and GATES					•
1.9	RETAINING WALLS			•		
1.10	HOSE FAUCETS					•
1.11	EXTERIOR STAIRS AND RAILINGS			•		
1.12	GUTTERS & DOWNSPOUTS			•		
1.13	LANDSCAPE AND SRINKLERS		•			
1.14	SITE AND DRAINAGE				•	

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

1.1 Sidewalk has crack/damage at front walkway. No/minimal separation and profile is flat from side to side of the crack. Repairs have been made to seal the crack, however separation is still visible. Recommend re-sealing or consider replacement by a qualified professional.



1.1 Item 1(Picture)

**1.5 (1)** Hairline cracks observed. These are common in cement based stucco siding, however moisture may penetrate these cracks. Recommend sealing/repair cracks by qualified professional.



1.5 Item 1(Picture)

**1.5 (2)** Holes in siding at front window well, rear left corner and left side window trim (facing front). Recommend repair by a qualified professional.



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

**1.5 (3)** Hairline cracks at rear need repair patio cover ceiling. Recommend repair as needed by a qualified professional / licensed contractor.



1.5 Item 6(Picture)

**1.5 (4)** Pet damage at rear patio door. Recommend sealing/painting frame and replacing insulation as needed.



1.5 Item 7(Picture)

**1.6** Gaps observed between window and sliding door frames where stucco abuts frames at several locations. The windows are vinyl framed abutted against cement based stucco, the gaps are within tolerance and windows open with little/no tightness in the frame. Recommend sealing gaps by a qualified person to prevent pest/moisture intrusion.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)





1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)



1.6 Item 7(Picture)



1.6 Item 8(Picture)

**1.8 (1)** Gate post is loose, no upper support. Recommend repair/securing by a qualified professional.



1.8 Item 1(Picture)

**1.8 (2)** Gate is locked check at walk-thru. Note: this lock appears hardened and maybe difficult to cut. Inquire about keys for locks. I checked all the Kitchen drawers and found only 1 extra house key, no padlock keys were found.

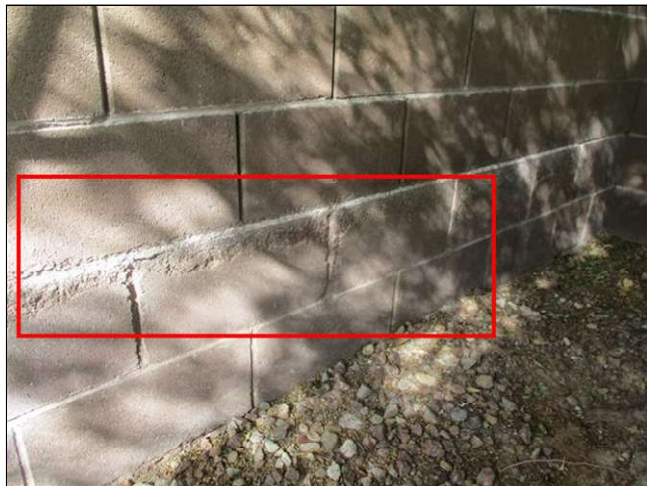


1.8 Item 2(Picture)

**1.8 (3)** Minor deterioration and white build-up at perimeter rear walls. Recommend directing sprinklers away from walls, clean white build-up as this may further damage the walls. Monitoring for change in condition.



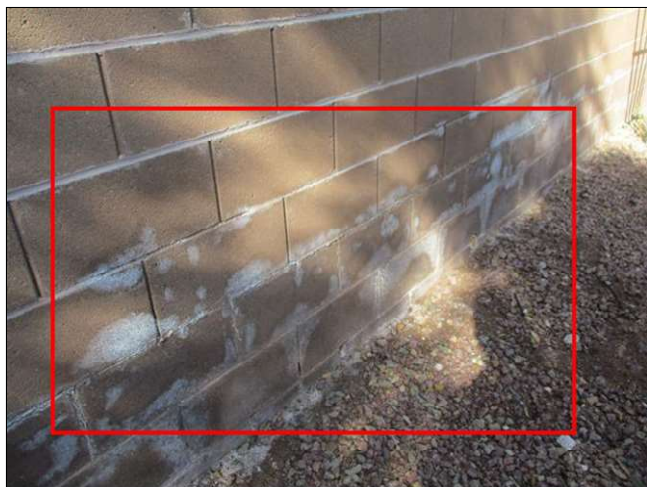
1.8 Item 3(Picture)



1.8 Item 4(Picture)



1.8 Item 5(Picture)



1.8 Item 6(Picture)





1.8 Item 7(Picture)

1.10 Anti-siphon is defective at front of home. Recommend replacement by a qualified person / contractor.



1.10 Item 1(Picture)

1.14 See foundations for more information.

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.





**Styles & Materials**

**ROOF COVERING:**  
 CONCRETE  
 ROLLED COMPOSITION

**VIEWED ROOF COVERING FROM:**  
 GROUND  
 BINOCULARS  
 WALKED ROOF

**SKY LIGHT (S):**  
 NONE

**CHIMNEY (exterior):**  
 METAL FLUE PIPE

		IN	NI	NP	M	RR
<b>2.0</b>	<b>ROOF COVERINGS</b>	•				
<b>2.1</b>	<b>FLASHINGS, TRIMS AND EAVES</b>					•
<b>2.2</b>	<b>SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS</b>	•				
<b>2.3</b>	<b>ROOFING DRAINAGE SYSTEMS</b>	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

**IN NI NP M RR**



**2.0** Repaired tile at rear of home appears serviceable at this time. Monitor from time to time for damage.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

**2.1 (1)** Moisture stains at underside of eaves at various locations. Seal/paint and monitor for change in condition. See following comment for more information, the cracks maybe the cause however. Recommend evaluation and repair by a qualified professional/licensed contactor.



2.1 Item 1(Picture)



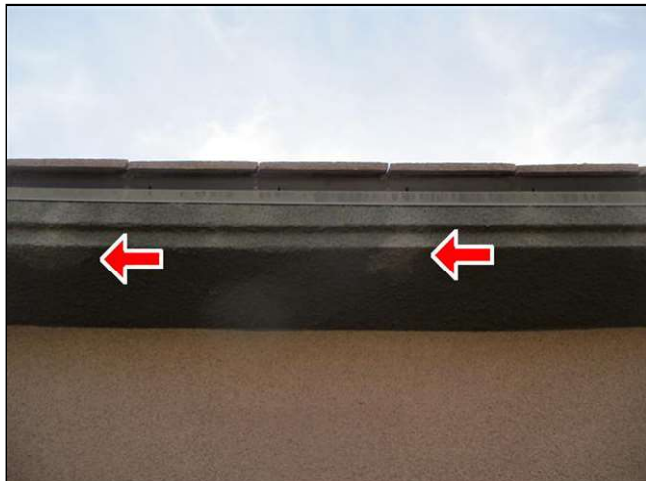
2.1 Item 2(Picture)



2.1 Item 3(Picture)

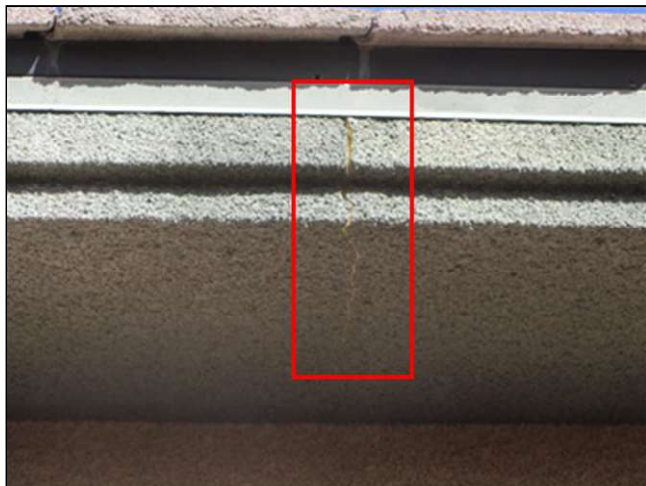


2.1 Item 4(Picture)

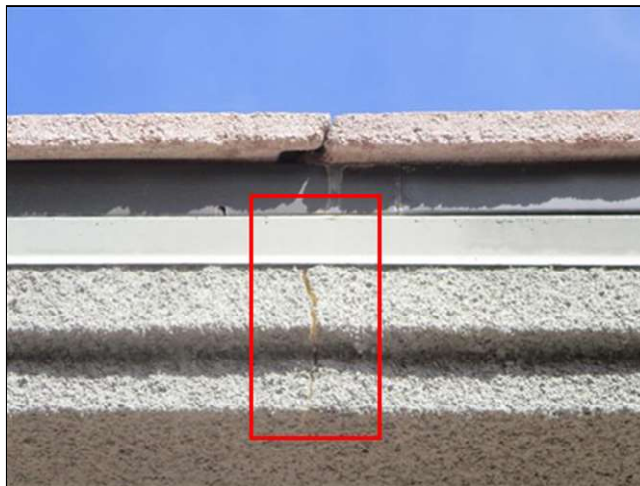


2.1 Item 5(Picture)

**2.1** (2) Cracks observed in stucco covered eaves/cornices. Recommend repair by a qualified professional.  
NOTE: these cracks appear in areas where moisture intrusion was noted in prior comment.



2.1 Item 6(Picture)



2.1 Item 7(Picture)

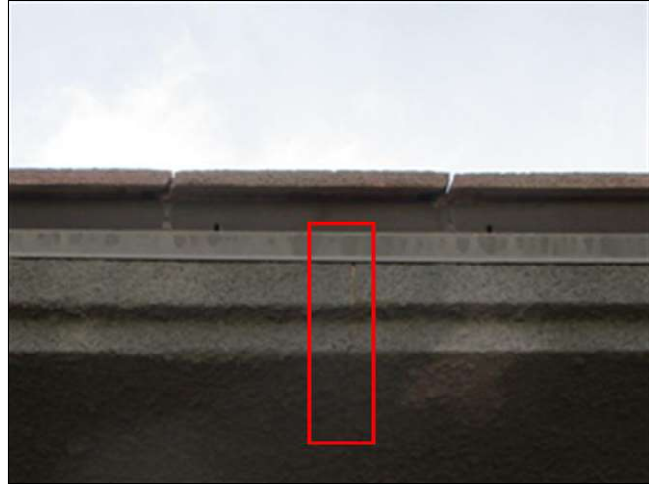


2.1 Item 8(Picture)



2.1 Item 9(Picture)





2.1 Item 10(Picture)

2.1 Item 11(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



R/O systems are not part of inspections









**Styles & Materials**

**DISPOSER:**  
UNKNOWN

**DISHWASHER:**  
FRIGIDAIRE

**RANGE:**  
GENERAL ELECTRIC

**RANGE ENERGY SOURCE:**  
GAS

**OVEN:**  
GENERAL ELECTRIC

**OVEN ENERGY SOURCE:**  
ELECTRIC

**ANTI-TIP DEVICE INSTALLED:**  
N/A

**EXHAUST/RANGE HOOD:**  
VENTED  
GENERAL ELECTRIC

**BUILT-IN MICROWAVE:**  
GENERAL ELECTRIC

**TRASH COMPACTORS:**  
NONE

**REFRIGERATOR:**  
GENERAL ELECTRIC

		IN	NI	NP	M	RR
<b>3.0</b>	<b>FOOD WASTE DISPOSER</b>	•				
<b>3.1</b>	<b>DISHWASHER</b>	•				
<b>3.2</b>	<b>RANGES/OVENS/COOKTOPS</b>	•				
<b>3.3</b>	<b>RANGE HOOD</b>	•				
<b>3.4</b>	<b>MICROWAVE COOKING EQUIPMENT</b>	•				
<b>3.5</b>	<b>TRASH COMPACTOR</b>			•		
<b>3.6</b>	<b>REFRIGERATOR/FREEZER</b>		•			
<b>3.7</b>	<b>OTHER APPLIANCES</b>			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR



**3.6** Temperature sample / testing only, filters and water / ice makers are not part of this inspection.



3.6 Item 1(Picture)



3.6 Item 2(Picture) freezer temp

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. GARAGE

The garage has certain fire ratings that are different from the interior of the home. Pay close attention to inspectors notes regarding these issues. In many cases the entire view of the garage is not possible due to occupants belongings. Due a careful check at the walk thru. If a gas fired water heater is installed in the garage, it must be 18" off the floor.



### Styles & Materials

**WALLS:**  
DRYWALL

**VENTILATION:**  
SUICIDE VENTS

**VEHICLE DOOR:**  
ROLL UP

**CEILING:**  
DRYWALL

**DOOR TO LIVING SPACE:**  
RATED DOOR

**AUTOMATIC OPENER# OF UNITS:**  
1

**FLOORS:**  
SLAB ON GRADE

**EXTERIOR DOOR:**  
NONE

**ELECTRICAL:**  
GFCI

		IN	NI	NP	M	RR
4.0	FLOOR(s)	•				
4.1	CEILINGS	•				
4.2	WALLS	•				
4.3	VENTILATION	•				
4.4	DOOR TO LIVING SPACE	•				
4.5	EXTERIOR DOOR			•		
4.6	VEHICLE DOOR					•
4.7	AUTOMATIC OPENER	•				
4.8	ELECTRICAL	•				

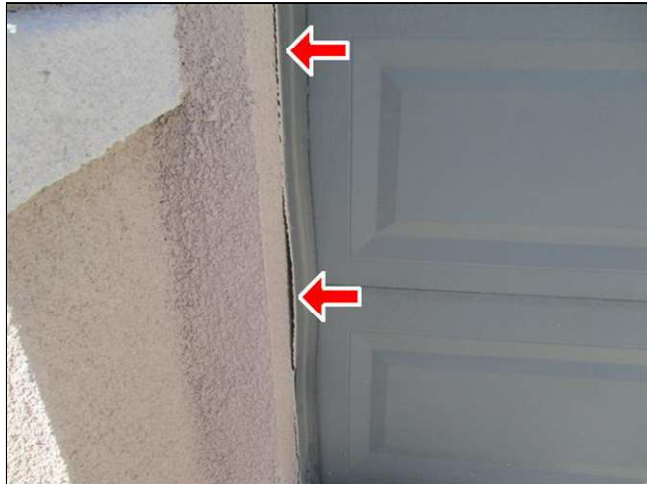
IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

4.6 Door insulation is separated around door. Recommend repair or replace by a licensed contractor.



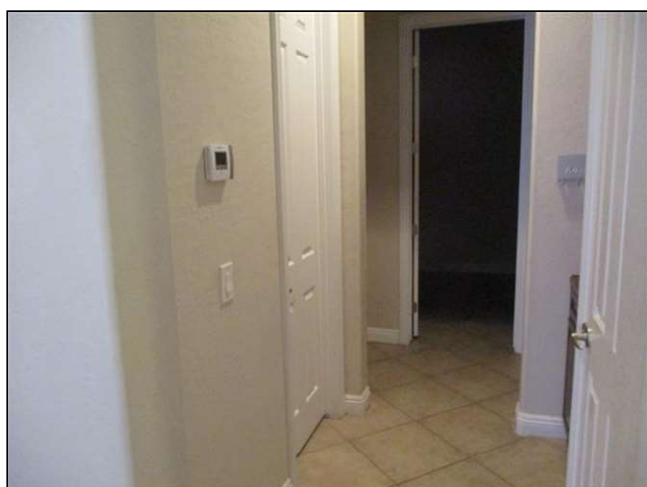
4.6 Item 1(Picture)



4.6 Item 2(Picture)

## 5. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



























**Styles & Materials**

**CEILING MATERIALS:**  
DRYWALL

**WALL MATERIAL:**  
DRYWALL

**FLOOR COVERING(S):**  
CARPET  
TILE

**INTERIOR DOORS:**  
HOLLOW CORE

**WINDOW TYPES:**  
THERMAL/INSULATED  
SINGLE PANE  
VINYL

**CABINetry:**  
WOOD

**COUNTERTOP:**  
GRANITE

		IN	NI	NP	M	RR
<b>5.0</b>	<b>DOORS (REPRESENTATIVE NUMBER)</b>	•				
<b>5.1</b>	<b>WINDOWS (REPRESENTATIVE NUMBER)</b>					•
<b>5.2</b>	<b>CEILINGS</b>	•				
<b>5.3</b>	<b>WALLS</b>					•
<b>5.4</b>	<b>FLOORS</b>	•				
<b>5.5</b>	<b>STEPS, STAIRWAYS, BALCONIES AND RAILINGS</b>	•				
<b>5.6</b>	<b>COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS</b>					•

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

**5.1 Separation around windows at seals. Recommend sealant for energy efficiency and prevent of pest intrusion.**



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

**5.3 (1)** Caulking is missing at Hall bathroom baseboards. Caulk helps prevent moisture penetration from splashed water and overflow. Recommend repair by a qualified professional.



5.3 Item 1(Picture)

**5.3 (2)** Clear caulking is installed over mildewed old caulking, this is not professionally installed. Recommend strip and proper caulking at shower walls and around Master bathroom shower.



5.3 Item 2(Picture)



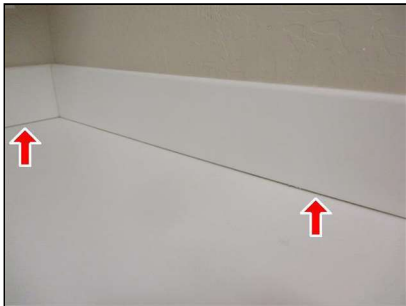
5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.5 Steps only.

5.6 Repair and maintain caulking at Laundry Room and Master Bathroom countertop(s).



5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)



5.6 Item 4(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water meter / main shut-off



Gas meter / main shut-off



Tub pump motor access on West side

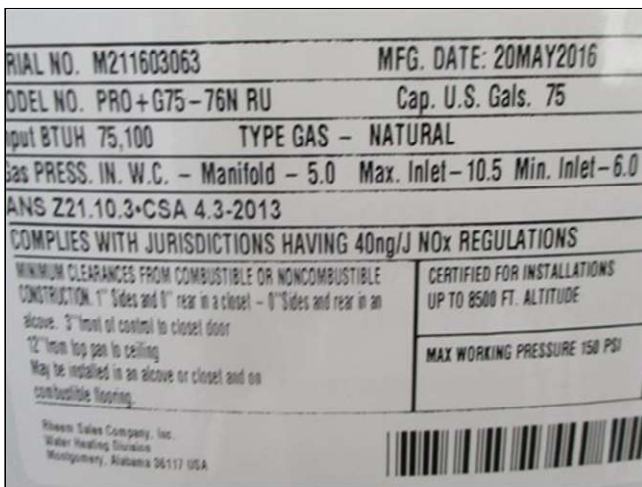




2ndary shut-off / pressure regulator



Water softener is not inspected







**Styles & Materials**

**WATER SOURCE:**  
PUBLIC

**PLUMBING SUPPLY:**  
NOT FULLY VISIBLE  
COPPER

**PLUMBING DISTRIBUTION:**  
PLASTIC  
PEX

**PLUMBING WASTE:**  
ABS

**WATER HEATER POWER SOURCE:**  
NATURAL GAS

**WATER SYSTEM BONDED:**  
NO - PLASTIC (OKAY)

**CAPACITY:**  
75 GALLON

**MANUFACTURER:**  
RHEEM

**AGE OF UNIT:**  
3 YRS

**MAIN WATER SHUT-OFF LOCATION:**  
FRONT YARD

**MAIN GAS SHUT-OFF LOCATION:**  
WEST SIDE  
FRONT of home

**WATER PRESSURE:**  
55-60 psi

		IN	NI	NP	M	RR
6.0	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				
6.1	MAIN WATER SUPPLY & SHUT-OFF DEVICE	•				
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				
6.3	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES					•
6.4	INTERIOR DRAIN, WASTE AND VENT SYSTEMS					•
6.5	SUMP PUMP			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR



**6.3 (1)** Tub diverter does not fully divert flow to shower head at Hall Bath. Pressure is adequate at this time however, condition will worsen with age. Monitor for future repair.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

**6.3 (2)** Low water volume observed at Half bathroom and Hall bathroom sinks and Master bathroom, left and right side sinks. While this maybe the aerator filters at the fixtures, it is my experience that this occurs when something is wrong with the water softener. I do not inspect water softeners/water quality. Recommend further evaluation by a qualified professional.



6.3 Item 4(Picture)



6.3 Item 5(Picture)

**6.3 (3)** Low water volume at Master bath shower when two fixtures are operating. See prior comment and evaluate with by qualified professional.



6.3 Item 6(Picture)



6.3 Item 7(Picture)



6.3 Item 8(Picture) With only one fixture in use

**6.4 Toilet in Half Bath does not flush properly, intermittent fill and spray from flush valve device. Recommend repair by a licensed contractor.**



6.4 Item 1(Picture)

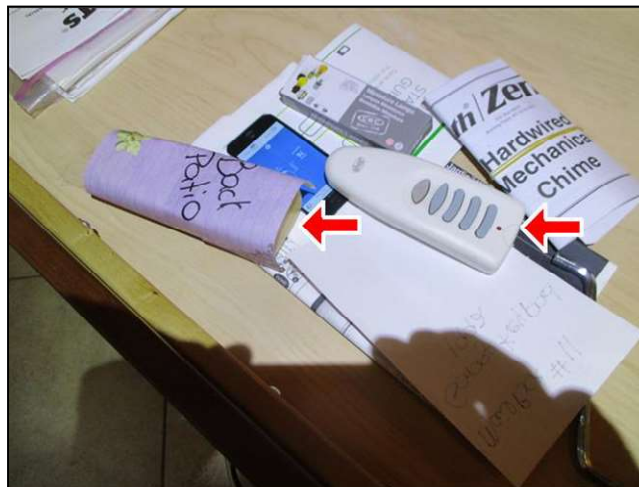
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or a plumbing expert for further information and evaluations. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Fan remotes in kitchen drawer

### Styles & Materials

**ELECTRICAL SERVICE CONDUCTORS:**  
BELOW GROUND  
NOT VISIBLE

**PANEL TYPE:**  
CIRCUIT BREAKERS

**SUB-PANEL LOCATION:**  
N/A

**PANEL MANUFACTURER:**  
SQUARE D

**LOCATION MAIN PANEL:**  
EXTERIOR OF GARAGE

**BRANCH WIRE - 15 and 20 AMP:**  
COPPER

**MAIN BREAKER SIZE:**  
UNKNOWN - LOCKED

**LOCATION OF MAIN BREAKER:**  
AT PANEL

**WIRING METHODS:**  
ROMEX (NM)  
NOT FULLY VISIBLE

		IN	NI	NP	M	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		•			
7.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					•
7.5	OPERATION OF AFCI / GFCI (ARC / GROUND FAULT CIRCUIT INTERRUPTERS)		•			
7.6	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
7.7	SMOKE / CARBON MONOXIDE DETECTORS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

7.3 Main panel is locked. Recommend removing lock for inspection.



7.3 Item 1(Picture)

**7.4 (1) Fan makes unusual noise at rear patio. Recommend repair or replacement by a licensed contractor.**



7.4 Item 1(Picture)



7.4 Item 2(Picture)

**7.4 (2) Loose doorbell button, adjust as needed by a qualified person.**



7.4 Item 3(Picture)

**7.4 (3) Low voltage is not inspected. Surround sound speaker wires are hanging in Living room.**



7.4 Item 4(Picture)



7.4 Item 5(Picture)



**7.4** (4) Fan remote non-operational at Living Room, batteries may have no charge. Recommend repair or replacement by a licensed contractor.



7.4 Item 6(Picture)

**7.5** Main panel is locked, AFCI breakers were not inspected. Recommend removing lock for inspection.



7.5 Item 1(Picture)

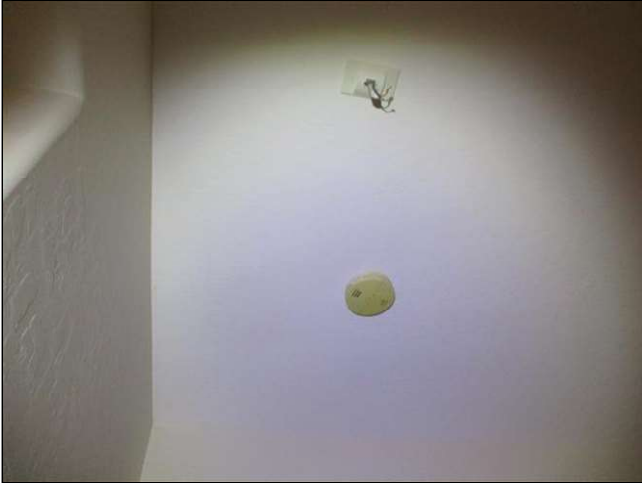
**7.7** Consider replacing smoke detectors over 10 years of age, per manufacturers' recommendations. Additionally, current standards include Carbon Monoxide detection and units in all sleeping areas. Your safety is worth it!



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture)

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 8. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

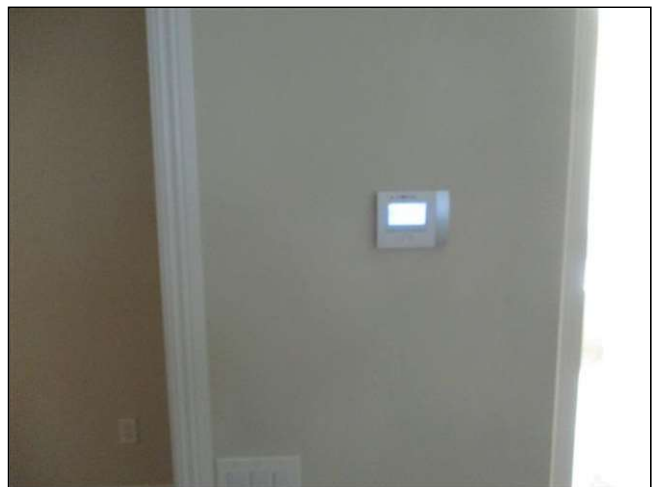


Ambient air IN





Cooled air OUT



Front hall



Ambient air IN



Cooled air OUT

**Styles & Materials**

**NUMBER OF A/C UNITS:**  
TWO

**COOLING EQUIPMENT TYPE 1:**  
AIR CONDITIONER UNIT

**COOLING EQUIPMENT ENERGY SOURCE 1:**  
ELECTRICITY

**THERMOSTAT 1 LOCATION:**  
HALLWAY

**CENTRAL AIR MANUFACTURER 1:**  
BRYANT

**A/C BREAKER SIZING 1:**  
LABELING NOT VISIBLE (EVALUATE)

**AGE OF UNIT 1:**  
13 YRS

**A/C TONNAGE UNIT 1:**  
3.5 TON

**A/C TEMPERATURE SPLIT UNIT 1:**  
>15° CHANGE

**COOLING EQUIPMENT TYPE 2:**  
AIR CONDITIONER UNIT

**COOLING EQUIPMENT ENERGY SOURCE 2:**  
ELECTRICITY

**THERMOSTAT 2 LOCATION:**  
MASTER BEDROOM

**CENTRAL AIR MANUFACTURER 2:**  
BRYANT

**A/C BREAKER SIZING 2:**  
LABELING NOT VISIBLE (EVALUATE)

**AGE OF UNIT 2:**  
14 YRS

**A/C TONNAGE UNIT 2:**  
2 TON

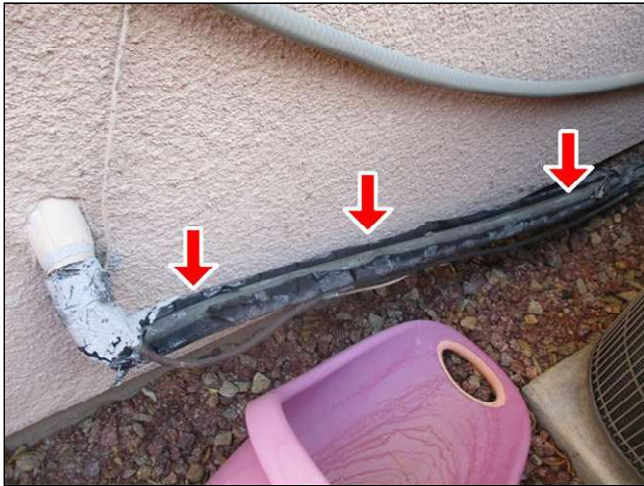
**A/C TEMPERATURE SPLIT UNIT 2:**  
>15° CHANGE

		IN	NI	NP	M	RR
<b>8.0</b>	<b>COOLING AND AIR HANDLER (hot/cool) EQUIPMENT</b>					•
<b>8.1</b>	<b>NORMAL OPERATING CONTROLS</b>	•				
<b>8.2</b>	<b>DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	•				
<b>8.3</b>	<b>EVAPORATIVE COOLER</b>			•		

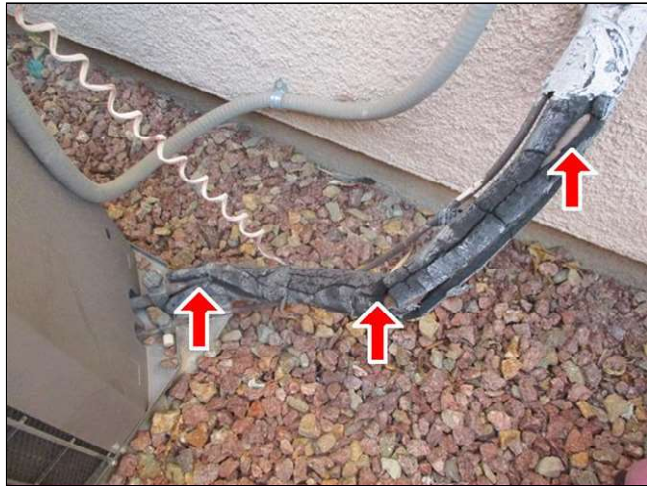
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**8.0 (1)** Electrical panel is locked, breaker comparison with A/C manufacturers recommended sizing cannot be compared. Recommend evaluation by a qualified professional. Note: I do not cut locks without seller approval or presence.

**8.0 (2)** Insulation at exterior unit is damaged or missing, this can effect efficiency and shorten the life of the unit. Recommend repairing / replacing insulation.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**9. HEATING**

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Ambient air IN



Heated air OUT







Ambient air IN



Heated air OUT



**Styles & Materials**

**NUMBER OF HEAT SYSTEMS (excluding wood):**  
TWO

**ENERGY SOURCE 1:**  
GAS

**FILTER SIZE 1:**  
20x20 x (2)

**ENERGY SOURCE 2:**  
GAS

**TEMPERATURE SPLIT 2:**  
>20° CHANGE

**DUCTWORK:**  
INSULATED

**HEAT SYSTEM BRAND 1:**  
BRYANT

**TEMPERATURE SPLIT:**  
>20° CHANGE

**FILTER TYPE 2:**  
DISPOSABLE

**TYPES OF FIREPLACES:**  
PRE-FAB  
GAS

**HEAT TYPE UNIT 1:**  
FORCED AIR

**FILTER TYPE 1:**  
DISPOSABLE

**HEAT TYPE 2:**  
FORCED AIR

**FILTER SIZE 2:**  
20X20

**OPERABLE FIREPLACES:**  
NONE

		IN	NI	NP	M	RR
9.0	HEAT CONDITIONED AIR (equip in cooling section)	•				
9.1	COMBUSTION AIR PRESENT	•				
9.2	VENTING	•				
9.3	BURNERS		•			
9.4	DISTRIBUTION	•				
9.5	PERMANENT HEAT SOURCE (in each "habitable" room)	•				
9.6	NORMAL CONTROLS	•				
9.7	AIR FILTERS	•				
9.8	FIREPLACE					•

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

9.3 We do not remove equipment housing / access panels.

9.8 Fireplace did not ignite when switched ON and safety device/flue open. Recommend evaluation by a qualified professional/fireplace expert.



9.8 Item 1(Picture)



9.8 Item 2(Picture)



9.8 Item 3(Picture)



9.8 Item 4(Picture)

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. INSULATION AND VENTILATION**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Styles & Materials**

**ATTIC INSULATION:**  
COCOON

**R- VALUE:**  
R-22 COCOON

**VENTILATION:**  
ROOF VENTS  
GABLE VENTS

**EXHAUST FAN TYPES:**  
FAN ONLY

**DRYER POWER SOURCE:**  
GAS CONNECTION

**DRYER VENT:**  
DRYER DUCT PROVIDED

**WATER HEATER VENT TYPE:**  
DIRECT TO ROOF

		IN	NI	NP	M	RR
<b>10.0</b>	<b>INSULATION AND VAPOR RETARDERS (in unfinished spaces)</b>	•				
<b>10.1</b>	<b>VENTILATION OF ATTIC AND FOUNDATION AREAS</b>	•				
<b>10.2</b>	<b>VENTING SYSTEMS (Kitchens, baths and laundry)</b>	•				
<b>10.3</b>	<b>VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)</b>			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 11. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



### Styles & Materials

**FOUNDATION:**  
POURED CONCRETE

**FLOOR STRUCTURE:**  
NONE (SINGLE STORY)

**METHOD USED TO OBSERVE CRAWLSPACE:**  
N/A

**COLUMNS OR PIERS:**  
WOOD COLUMNS  
COVERED (not fully visible)

**CEILING STRUCTURE:**  
NOT FULLY VISIBLE

**ROOF STRUCTURE:**  
ENGINEERED WOOD TRUSS

**ROOF-TYPE:**  
GABLE

**METHOD USED TO OBSERVE ATTIC:**  
FROM ENTRY

**ATTIC INFO:**  
SCUTTLE HOLE  
INSPECTION LIMITED TO VIEW FROM ACCESS

		IN	NI	NP	M	RR
<b>11.0</b>	<b>FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>					•
<b>11.1</b>	<b>WALLS (Structural)</b>	•				
<b>11.2</b>	<b>COLUMNS OR PIERS</b>		•			
<b>11.3</b>	<b>FLOORS (Structural)</b>			•		
<b>11.4</b>	<b>CEILINGS (Structural)</b>	•				
<b>11.5</b>	<b>ROOF STRUCTURE AND ATTIC</b>	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, M= Monitor, RR= Repair or Replace

IN NI NP M RR

**11.0** Recommend improving drainage at the building corners, front and rear. Adding rock/dirt to cover concrete over-pour will help to prevent settling that may cause damage.



11.0 Item 1(Picture)

11.0 Item 2(Picture)

**11.1** Not fully visible due to drywall and stucco finishes.

**11.2** Covered, not visible.

**11.3** Not fully visible due to drywall and floor finishes.

**11.4** Not fully visible due to drywall finishes and insulation.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# INVOICE

Las Vegas Inspection Services, LLC  
 www.lvinspectionsservices.com  
 (702) 738-4041  
 Inspected By: Garrett Baughn

Inspection Date: 11/1/2018  
 Report ID: CALL TODAY

Customer Info:	Inspection Property:
John Q. Public Susie Q. Public  <b>Customer's Real Estate Professional:</b>	1234 Your New Home Way 738-4041 Call TODAY Las Vegas NV 89101

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 3,000	245.00	1	245.00
Senior Discount	-20.00	1	-20.00
			<b>Tax \$0.00</b>
			<b>Total Price \$225.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid  
**Note:**





**Las Vegas Inspection Services, LLC**

**[www.lvinspectionsservices.com](http://www.lvinspectionsservices.com)**

**(702) 738-4041**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Maintenance Checklist LVIS](#)