

**NEVADA PROPERTY CONCEPTS**

# Inspection Report

**Mr. Phil Edgar**

**Property Address:**  
2870 Augusta Dr.  
Las Vegas NV 89109



**Nevada Property Concepts**

**Srdjan Pantic**  
**PO BOX 19353**  
**Las Vegas NV 89132**  
**702-417-9301**  
**Nevada Lic # IOS.0002169-RES**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[Action Items .....5](#)

[Consideration Items.....21](#)

[Back Page.....26](#)

<b>Date:</b> 5/15/2017	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 20170515-09.00SP
<b>Property:</b> 2870 Augusta Dr. Las Vegas NV 89109	<b>Customer:</b> Mr. Phil Edgar	<b>Real Estate Professional:</b> Jamie Tsai O' Harmony Realty LLC.

### Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice For the Nevada Real Estate Division for Certified Residential Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

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. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended **unless otherwise noted.**

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

<b>Building Status:</b> Vacant Without Interior Furnishings	<b>Style of Home:</b> Two Story Single Family Dwelling	<b>Age Determination:</b> Reported in Listing
<b>Attendees:</b> Client's Agent, Listing Agent	<b>Age Of Home:</b> 41 to 45 Years	<b>Home Viewed From:</b> Street
<b>Direction of House:</b> House Faces West	<b>Weather:</b> Clear	<b>Outside Temperature:</b> 80 - 90 degrees
<b>Soil Condition:</b> Dry	<b>Lot Topography:</b> Flat	<b>Standards of Practice:</b> Nevada Real Estate Division Standards of Practice

## Action Items

### NEVADA PROPERTY CONCEPTS

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## 2. Structure

### 2.4 WALLS (Structural)

#### Inspected



(2) Signs of significant cracking and movement are visible in portions of the rear left corner where wall meet a roof. For further information regarding these conditions, a qualified contractor or structural engineer should be retained for evaluation of the stability of the wall, and for analysis and prediction of future performance.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

### 3. Exterior

#### 3.2 VEGETATION

##### Inspected



(2) At time of inspection, one or more areas of the vegetation were observed to be against or close to the exterior walls. This should also be noted on your WDO (Termite) report. Irrigated vegetation against house walls is conducive to Subterranean Termites.



3.2 Item 2(Picture)

#### 3.3 DRIVEWAY(S), PATIO(S), and WALKWAY(S)

##### Inspected



(2) One or more areas of the stone masonry at the front of the home are loose / lifted and has created a trip hazard. A qualified mason can make repairs.



3.3 Item 5(Picture)

#### 3.8 WALL CLADDING and TRIM

##### Inspected

- ❌ (2) One or more areas of stucco cladding on a flat surface were observed on this home. Cracks requiring repair were noted. All areas of flat stucco cladding with cracks of any size should be repaired as needed.



3.8 Item 3(Picture)

### 3.11 MISCELLANEOUS

#### Inspected

- ❌ The fountain components are not secured together. This is a potential child safety concern. Securing the fountain is recommended. A qualified trades person could do the work.



3.11 Item 1(Picture)

## 4. Roofing

### 4.2 ROOF COVERINGS

#### Inspected

- ❌ (2) While some "ponding" is typical for all flat roof covers this roof exhibits excessive areas of ponding and deterioration. This roof should be evaluated by a qualified contractor.



4.2 Item 2(Picture)

- ❌ (3) Blistering noted, this is caused by moisture being caught under the tar layers and expanding in hot weather. Caution should be used when accessing the roof not to step on the blisters to prevent 'popping' them. Recommend



repair by a qualified roofer to be preformed that will involve relieving the pressure under the roofing material and sealing the relief hole to prevent water penetration..



4.2 Item 3(Picture)



(4) There is non typical material stored on the roof surface. This can damage the roof surface and/or shorten the life of the underlying roofing. Recommend removal of the stored items.



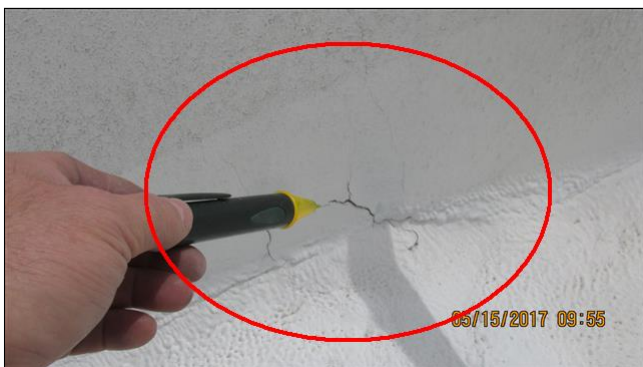
4.2 Item 4(Picture)



4.2 Item 5(Picture)



(5) The cap sheet edges at the flat roof cover over the Northeast corner are loose and allowing water penetration to the structure below. Also see EXTERIOR section.



4.2 Item 6(Picture)



4.2 Item 7(Picture)

#### 4.4 CHIMNEY

##### Inspected



(2) No spark arrestor or rain cap is installed at the chimney flue terminal. Caps help prevent the escape of hot embers or rain entry. As an upgrade, a combination chimney cap/spark arrestor should be installed.





4.4 Item 2(Picture)

## 4.5 GUTTERS and DOWNSPOUTS

### Inspected



A section of the internal roof drains are clogged with debris, and are not draining as intended.

- SUGGESTION: All debris should be cleared from the roof drains, and the drains should be tested to ensure proper function.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

## 5. Plumbing

### 5.1 PLUMBING INSPECTION LIMITATIONS

#### Not Inspected



It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Some leaks may need to be repaired by a plumber.

### 5.2 MAIN WATER SHUT-OFF DEVICE

**Inspected**

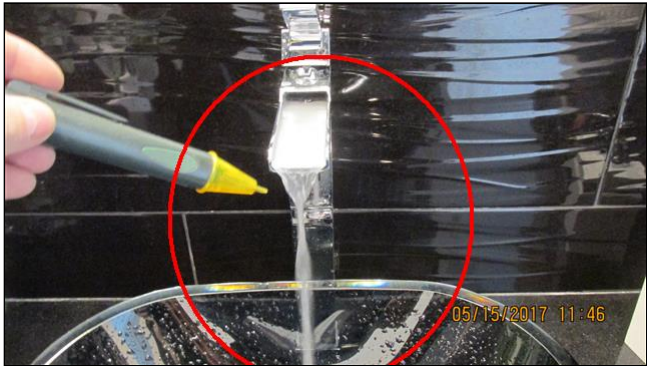
When the water is shut off at all the fixtures inside the home the water meter was not turning. This generally indicates that there are no active water leaks. The water meter was turning even though water in the home was shut off. There is a leak/s that need to be repaired.



5.2 Item 1(Picture)

**5.3 WATER SUPPLY PIPING and FLOW/PRESSURE****Inspected**


(2) The water flow is noticeably low, but the pressure is within the normal range. In our judgment, there is likely a restriction in the supply. A qualified plumber could make repairs or modifications as necessary.



5.3 Item 2(Picture)

5.7 WATER HEATING SYSTEM

Inspected

- 
- (2) The water connections are heavily corroded, and show signs of previous leaks. Water heater in garage looks like not be functional. A qualified plumber could replace the corroded connections.



5.7 Item 7(Picture)



5.7 Item 8(Picture)




5.7 Item 9(Picture)

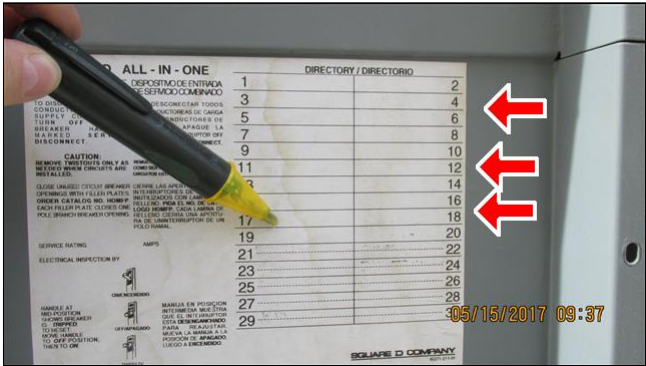
6. Electrical

6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected

- 
- (2) None of the breakers in the main service panel are labeled. Verifying that breaker amperage is correct for each circuit is beyond the scope of this inspection. All breakers should be correctly labeled.





6.3 Item 10(Picture)



6.3 Item 11(Picture)

6.4 WIRING

Inspected

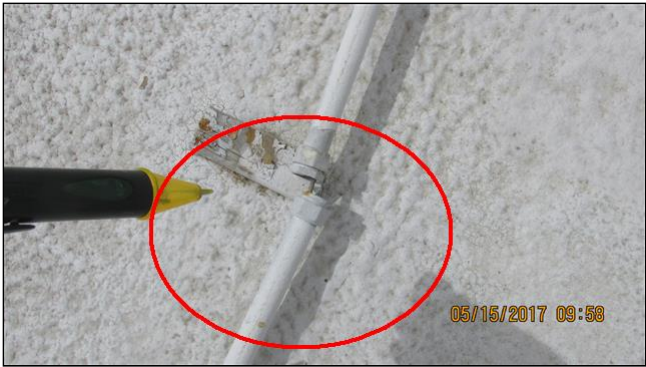
⊗ (2) There is an exposed wire in the several areas on the roof, we did not attempt to list every location. Exposed wire are a shock and fire hazard. Have a qualified electrician make further evaluations and repairs as needed.



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)

6.5 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

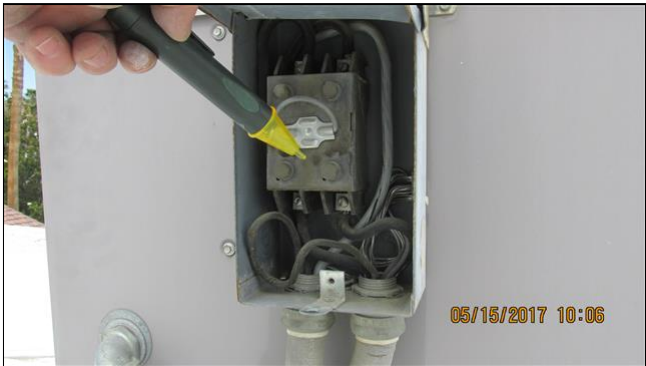
Inspected

⊗ (1) Exterior receptacle(s) at the rear of the building has no power. A qualified technician could evaluate the receptacle and make repairs or modifications as necessary.



6.5 Item 1(Picture)

- ❌ (2) There is one or more openings in a outlet box where a twistout has been removed. A person could contact live electrical components in the box.  
We recommend A proper twistout cover should be installed in any opening. A qualified technician could do the work.



6.5 Item 2(Picture)



6.5 Item 3(Picture)



6.5 Item 4(Picture)



6.5 Item 5(Picture)



6.5 Item 6(Picture)



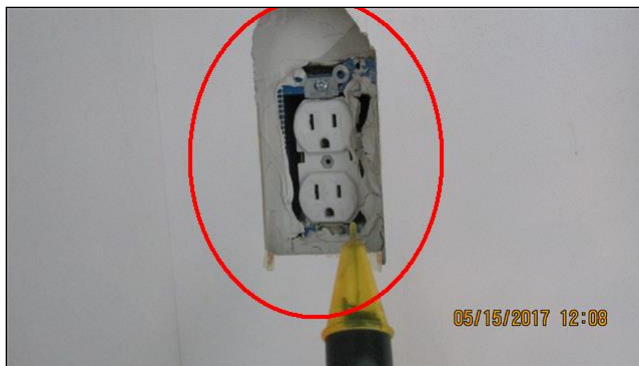
6.5 Item 7(Picture)

6.6 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES



**Inspected**

- ❌ (2) Electrical face plate/s are missing. This should be repaired as it poses and possible hazard. Simple repair



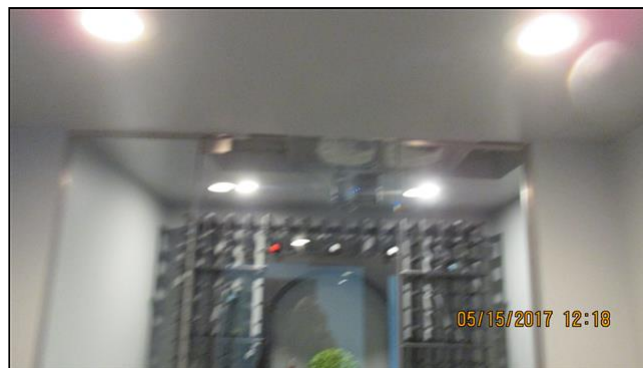
6.6 Item 2(Picture)

**7. Heating and Cooling****7.3 HEATING SYSTEM(S)****Inspected**

- ❌ (2) The door is loose /damaged / broken. This is a safety concern that should be repaired. This unit is for wine cooler and its not working proper way.



7.3 Item 9(Picture)



7.3 Item 10(Picture)



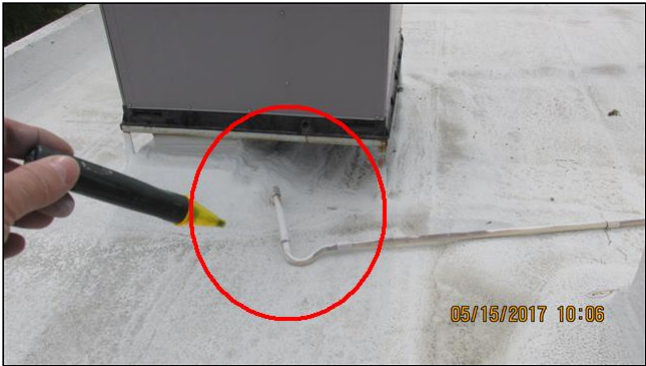
7.3 Item 11(Picture)

**7.4 COOLING SYSTEM(S)****Inspected**

- ❌ (3) The condensate drain line for the air conditioner discharges on to the roof surface. This is improper and will lead to advanced deterioration of the roofing surface and lead to water ponding that can lead to water penetration. Recommend modifying the drain line to drain off the roof surface.



7.4 Item 8(Picture)



7.4 Item 9(Picture)



7.4 Item 10(Picture)

9. Garage

9.3 FIRE WALL and PASSAGE DOOR

Inspected

- ✗ The door between the garage and the living space is solid, but is not self-closing. A qualified technician should install an approved self-closing mechanism to ensure proper operation of the fire rated door.



9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)

## 10. Interiors

### 10.3 CEILINGS and WALLS

#### Inspected

- ❌ (2) There are water stains on the exterior water heater closet ceiling, but we did not identify its source. Ask the owner to provide you with information about the leak(s), and what corrective action (if any) was taken to repair the leak(s). If this inquiry does not yield enough information, a qualified technician should evaluate the stained areas and make repairs or modifications as necessary.



10.3 Item 3(Picture)



10.3 Item 4(Picture)

## 11. Kitchen

### 11.7 DISHWASHER(S)

#### Inspected

- ❌ (2) The air gap or its connection to the disposal is restricted or kinked. This causes water to flow out of the air-gap during the drain cycle of the dishwasher. The dishwasher drain system should be cleaned or modified to restore proper operation. A qualified technician could do the work.



11.7 Item 3(Picture)

## 12. Bathrooms

### 12.1 FAUCETS / BASINS / DRAINS

#### Inspected

- ❌ (1) The hot / cold water lines at the Second Floor Guest Bathroom sink are reversed. Consult a qualified person for repairs.



12.1 Item 1(Picture)

- ❌ (4) The Kitchen sink, Island Sink, guest bathroom and laundry room faucet is supplying only Cold water and needs repair. I suggest a Professional Plumber be consulted.



12.1 Item 4(Picture)



12.1 Item 5(Picture)





12.1 Item 6(Picture)



12.1 Item 7(Picture)

## 12.9 JETTED TUB

### Inspected



The jetted tub(s) was filled and operated. No leaks were noted at the pump and piping (limited view from access panel). The jets and air valves operated normally. The pump is protected by a GFCI circuit that was also tested during operation.

The whirlpool tub is not functional. A qualified technician should evaluate the system and make repairs or modifications as necessary.



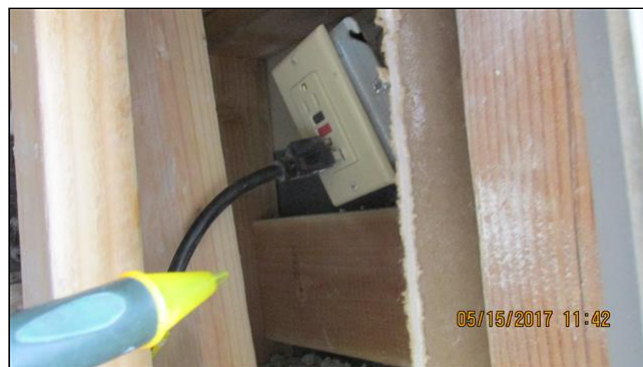
12.9 Item 1(Picture)



12.9 Item 2(Picture)



12.9 Item 3(Picture)



12.9 Item 4(Picture)





12.9 Item 5(Picture)

## 14. Lawn Sprinklers

### 14.0 LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

#### Not Inspected

- ☒ Although inspection of the homes landscape irrigation system(s) if any is not within the inspection scope please note: Operate the system during your final walkthrough and anticipate that repairs and replacement of some or all of the components will be needed. This should be expected with any home that has remained vacant for even a short period of time.

## 15. Pools & Spas

### 15.0 CLIENT INFORMATION

#### Not Inspected

- ☒ (2) This pool and or spa has multiple pumps / water features or filters. While the valves and piping may be labeled we do not turn valves or test the backwash system. The seller or a qualified pool / spa professional should demonstrate all valve functions, water features, cleaning systems or any related equipment prior to your closing date. Any unlabeled valves should be clearly labeled.

### 15.5 POOL/SPA PUMP CONDITIONS

#### Inspected

- ☒ There are water leaks at the pump. A qualified technician should make repairs or modifications as necessary.



15.5 Item 1(Picture)



15.5 Item 2(Picture)

### 15.9 POOL ELECTRICAL

#### Inspected

- ☒ (1) The GFCI circuit installed to protect the pool light is not functional (did not trip when tested) and needs replacement.



15.9 Item 1(Picture)



15.9 Item 2(Picture)

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## Consideration Items

### NEVADA PROPERTY CONCEPTS

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## 1. Introductory Notes

### 1.0 IMPORTANT CLIENT INFORMATION

#### Inspected



(1) Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.

### 1.2 ENVIRONMENTAL

#### Not Inspected



(1) Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection.

## 5. Plumbing

### 5.4 FIXTURES and FAUCETS

#### Inspected



(2) The aerator is missing on the faucet in the first floor guest bathroom. All missing aerators should be replaced.



5.4 Item 2(Picture)



(3) The water supply shutoff valves (Angle stops) are noticeably corroded, but are not leaking at this time. We recommend monitoring the valves for leaks and replacing any valve when a leak is discovered.



5.4 Item 3(Picture)

## 5.7 WATER HEATING SYSTEM

### Inspected



(3) The T & P discharge pipe does not drain downward as the valve manufacturer specifies. This can promote premature failure of the valve, and a defective valve is unsafe. Installing a down-pointing pipe route for water heaters located in basements or other interior areas can be difficult, but is the only solution that complies with valve installation specifications. While a valve and pipe that empties on the floor can create a water problem if it activates, such an installation is more likely to operate safely. Some local authorities will permit an upward section of pipe providing a manual drain is installed at the bottom of the vertical pipe section.

A qualified plumber can reroute the pipe where the water heater location permits, or install a manual drain valve for periodic maintenance.



5.7 Item 10(Picture)

## 5.9 GAS METER INSPECTION LIMITATIONS

### Inspected

- ⏏ Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

## 6. Electrical

### 6.5 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

#### Inspected

- ⏏ (3) One or more exterior light fixtures are loose and or not securely fastened to the building. This could result in stress on the wiring systems and should be repaired. A qualified contractor could secure any loose fixtures.



6.5 Item 8(Picture)



6.5 Item 9(Picture)

## 7. Heating and Cooling

### 7.0 IMPORTANT CLIENT INFORMATION

#### Inspected

- ⏏ (2) Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

### 7.4 COOLING SYSTEM(S)

#### Inspected

- ⏏ (2) The insulation on the refrigerant (coolant) lines is missing outside near the condenser(s). Missing insulation on refrigerant (coolant) lines can cause energy loss and condensation. I recommend having a handy person install insulation in areas where it is missing.





7.4 Item 7(Picture)



(4) The penetration(s) where the coolant refrigerant lines enter the building is not sealed. This area is large enough to allow pests to enter the building. A handy person should seal the penetration.



7.4 Item 11(Picture)

## 10. Interiors

### 10.2 GENERAL COMMENTS ABOUT THE INTERIOR

#### Inspected



(2) Some items relating to the finished surfaces, trim, hardware, etc. have been removed. All removed items should be replaced to restore acceptable appearance and function.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

### 10.6 SMOKE & CO DETECTOR(S)

#### Inspected



(2) Testing any gas appliance for carbon monoxide leakage is beyond the scope of this inspection. CO gas detectors are recommended if none are installed.

### 10.7 FIREPLACE(S) & CHIMNEY(S)

**Inspected**

(2) No gas service. Fireplace not tested. You should verify normal operation prior to closing date.



10.7 Item 3(Picture)

## 12. Bathrooms

### 12.2 COUNTERTOP and CABINETRY

**Inspected**

(2) The vanity in the first floor guest bathroom is not secured to the wall. This can lead to damaged and/or leaking plumbing as a result of movement. The cabinet should be re-secured in position against the wall.



12.2 Item 5(Picture)

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