

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

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Date: 5/15/2017	Time: 09:00 AM	Report ID: 20170515-09.00SP
Property: 2870 Augusta Dr. Las Vegas NV 89109	Customer: Mr. Phil Edgar	Real Estate Professional: 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).

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

1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Items

1.0 IMPORTANT CLIENT INFORMATION

Comments: 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.
- (2) Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, or any discounts you may be awarded for fire suppression systems, we recommend that you consult your insurance agent before you close escrow.

1.2 ENVIRONMENTAL

Comments: 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.

(2) SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. Another reason the health department does not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

If you have concerns about mold and or other indoor air quality issues we recommend that you contact specialists in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: <http://www.cdc.gov> or the EPA at: <http://www.epa.gov/iaq/molds>

1.3 WALK THROUGH INFORMATION

Comments: Not Inspected

During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

1.4 OVERALL BUILDING CONDITIONS

Comments: Inspected

1.5 PERMITS

Comments: Not Inspected

Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.6 PICTURES

Comments: Inspected

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

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;however probing is not required when probing could damage any finished surfaces. 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.

Styles & Materials

Foundation Type and Material: Unable to Determine	Wall Structure: Wood	Roof Structure: Engineered Wood Trusses
Ceiling Structure: Wood Trusses	Floor Structure: Concrete Slab Engineered Floor Trusses	

Items

2.1 STRUCTURE INSPECTION LIMITATIONS

Comments: Not Inspected

- (1) The ceiling joists are concealed by thermal insulation. They could not be visually inspected.
- (2) The opinions expressed in this report regarding the construction methods and conditions of structural components are based on a limited visual inspection.

2.2 FOUNDATION / CONCRETE SLAB

Comments: Inspected

The entire concrete slab and or sub flooring is not visible .Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

2.3 ROOF STRUCTURE

Comments: Inspected

Roof structure show no signs of any structural deficiencies on the day of the inspection.

2.4 WALLS (Structural)

- Comments: Inspected
- (1) While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

❌

(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)
- 2.5 COLUMNS
- Comments: Inspected

The columns, as described in the Styles & Materials section were intact and functional at time of inspection. Since these columns are covered with a finish veneer you should call your inspector immediately if any adverse shifting and or cracking occurs.
3. Exterior
- Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.
- 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 including 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;
- Styles & Materials
- | | | |
|-------------------|------------------|-----------------|
| Driveway Surface: | Walkway Surface: | Patio Surface: |
| Concrete Pavers | Concrete Pavers | Concrete Pavers |
- 2870 Augusta Dr.

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Window Material:	Cladding:	Trim:
Exposed Aluminum Frame	Stucco	Wood
Double Pane		Stucco
Exterior Door Type:	Fence:	Gate:
Wood	Concrete Block	Metal
Sliding Glass	Concrete Block / Stucco	Wood
Glass/steel		

Items

3.2 VEGETATION

Comments: Inspected

(1) The vegetation at the time of the inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.



3.2 Item 1(Picture)

☒ (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)

Comments: Inspected

(1) Except for typical hairline cracks, the driveway, walkways and patio(s) showed no visible signs of any deficiencies on the day of the inspection.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)

- ☒ (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)

3.4 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Comments: Inspected

The porch, patio and balcony structures showed no signs of any deficiencies at the time of inspection.

3.5 GRADING, DRAINAGE, and RETAINING WALL(S)

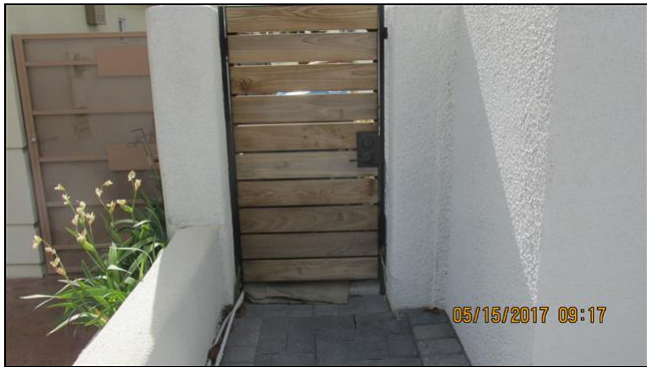
Comments: Inspected

The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between, and the true final grading is covered with stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise please call your inspector immediately.

3.6 FENCES and GATES

Comments: Inspected

CMU walls appeared solid and properly grouted.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

3.8 WALL CLADDING and TRIM

Comments: Inspected
(1) No significant defects were observed during the inspection with the stucco and or hybrid stucco material.



3.8 Item 1(Picture)



3.8 Item 2(Picture)

❌ (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)

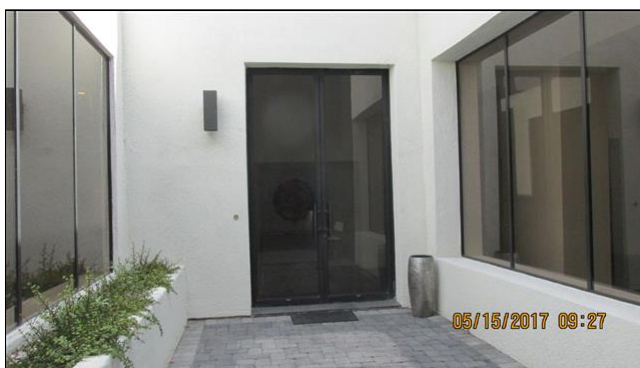
3.9 DOORS (Exterior)

Comments: Inspected

The exterior doors showed no signs of any defects on the day of the inspection.



3.9 Item 1(Picture)



3.9 Item 2(Picture)

3.10 WINDOWS

Comments: Inspected

The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.



3.10 Item 1(Picture)

3.11 MISCELLANEOUS

Comments: 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)

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 Outbuildings other than garages and carports;

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

Styles & Materials

Roof Inspection Method:	Primary Roof-Type:	Primary Roof Covering:
Walked Roof	Flat	Urethane Foam Roofing
Primary Roof Slope:	Estimated Age Of Primary Roof:	Flashing:
Flat	25 to 30 years	Metal
Chimney:	Sky Light(s):	
Wood Frame and Stucco	Six	

Items

4.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected
All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.

4.2 ROOF COVERINGS

Comments: Inspected
(1) Polyurethane foam roof with an elastomeric covering. Foam roofs consist of a layer of sprayed-on urethrae foam, usually several inches thick, covered with a coating for protection against the UV radiation of the sun. The foam can be very durable if the coating is properly maintained. Typical life spans for this type roof are between fifteen and twenty-two years. Flat and/or gradual sloped construction. The roof appears to be in the last third of its useful life. Periodic maintenance will extend the life of the roof for some time yet. Suggest routine maintenance of reapplying the elastomeric covering to prolong the life of the roof.



4.2 Item 1(Picture)

- ❌ (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.

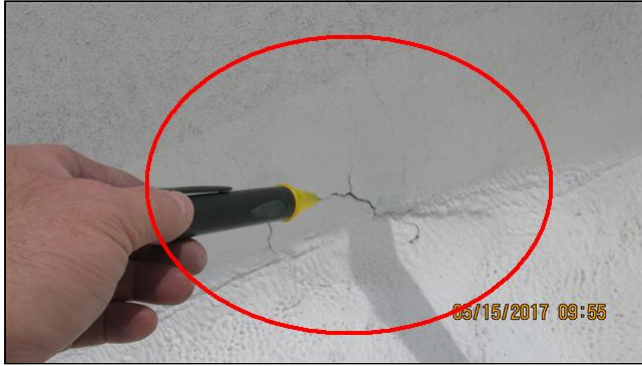


4.2 Item 4(Picture)



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)

4.3 FLASHINGS and PENETRATIONS

Comments: Inspected

All visible flashing materials showed no signs of any deficiencies on the day of the inspection.



4.3 Item 1(Picture)

4.4 CHIMNEY

Comments: Inspected

(1) The Chimney(s) was observed to be intact and functional at time of inspection.



4.4 Item 1(Picture)

- ❌ (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

Comments: 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)

4.6 SKYLIGHTS

Comments: Inspected

The skylights were intact and showed no visible deficiencies on the day of the inspection.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)

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.

5. Plumbing

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.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source:

Public

Waste Source:

Public (to be verified by seller)

Main Water Shutoff Location:

Meter Vault near Street

Water Supply Pressure:

60-70 psi

Water Pressure Regulator:

No

Exterior Water Supply Pipes:

Copper

Where Visible

Interior Water Supply:

Copper

Where Visible

Cross linked polyethylene (Pex)

Waste/Drain/Vent Pipe Material:

ABS

Where Visable

Water Heater Capacity(s):

50 Gallon

Water Heater Power Source:

Electricity

Water Heater Location(s):

Garage

Exterior Closet

Water Heater Manufacturer:

Rheem

Number of Water Heaters:

2

Water Heater Age:

10 to 15 years

Main Sewer Cleanout Location:

Front

Gas Shutoff Location:

Meter

Gas Supply Line Material:

Black Steel

Where Visible

Items

5.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.

5.1 PLUMBING INSPECTION LIMITATIONS

Comments: 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

Comments: 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

Comments: Inspected

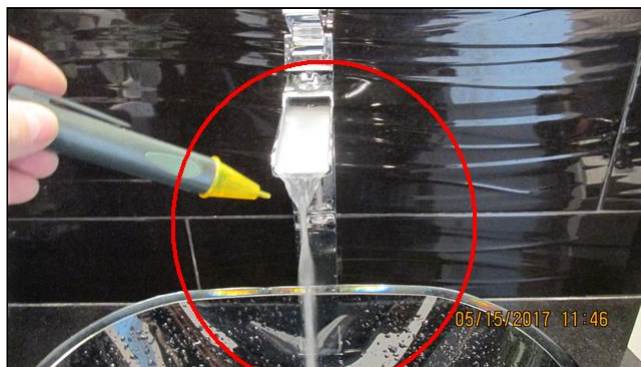
(1) No defects were observed for the water supply piping as identified in the Styles & Materials section. The flow was acceptable,

As best we can determine, this home has copper plumbing where the supply lines can be viewed. However, most homes with a post tension slab such as this will be fitted with plastic piping run between the floors (or attic if 1 story) and not under the slab as is commonly done with copper pipe. PEX plastic pipe will typically have some free play or movement when the piping is manipulated at the angle stops. This piping seemed rigid when manipulated indicating copper is present. Type and Manufacture of water piping used inside the home could not be determined as there was none of the piping exposed to view.



5.3 Item 1(Picture)

- ❌ (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)

5.4 FIXTURES and FAUCETS

Comments: Inspected

- (1) The accessible fixtures and faucets showed no visible defects during the inspection.



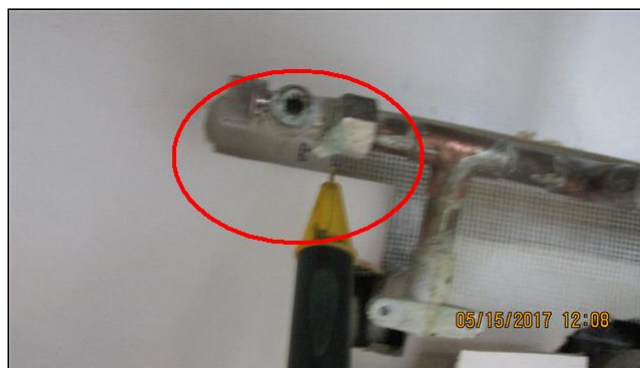
5.4 Item 1(Picture)

- ☒ (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)

5.5 DRAIN, WASTE and VENTS PIPING

Comments: Inspected

The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection.

NOTE: This statement applies to the visible areas only.



5.5 Item 1(Picture)

5.6 WATER HEATER(S) INSPECTION LIMITATIONS

Comments: Inspected

Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

5.7 WATER HEATING SYSTEM

Comments: Inspected

(1) The water heater performed it's intended function, and showed no signs of leaking and or distress, on the day of the inspection.



5.7 Item 1(Picture)



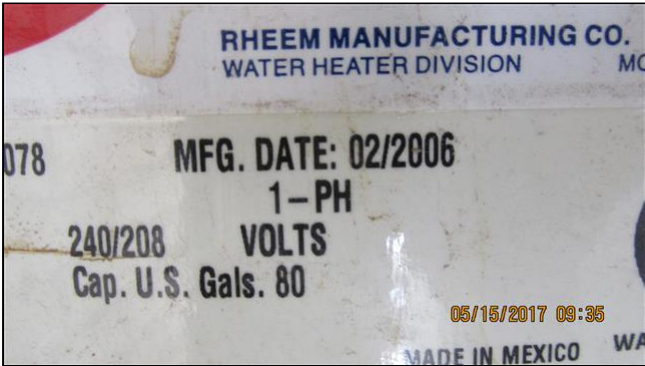
5.7 Item 2(Picture)



5.7 Item 3(Picture)



5.7 Item 4(Picture)



5.7 Item 5(Picture)



5.7 Item 6(Picture)

☒ (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)

- ☒ (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)

5.8 FUEL GAS SYSTEM

Comments: Inspected

The gas meter and visible piping material displayed no visible signs of any deterioration, and or leaking. Leak detection was performed using our sense of smell trying to detect the sulphur product added to natural gas.



5.8 Item 1(Picture)



5.8 Item 2(Picture)

5.9 GAS METER INSPECTION LIMITATIONS

Comments: 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.

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;

6. Electrical

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, 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. 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.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Below Ground Service	Service Ampacity and voltage: 400 AMP Main	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper and Aluminum (multi-strand circuits only)	Wiring Type(s): Non Metallic Sheathed Cable (Romex) Conduit Where Visible	Main Panel Location: Exterior
Main Disconnect Location: Inside the Main Distribution Panel	Grounding Type: Ufer (Foundation Reinforcing Steel)	GFCI Reset Locations: Bathroom Garage Kitchen Exterior
Arc Fault Protection Present: No	Sub Panel Location: Hallway	Sub Panel Ampacity: 200 AMP

Items

6.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

6.2 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

Comments: Inspected

No visible defects were observed during the inspection when reviewing the electrical service entrance.

6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Comments: Inspected

(1) No deficiencies were noted on the day of the inspection.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



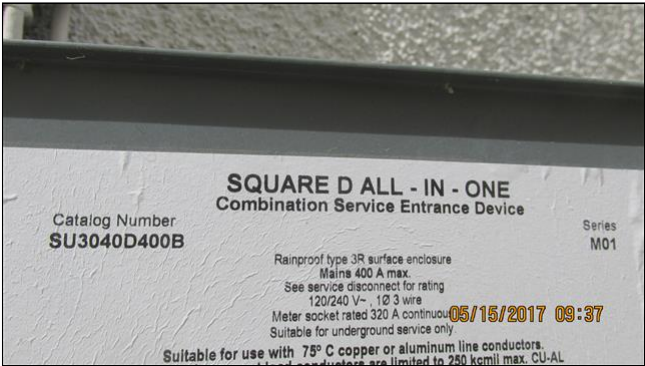
6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



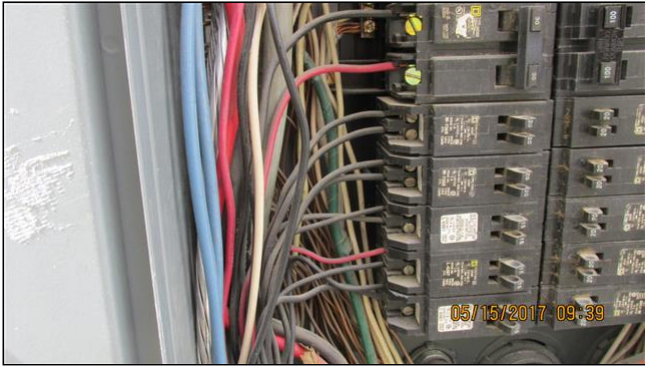
6.3 Item 6(Picture)



6.3 Item 7(Picture)

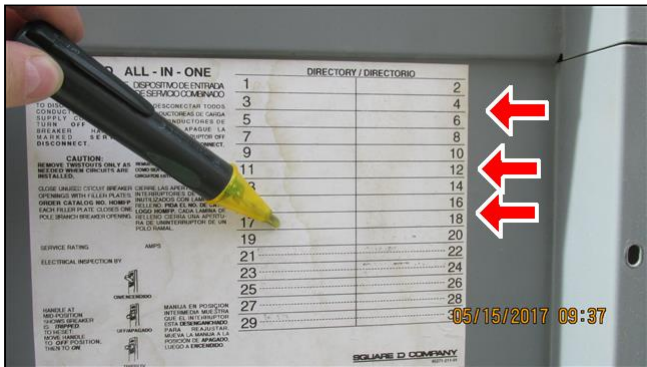


6.3 Item 8(Picture)



6.3 Item 9(Picture)

☒ (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

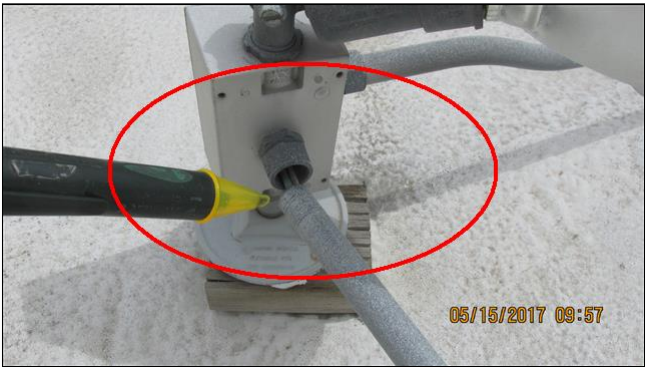
Comments: Inspected

(1) The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

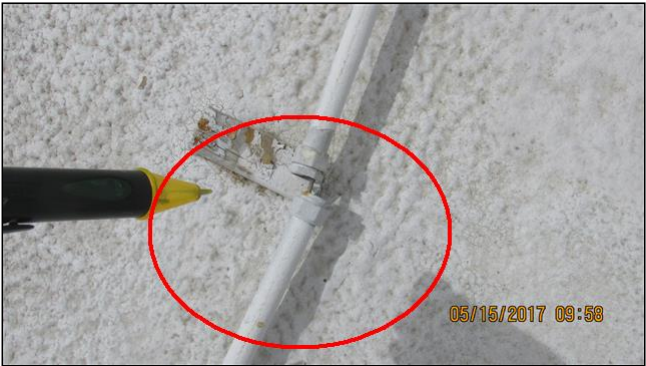
⊠ (2) There is an exposed wire in the several areas on the roof, we did not attempt to list every location. Exposed wire are a shock and fire hazard. Have a qualified electrician make further evaluations and repairs as needed.



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)

6.5 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

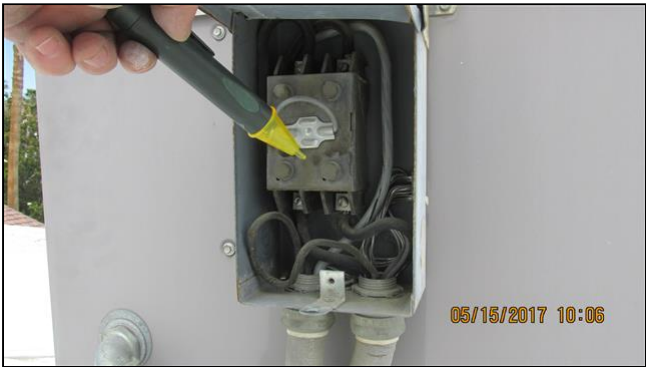
Comments: Inspected

⊠ (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)

- 🔧 (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)

6.6 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

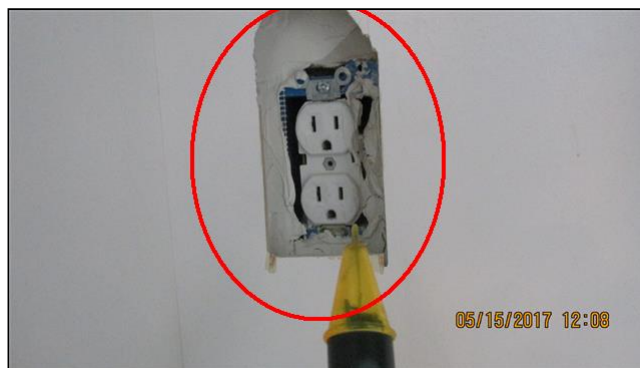
Comments: Inspected

(1) A representative number of receptacles, switches, and fixtures,(one per room) performed their intended function on the day of the inspection.



6.6 Item 1(Picture)

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



6.6 Item 2(Picture)

6.7 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

6.9 SUB PANEL(S)

Comments: Inspected

The sub panel(s) showed no defects on the day of the inspection.

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;

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 and cooling 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.

Styles & Materials

Number of Heat Systems: Four	Heat Type: Electric Heat Strips	Heat System Location: Attic Garage
Heat Energy Source: Electric	Heat System Brand: Bryant	Heat Source in Each Room: Yes
Cooling source in each room: yes	Air Handler Age: Unable to determine	Air Handler Location: Attic
Number of AC Units: Four	Cooling Equipment Type: Split System	Cooling Equipment Energy Source: Electric
Compressor/Heat Pump Location: Roof	Central Air Brand: Bryant	Condensing Unit Age: Unable to Determine
Duct system: Insulated Flex Ducting Ridged Metal Duct	Filter Type: Disposable	Operable Fireplaces: Two
Types of Fireplaces: Natural Gas/LP Logs	Ceiling fans installed in home: No	Exterior ceiling fans present: No


Items

7.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

(1) Inspection of gas fired systems includes combustion air provision, venting, energy source connections and air distribution system.

Inspection of compressed gas refrigeration systems (A/C) includes visual inspection of the compressor/condenser, refrigerant lines, air distribution system and condensate drain system. We do not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.

 (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.

7.2 DUCT SYSTEM LIMITATIONS/ HUMIDIFIER

Comments: Inspected

Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

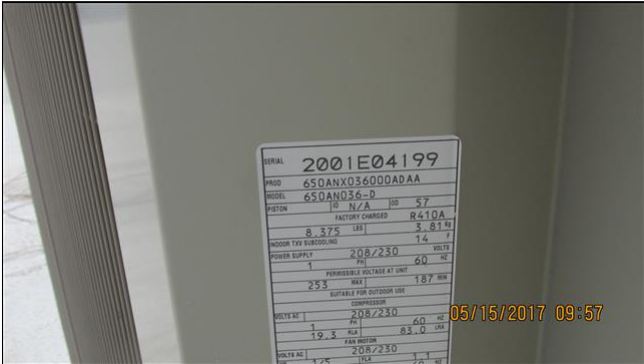
7.3 HEATING SYSTEM(S)

Comments: Inspected

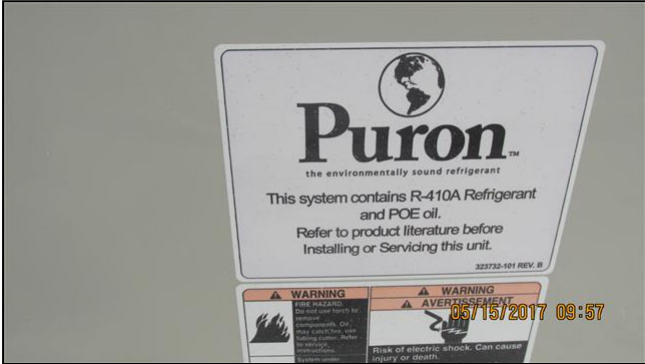
- (1) No defects were observed when cycling the gas furnace(s) on the day of the inspection.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)



7.3 Item 7(Picture)



7.3 Item 8(Picture)

- ☒ (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)

Comments: Inspected

- (1) The condensing unit located at the building exterior performed its intended function and showed no visible signs of distress on the day of the inspection.



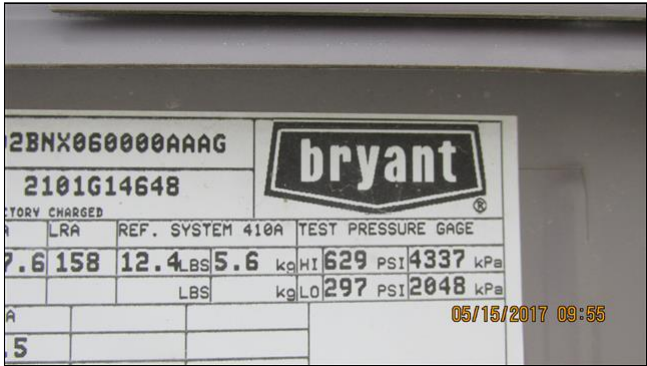
7.4 Item 1(Picture)



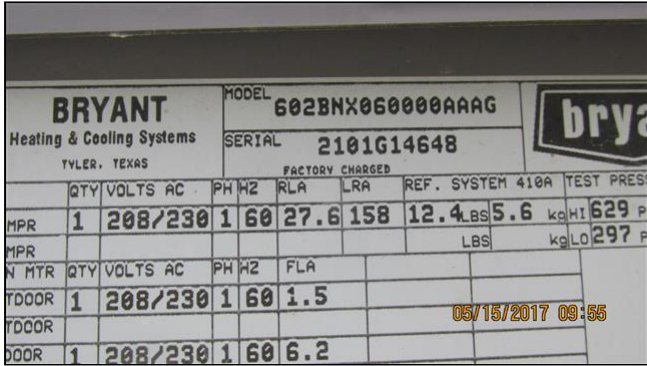
7.4 Item 2(Picture)



7.4 Item 3(Picture)



7.4 Item 4(Picture)



7.4 Item 5(Picture)



7.4 Item 6(Picture)

☒ (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 were it is missing.

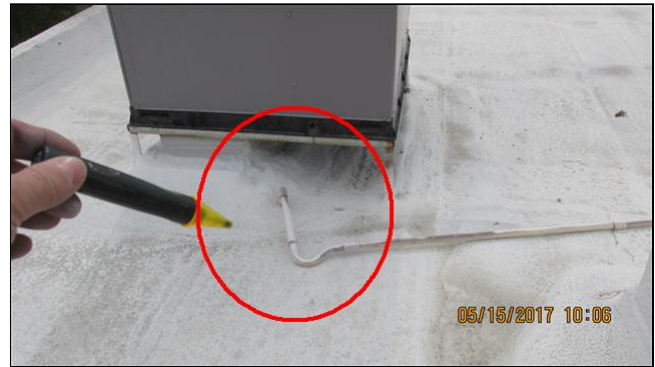


7.4 Item 7(Picture)

- ❌ (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)

- ⚠️ (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)

7.5 A/C SPLITS (cooling)

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of air conditioner to determine if the difference in temperatures of the supply and return air are between 17 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 57 degrees, and the return air temperature was 76 degrees. This indicates **the range in temperature drop is normal.**



7.5 Item 1(Picture)



7.5 Item 2(Picture)

7.7 DISTRIBUTION SYSTEM(S)

Comments: Inspected

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Door Type:

One automatic

Garage Type:

Attached

Garage door material:

Metal

Garage Walls:

Finished Walls

Garage Ceilings:

Finished Ceilings

Garage Flooring:

Concrete

Items

9.1 GARAGE INSPECTION LIMITATIONS

Comments: Inspected

Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

9.2 GARAGE DOOR(S) and OPENER(S)

Comments: Inspected

The safety reverse features incorporated into the garage door opener(s) performed their intended functions when tested.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

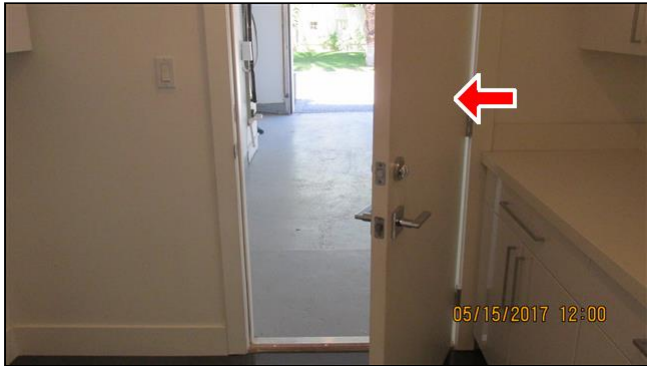


9.2 Item 4(Picture)

9.3 FIRE WALL and PASSAGE DOOR

Comments: 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)

9.4 GARAGE OUTLETS & LIGHTING

Comments: Inspected

The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.



9.4 Item 1(Picture)

9.5 GARAGE WALLS and CEILINGS

Comments: Inspected

The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

9.6 GARAGE FLOOR

Comments: Inspected

The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.



9.6 Item 1(Picture)

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

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, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary 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.

Styles & Materials

Ceiling Materials:

Sheetrock/Drywall/Gypsum Board

Wall Material:

Sheetrock/Drywall/Gypsum Board

Floor Covering(s):

Ceramic/Clay Tile

Carpet

Wood

Natural Stone

Window Type/Design:

Sliding

Fixed

Interior Door Type:

Wood Panel

Solid Wood

Pocket Door

Smoke Detectors Present:

Yes

Stairway Railings:

Handrail-Yes

Metal

Steps:

Wood

Items

10.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

10.1 LIMITATIONS to the INTERIOR INSPECTION

Comments: Not Inspected

(1) If a security system is installed in this building. This system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.


(2) Most local jurisdictions which subscribe to one of the nationally recognized building codes have set minimum standards for alternate egress from bedrooms. Bedrooms which meet these local standards for egress are considered to be "conforming", while all other rooms cannot be eligible to be considered "legal" as bedrooms. Since a professional home inspection should never be construed as an inspection for compliance with any government adopted code or regulation, your inspector has not attempted to determine if any rooms are, or are not, "conforming" bedrooms.

10.2 GENERAL COMMENTS ABOUT THE INTERIOR

Comments: Inspected

(1) The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

In addition to any specific rooms noted, we inspected all habitable rooms. These usually include the living room, dining room, family room, den, bedrooms, utility room, etc., in addition to the kitchen, bathrooms, laundry area and garage, as applicable.

 (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)



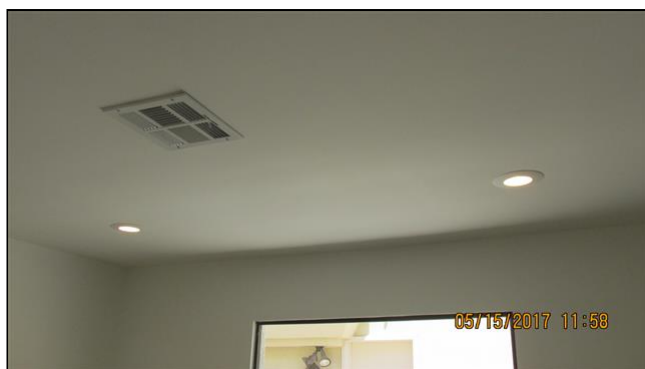
10.2 Item 2(Picture)

10.3 CEILINGS and WALLS

Comments: Inspected

(1) Minor cracks are evident in the walls and/or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns.

The cracks can be repaired or painted during routine maintenance. Other than these cosmetic issues the walls were in acceptable condition



10.3 Item 1(Picture)



10.3 Item 2(Picture)

- ❌ (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)

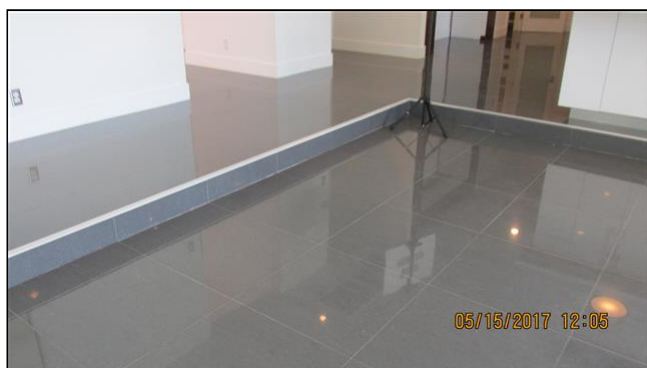


10.3 Item 4(Picture)

10.4 FLOORS

Comments: Inspected

The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

10.5 DOORS AND CLOSETS

Comments: Inspected

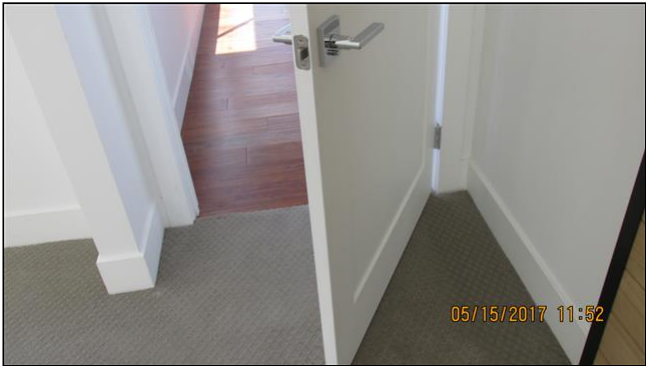
A representative number of doors and windows (one per room) performed their intended function on the day of the inspection.



10.5 Item 1(Picture)



10.5 Item 2(Picture)



10.5 Item 3(Picture)



10.5 Item 4(Picture)


10.6 SMOKE & CO DETECTOR(S)

Comments: Inspected

(1) The smoke detector(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.



10.6 Item 1(Picture)

 (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)

Comments: Inspected

(1) The gas fireplace(s) was tested /operated for several minutes with no defects noted.



10.7 Item 1(Picture)



10.7 Item 2(Picture)

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

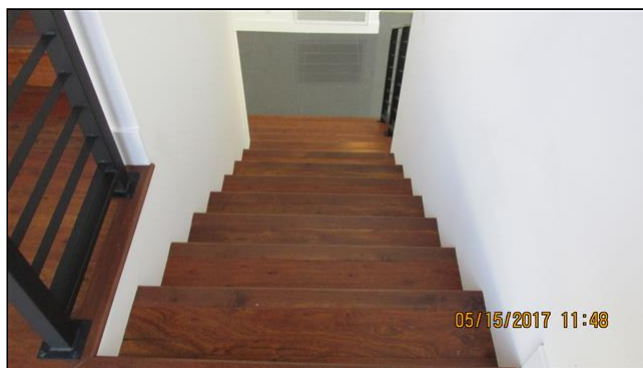


10.7 Item 3(Picture)

10.8 STAIRWAY(S) AND RAILING(S)

Comments: Inspected

The interior stairs and railings were observed to be in good condition and meet current standards for riser height, tread depth and railing safety requirements.



10.8 Item 1(Picture)

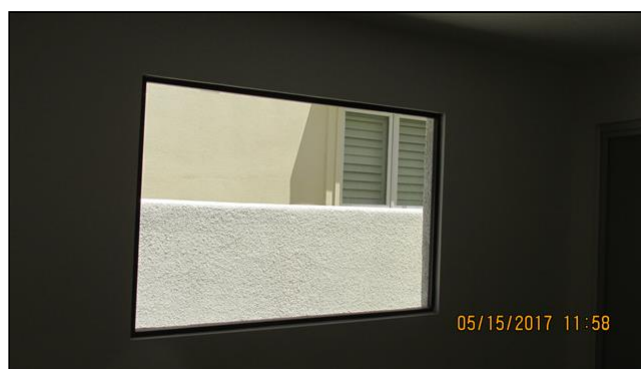


10.8 Item 2(Picture)

10.12 WINDOWS

Comments: Inspected

The interior windows showed no signs of any deficiencies on the day of the inspection. Note that identifying damaged thermal seals can be difficult if not impossible on any given day.



10.12 Item 1(Picture)

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, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Sink: 2 Bowls	Garbage Disposall: Yes	Countertop: Solid Surface Material
Cabinetry: Wood Laminate	GFCI Outlets: Yes	Microwave: Microwave Installed
Dishwasher Installed: Yes	High Loop/Air Gap Installed: Yes	Cooktop: Natural Gas
Oven(s): Electric		

Items

11.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to. These items are not within the scope of an Nevada licensed inspection.

Water filtration systems (if installed) are checked for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.

Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens is beyond the scope of this inspection.

Some local utility providers and private contractors offer annual service contracts covering gas or electric appliances or may be provided by a Home Warranty. Consult with the utility provider and/or contractor regarding cost, scope of coverage and the availability of such programs.

11.1 KITCHEN INSPECTION LIMITATIONS

Comments: Not Inspected

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. If we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

Physical and time constraints prevent the testing of oven self-cleaning operations. Such testing is beyond the scope of this inspection. It could be done by a competent appliance repair technician.

The refrigerator and related equipment were not evaluated and is specifically excluded from this report.

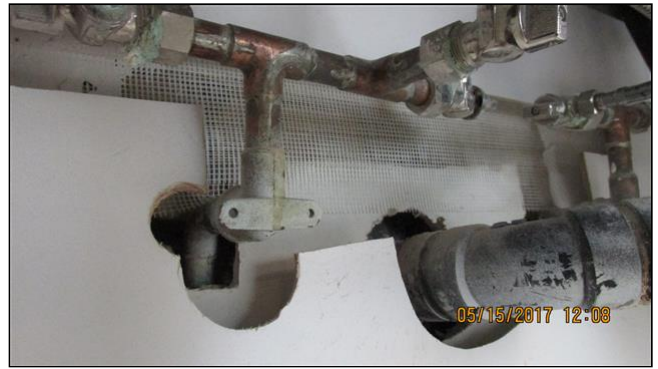
11.2 SINK(S) and GROUT/CAULKING

Comments: Inspected

The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.



11.2 Item 1(Picture)



11.2 Item 2(Picture)



11.2 Item 3(Picture)

11.3 COUNTERTOP and CABINETRY

Comments: Inspected

The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.



11.3 Item 1(Picture)



11.3 Item 2(Picture)

11.4 RANGE(S), OVEN(S), and COOKTOP(S)

Comments: Inspected

The range/cooktop/oven was tested using normal operating controls. It functioned normally.



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)



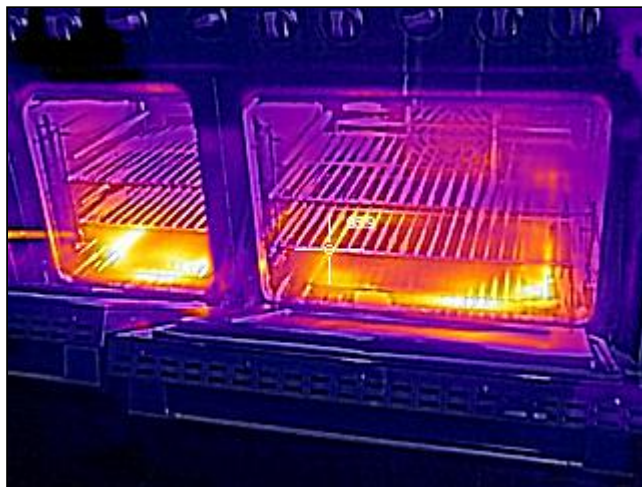
11.4 Item 4(Picture)



11.4 Item 5(Picture)



11.4 Item 6(Picture)



11.4 Item 7(Picture)

11.5 KITCHEN ELECTRICAL

Comments: Inspected

The kitchen GFCI protected outlets were tested and functioned as intended at time of inspection.



11.5 Item 1(Picture)



11.5 Item 2(Picture)

11.6 GARBAGE DISPOSAL(S)

Comments: Inspected

The disposal was operational at the time of inspection and no leaks in the housing was noted.



11.6 Item 1(Picture)

11.7 DISHWASHER(S)

Comments: Inspected

(1) During the inspection of the Dishwasher we only check the running cycles, Physical parts visible and the draining system. Checking of the Drying system is beyond the scope of this inspection.



11.7 Item 1(Picture)



11.7 Item 2(Picture)

☒ (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)

11.8 BUILT-IN MICROWAVE

Comments: Inspected

The microwave was functional when tested. the test consists of heating a cup of water on a 15 second cycle. we cannot confirm the operation of all features of the microwave.



11.8 Item 1(Picture)



11.8 Item 2(Picture)



11.8 Item 3(Picture)

11.9 RANGE HOOD/EXHAUST

Comments: Inspected
The kitchen cooking vent system performed its intended function on the day of the inspection.



11.9 Item 1(Picture)



11.9 Item 2(Picture)

11.10 REFRIGERATOR

Comments: Not Inspected

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms: Five	Countertop Material: Granite	Tub: Jetted Fiberglass Fiberglass/Acrylic/Plastic
Bathroom Ventilation: Exhaust Fan	GFCI Protected Outlets: Yes	Shower Wall Material: Ceramic Tiles
Wash Basins: Cultured Marble	Flooring: Ceramic Tile	

Items**12.0 IMPORTANT CLIENT INFORMATION**

Comments: Not Inspected

A water test of the shower pans is beyond the scope of this inspection. However, the inspector will examine accessible areas (if any) under the shower(s) for the presence of wood-destroying organisms and moisture-related damage.

Operating angle stops that have been shut off for some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, be prepared to deal with water leaks.

12.1 FAUCETS / BASINS / DRAINS

Comments: 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)

- (2) No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.



12.1 Item 2(Picture)

- (3) The tub/tubs were all filled and drained at one time at the same time toilets are flushed and sink water ran. This is a test for restrictions in the drain system. All drains flowed properly



12.1 Item 3(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)

12.2 COUNTERTOP and CABINETRY

Comments: Inspected

- (1) The counter tops and cabinets were in acceptable condition on the day of the inspection.



12.2 Item 1(Picture)




12.2 Item 2(Picture)



12.2 Item 3(Picture)



12.2 Item 4(Picture)

 (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)

12.3 TOILET(S)

Comments: Inspected
The toilets flushed and were not loose on the day of the inspection.



12.3 Item 1(Picture)



12.3 Item 2(Picture)



12.3 Item 3(Picture)



12.3 Item 4(Picture)

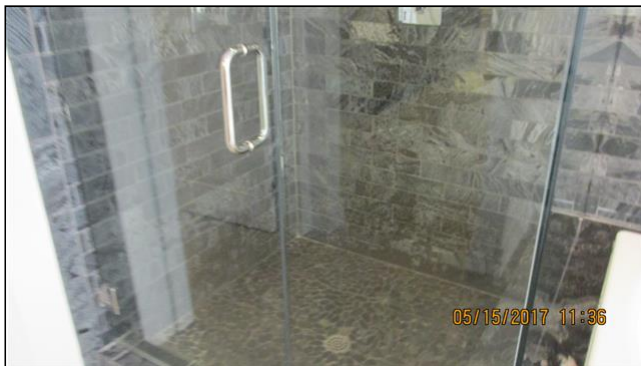


12.3 Item 5(Picture)

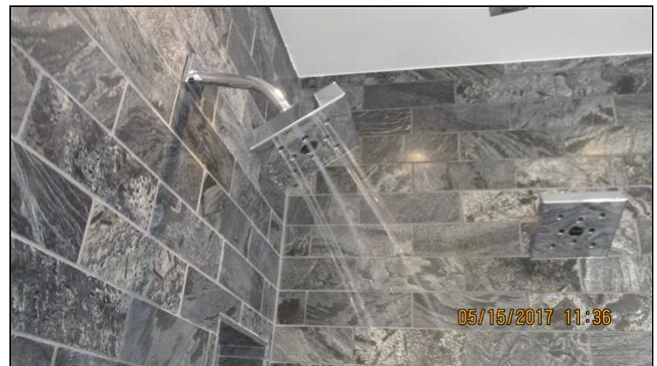
12.4 SHOWER WALLS and ENCLOSURE

Comments: Inspected

The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.



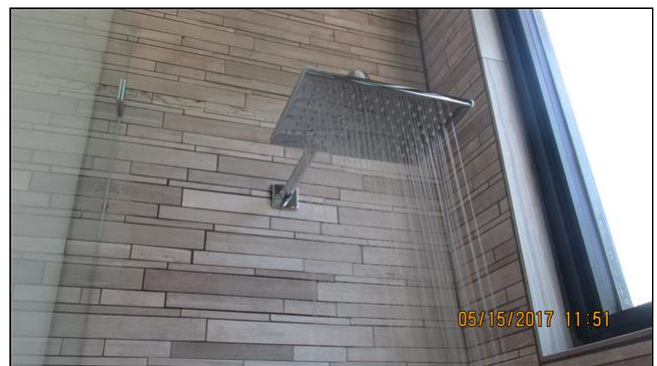
12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)



12.4 Item 5(Picture)

12.5 BATHTUB(S)

Comments: Inspected

The bathtub was filled and drained at the date of inspection. No significant defects were observed. The tub drained in accordance with standards.



12.5 Item 1(Picture)



12.5 Item 2(Picture)



12.5 Item 3(Picture)



12.5 Item 4(Picture)



12.5 Item 5(Picture)

12.6 FLOOR and WALLS**12.7 BATH ELECTRICAL**

Comments: Inspected

The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.



12.7 Item 1(Picture)



12.7 Item 2(Picture)



12.7 Item 3(Picture)



12.7 Item 4(Picture)

12.8 BATHROOM VENTILATION

Comments: Inspected

The bathroom vents are functional and vent to the building exterior.

12.9 JETTED TUB

Comments: 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)

12.12 WASH BASIN(S)

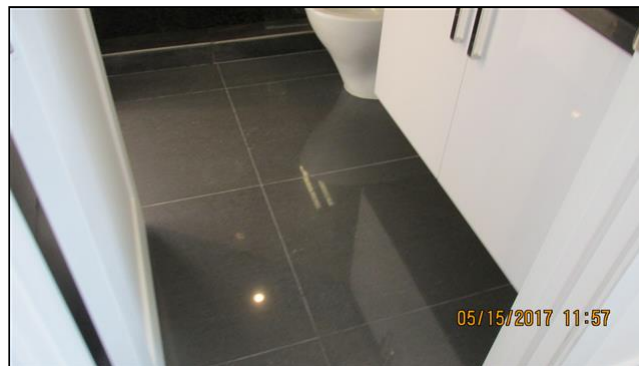
Comments: Inspected

No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.

12.13 FLOOR

Comments: Inspected

The bathroom flooring was in acceptable condition on the day of the inspection.



12.13 Item 1(Picture)

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Dryer Power Source:	Clothes Dryer Vent:	Washing Machine Water Shut Off Valve:
220 Electric	Vents to Exterior	Present
Laundry Ventilation:		
Fan		

Items

13.0 IMPORTANT CLIENT INFORMATION

Comments: Not Inspected

The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the drain if there is any question.

We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the faucets if there is any question.

13.2 CLOTHES WASHER and DRYER HOOK-UPS

Comments: Inspected

The plumbing connections for the washing machine were not leaking on the day of the inspection.



13.2 Item 1(Picture)



13.2 Item 2(Picture)

13.3 CLOTHES WASHER

Comments: Not Inspected

13.4 CLOTHES DRYER

Comments: Not Inspected

13.5 LAUNDRY AREA VENTILATION

Comments: Inspected

The laundry room vent fan is operational and vents to the building exterior.

13.6 DRYER VENT

Comments: Inspected

The dryer vent line vents to the building exterior.



13.6 Item 1(Picture)

14. Lawn Sprinklers

Styles & Materials

Electric Sprinkler Timer:
Installed not Inspected

Sprinkler System:
Sprinkler System Installed - Limited Inspection Only

Items

14.0 LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

Comments: 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.

14.1 SPRINKLER SYSTEM

Comments: Inspected

The visible and accessible parts of the property irrigation system were inspected only to the extent its features are discussed in this report. The automatic functions of the electric timer were not tested.

- SUGGESTION: Before closing escrow, have the owner demonstrate the full operation of all zones and features if you have any concerns about the system.

The drip irrigation system was tested using water valves and not the lawn clock so as not to effect the watering programming and performed with out defect.



14.1 Item 1(Picture)



14.1 Item 2(Picture)



14.1 Item 3(Picture)



14.1 Item 4(Picture)

15. Pools & Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Pools & Spas:

Pool

Ladders:

Installed

Number of Pumps:

One

Pool Light GFCI Protection:

Present - Operational

Diving Board:

Installed

Aerator:

Aerator is Installed

Location:

Rear of Building

Pool Barrier and Type:

Pool Barrier Not Installed

Filter Type:

Pleated Paper Cartridge

Pool Equipment Bonding:

Bonding Present

Sweep/Pop Ups:

No pool sweeps or pop ups

Pool Pump Timers:

Timers Installed

Terminal Cover(s) installed

Wall Material:

Gunitite (concrete/plaster)

Gate type:

Self Closing Gate Installed

Underwater Lights Present:

Pool Light Present

Energy Source for Heater:

Natural Gas

Drain Covers:

Anti-Vortex Cover Installed

Items**15.0 CLIENT INFORMATION**

Comments: Not Inspected

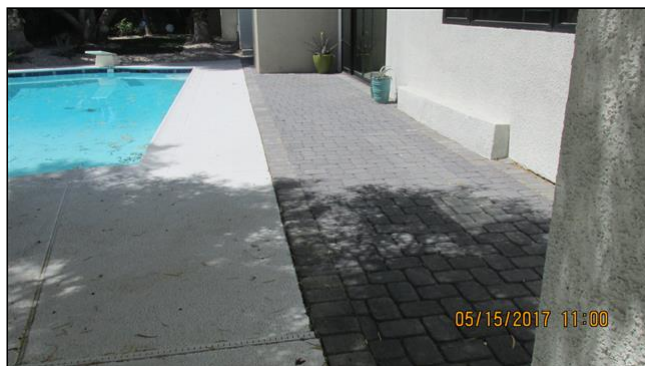
(1) Water treatment systems of any kind added to the pool spa equipment are not within the inspection scope. Please note that the operation of any conversion system i.e. salt chlorinators cannot be verified. If you need the operation of these systems to be verified consult a qualified pool technician.

- ☒ (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.

15.2 POOL BARRIERS, and DECKING

Comments: Inspected

The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired.



15.2 Item 1(Picture)



15.2 Item 2(Picture)

15.3 SURFACE WALLS AND FLOOR OF POOL/SPA

Comments: Inspected

The pool and or spa vessel surface material was in acceptable condition and showed no signs of any major flaws on the day of the inspection. Typical cosmetic wear was observed.



15.3 Item 1(Picture)



15.3 Item 2(Picture)



15.3 Item 3(Picture)

15.4 POOL FILTER and RETURN

Comments: Inspected

The filter and return lines to the pool and or spa were functioning normally at time of inspection.



15.4 Item 1(Picture)



15.4 Item 2(Picture)



15.4 Item 3(Picture)

15.5 POOL/SPA PUMP CONDITIONS

Comments: 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)

15.6 OVERFLOW SKIMMERS AND DRAINS

Comments: Inspected

The skimmer(s) and drain(s) were intact and functional at time of inspection. Skimmers must be empty of debris at all times.



15.6 Item 1(Picture)

15.7 POOL PLUMBING

Comments: Inspected

The pool and or spa plumbing was intact and functional at time of inspection. However, it should be noted that leaks can occur at any time and you should observe the plumbing during operation periodically.



15.7 Item 1(Picture)

15.8 POOL SWEEP/POP UP HEADS

Comments: Not Present

15.9 POOL ELECTRICAL

Comments: 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)

- (2) The pool light, GFCI protection for pool light and all wiring were intact and functional at time of inspection.



15.9 Item 3(Picture)



15.9 Item 4(Picture)

15.10 POOL/SPA HEATER CONDITIONS

Comments: Inspected

The pool and or spa heater was operated and found to be in satisfactory condition at time of inspection. However, our inspection does include determining efficiency of the heating system.



15.10 Item 1(Picture)

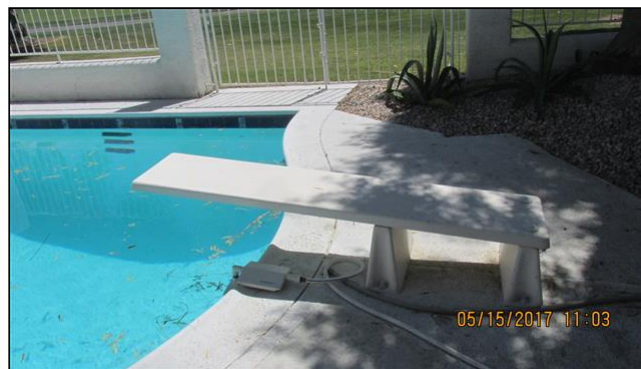


15.10 Item 2(Picture)

15.12 LADDERS, HANDRAILS and DIVINGBOARD

Comments: Inspected

While the diving board showed no obvious signs of any defects or deterioration it's true condition will not be known until pressure is applied during use.



15.12 Item 1(Picture)

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.

Action Items

NEVADA PROPERTY CONCEPTS

Nevada Property Concepts

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

Customer
Mr. Phil Edgar

Address
2870 Augusta Dr.
Las Vegas NV 89109

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.

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.

3.3 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.

3.8 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.

3.11 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.

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.
- ☒ (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) 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.
- ☒ (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.

4.4 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.

4.5 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.

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.

5.3 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.

5.7 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.

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.

6.4 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.

6.5 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.
- ☒ (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.

6.6 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

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.

7.4 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.

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.

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.

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.

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.
- ☒ (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.

12.9 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.

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.

15.9 POOL ELECTRICAL

Inspected

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Srdjan Pantic

Consideration Items

NEVADA PROPERTY CONCEPTS

Nevada Property Concepts

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

Customer
Mr. Phil Edgar

Address
2870 Augusta Dr.
Las Vegas NV 89109

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.



(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.

5.7 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.

5.9 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.

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.
-  (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.

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.


10.6 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.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Srdjan Pantic

NEVADA PROPERTY CONCEPTS

INVOICE

Nevada Property Concepts
PO BOX 19353
Las Vegas NV 89132
702-417-9301
Nevada Lic # IOS.0002169-RES
Inspected By: Srdjan Pantic

Inspection Date: 5/15/2017
Report ID: 20170515-09.00SP

Customer Info:	Inspection Property:
Mr. Phil Edgar 2870 Augusta Dr. Las Vegas NV 89109 Customer's Real Estate Professional: Jamie Tsai O' Harmony Realty LLC.	2870 Augusta Dr. Las Vegas NV 89109

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,001 - 4,500	450.00	1	450.00
Heated Sq Ft 4,501 & Above	0.10	1265	126.50
Age over 30 years	50.00	1	50.00
Pool only	50.00	1	50.00
Infra Red Thermal Scan	150.00	1	150.00
Infra Red Thermal Scan	-150.00	1	-150.00

Tax \$0.00**Total Price \$676.50****Payment Method:** Cash**Payment Status:** Paid**Note:**

INSPECTION AGREEMENT

The address of the property is: 2870 Augusta Dr. Las Vegas NV 89109

Fee for the home inspection is \$676.50.

THIS AGREEMENT made on 5/15/2017 by and between Srdjan Pantic (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE