

Insight Property Inspections

Property Inspection Report



10101 Common Avenue, Las Vegas, NV 89178
Inspection prepared for: All Sampled
Real Estate Agent: Tony Dacloser - Real Estate Agent of Las Vegas

Date of Inspection: 10/22/2014 Time: 9 am
Age of Home: 10 Years Size: 2,020 square feet
Weather: Mostly Sunny 80 degrees
Inspection fee \$275 paid by credit card

Inspector: Harold C. Higdon
License # RES0001620_RES
4525 Delancey Drive Suite # B, Las Vegas, NV 89103
Phone: 702-376-0433
Email: lvhomeinspection@gmail.com



Inspection Agreement

This is a legally binding contract –Please read it carefully

You, the Client, have requested that Insight Property Inspections conduct an inspection of the property consistent with the terms and conditions of this Agreement. The Client understands that the report and any information therein is intended for the sole use of the Client and shall not be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the principals associated with this single transaction. Nothing in the report, and no opinion of the Inspector, should be construed as advice to the Client to purchase, or not to purchase, the property. Not all conditions are apparent at the time of inspection, so it is recommended, and you agree herein, to consult with the Seller of the property regarding any significant deficiencies/malfunctions known to exist to the Seller. Please read the final report carefully, as additional information and details concerning the nature of the inspection are found in the report.

The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement. Usage of this report any item or information contained in this report by the Client indicates acceptance of this report and all of the conditions and terms contained herein.

SCOPE OF THE INSPECTION:

The **Visual Inspection Service** is performed in accordance with the *Standards of Practice* as specified by NAC 645D and according to these standards, is intended to provide an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies therewith, as they exist at the time of the inspection. The Client is advised that this Inspection Company does not offer intrusive or destructive inspections. If an intrusive or destructive inspection is desired then the Client is advised to contact a qualified and licensed general contractor.

GENERAL EXCLUSIONS:

The observation is limited to a visual survey of certain fixed components and systems of a property. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings, inaccessibility or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. No removal of materials or dismantling of systems shall be performed during the inspection. Inspectors are not required to move furniture, flooring, coverings, or perform destructive or invasive testing. Regardless if the following items are observable, they are not within the scope of the inspection service provided under this Agreement.

Latent or concealed defects/Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, or other environmental or health hazards including molds/Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing/Code, installation or zoning violations/Termites or other wood destroying insects, rodents or other pests, dry-rot, molds or fungus/Permit research or validation/Radio controlled devices or low-voltage systems or relays/Security or intercom system/Elevators, lifts or dumbwaiters/Thermostatic, time clock or photoelectric controls/Water softener or purifier systems/Furnace heat exchangers/Any solar heating system and freestanding appliances/Window coverings/Private water or sewage systems/Landscape or farm irrigation systems/The condition and or irrigation of trees, shrubs or vegetation of any kind/Any item which is hidden from view or impractical to test/Any system or component not listed in the Standards of Practice of the American Society of Home Inspectors as an observation requirement/Any item, component, condition, or application noted in the report as not inspected, not determined, or not reported on.

THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION AGREEMENT, INSPECTION SERVICE OR INSPECTION REPORT.

DISPUTE RESOLUTION AND REMEDY LIMITATION:

In the event that you have any dispute relating to this agreement, the inspection service, the inspection report, or claim any error or omission in the performance of the inspection service or writing of the report, you agree, upon discovering facts related to the dispute or any error or omission, to promptly notify us in writing of the dispute or claim in order to provide us or our representative a reasonable opportunity to re-inspect and document the condition in dispute. In addition, if we determine that the Client has a legitimate dispute or

claim, Insight Property Inspections will be given an opportunity to resolve the issue. The undersigned parties agree that disputes, except those for nonpayment of fees, shall be submitted to binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of **Construction Arbitration Services, Inc.** The decision of the Arbitrator appointed there under shall be final and binding and judgment of the Award may be entered in any Court of competent jurisdiction. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) years from the date of the inspection or will be deemed waived and forever barred.

LIQUIDATED DAMAGES:

To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers, 'agents,' or employees' **liability here under shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, or to the sum of five hundred dollars (\$500), which ever sum shall be less, as liquidated damages, and not as penalty, and this liability shall be exclusive.**

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CLIENT: _____ **Date:** _____

INSPECTION COMPANY: Insight Property Inspections, LLC.

INSPECTOR: Harold Higdon **Date:** _____

Signature: _____

Harold Higdon Owner/Inspector
Phone: 702-376-0433

Email: lvhomeinspection@gmail.com
NACHI#12121712

Report Summary

The summary below consists of potentially significant findings in an easy to read format. These findings could be a water leak, safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw your attention to. Digital photographs of the findings are contained in the body of the report. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all of the findings. Any repairs should be preformed by a qualified, licensed & bonded contractor. We recommend obtaining a copy of all receipts, warranties and permits for any work completed before close of escrow.

Heat/AC		
Page 14 Item: 6	Refrigerant Lines	<ul style="list-style-type: none"> • Deteriorated insulation noted at refrigerant line on air conditioning condenser/compressor unit at the side of the home. Refer to photograph. The proper installation of this tubular foam insulation can have a significant impact on the efficiency of the unit and reduce annual cooling costs. This insulation is readily available at most home improvement stores. Wrapping the insulation with 20 mil electrical tape will help reduce deterioration of the insulation. Corrections are recommended. • Corrective maintenance should be preformed to restore the component to it's proper condition.
Water Heater		
Page 17 Item: 4	Plumbing	<ul style="list-style-type: none"> • Corrosion observed at the fittings atop the water heater. No leakage observed during the inspection but this condition can lead to fitting failure. The fitting should be replaced to avoid leakage in the future. • Refer to the photograph for detailed view. • It is recommended that a licensed and qualified plumbing contractor review this finding and make repairs as needed.
Kitchen		
Page 23 Item: 10	Garbage Disposal	<ul style="list-style-type: none"> • Leakage observed at garbage disposal. The disposal is leaking at the casing. The disposal may need to be replaced. • It is recommended that a licensed and qualified plumbing contractor review this condition and repair or replace the disposal.
Laundry		
Page 32 Item: 5	Dryer Vent	<ul style="list-style-type: none"> • The flex dryer vent tube is damaged and needs replacement. This condition will discharge moist air and lint into the laundry room and cause lint build up behind the dryer, which is a fire hazard. The area needs to be cleaned of excessive lint and the damaged vent replaced. • Refer to the photograph for detailed view. • These products are readily available at most home improvement stores.

Roof

1. Roof Condition

Materials: Roof was fully traversed. Our inspectors access and traverse accessible rooftops during the course of an inspection in order to provide an up close review of the roof, flashing, vent caps, and associated components. Our inspectors are specially trained and experienced in the proper methods needed to preform this service. • Gable roof • Semi flat roof

Materials: Concrete tiles noted. • Rolled roofing noted.

Observations:

- Normal wear for age of roof. No major structural roofing issues observed during this inspection.



2. Flashing

Observations:

- Metal flashing appears properly installed and in good condition.

3. Vent Caps

Observations:

- All visible vent caps appear properly installed and in functional condition.

Attic

1. Access

Observations:

- Location of access
- Bedroom Closet.
- **IMPROVE:** The attic access is not insulated. Expect some energy loss due to this condition. Recommend insulating attic access cover with a batt of fiberglass insulation to reduce energy expenses.



2. Structure

Observations:

- Manufactured truss work and other accessible framing components observed. The accessible areas of the attic area were reviewed. No structural anomalies observed during this inspection. Refer to photographs. These are representative photos and are provided for informational purposes.



3. Insulation Condition

Materials: Fiberglass batts noted.

Depth: The R-value appears to be approximately R 30. • Insulation averages about 8-10 inches in depth

Observations:

• Insulation thickness and coverage observed. The accessible areas of the attic were reviewed for adequate and proper insulation coverage. The insulation appears intact and in good condition. The photograph depicted is a representative photo of this finding. This is a positive finding.



4. Electrical

Observations:

• Visible portions of electrical system (wiring, light fixtures and other components) appear properly installed and functional. No electrical system or safety concerns observed in the attic during this inspection.

• Attic light switch is located in the attic, near the attic access panel.



5. Duct Work

Observations:

• The accessible and visible duct work for the HVAC system(s) was visually inspected for damage, separation and proper installation during the course of this inspection. No anomalies were observed. This is considered a positive finding.



6. Ventilation

Observations:

- Gable louver vents noted.
- Under eave soffit inlet vents noted.
- Ventilation appears adequate.

7. Vent Screens

Observations:

- Visible vent screens noted as functional and in place.

Foundation

1. Slab Foundation

Observations:

- Monolithic concrete slab noted.
- Post tension slab noted. A post tension slab is a concrete slab with steel cables embedded in the slab and tensioned to high pressure when the slab is cured to approximately 75% of its design strength. The post tensioning method is the best practice for building stronger, more reliable foundation slabs.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the foundation components of the home.



3. Foundation Walls

Observations:

- Standard wood framed walls.
- Walls appear properly installed to foundation. Appears to be a sound structure at time of this inspection.

4. Cripple Walls

Observations:

- Cripple walls appear in good condition.

5. Foundation Plumbing

Observations:

- 3/4 inch copper

Electrical

1. Breakers

Materials: Wire condition and size appears satisfactory at time of this inspection. • No damaged wiring observed during this inspection. • Aluminum non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appear to be in good condition.
- Bedroom receptacles protected by Arc Fault Circuit Interrupter breaker located in main electrical panel. AFCI receptacles tested and tripped properly when a fault was introduced. This is a positive finding.



2. Electrical Panel

Location: Main Location • Exterior side wall of garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Main electrical panel is properly grounded and bonded. The electrical panel interior was fully reviewed with no adverse conditions observed. This is a positive finding.



3. Main Amp Breaker

Observations:

- Single phase service.
- 125 amp



4. Breakers in off position

Observations:

- All breakers found in the "ON" position.

5. Cable Feeds

Observations:

- The main electrical service is provided by an underground service lateral.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, or solar panels.

Our inspector tests the heating and air conditioner using the thermostat or other controls normally used by the occupant. Temperature readings are taken at outlet room registers and return air (filter placement) locations to help determine the proper operation of the equipment. HVAC systems are the type of equipment that require regular (annual) service and maintenance for extended life and optimum efficiency. An inspector cannot make claims as to life expectancy of any equipment or component. For energy savings and to ensure proper operation of the system the filters should be cleaned or replaced, generally on a monthly or bi monthly basis. Our inspectors are highly trained and experienced in the operation of many types of heating and cooling systems however, if the client desires a more in depth review or service preformed, it is recommended that a qualified, licensed heating/cooling contractor be consulted.

1. Thermostats

Observations:

- Located in hallway leading to master bedroom.
- Digital - programmable type. This type of thermostat can be remotely controlled by a "smart phone".
- Thermostat was operating normally during this inspection.



2. Air Supply

Observations:

- The return air supply system appears to be in good condition. The accessible portions of the HVAC ducting system were reviewed for proper installation and integrity and no anomalies were observed.
- Refer to the photograph for detailed view.
- The temperature inside the home was lowered by 4 degrees during this inspection. Operation of HVAC system appears normal. Air conditioning differential testing satisfactory. The temperature of the air at the HVAC return (filter) was compared to the temperature of the closest outflow register. Refer to the photographs for sample temperature readings. Manufacturers recommend between 15 and 21 degrees difference between the readings. The indications observed on the inspectors laser thermometer show the differential observed on this unit to be 21 degrees and well within allotted parameters.



3. Filters

Location: Located inside a filter grill in the hall ceiling.

Observations:

- Filter size is 20 X 30 X 1. Two are required for a complete change out. This information is provided as a courtesy to the client.
- Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these heating and cooling components working efficiently. It is recommended to change the filter upon move in and then regular monthly inspection & maintenance is advised.
- Disposable filters installed. Filters appear clean at time of inspection. Disposable filters should be visibly checked monthly and replaced on a regular basis. Clean filters help the HVAC system function properly & efficiently.



4. Electrical

Observations:

- Heating, ventilation & air conditioning (HVAC) electrical system appears in good condition and functioned properly during this inspection.



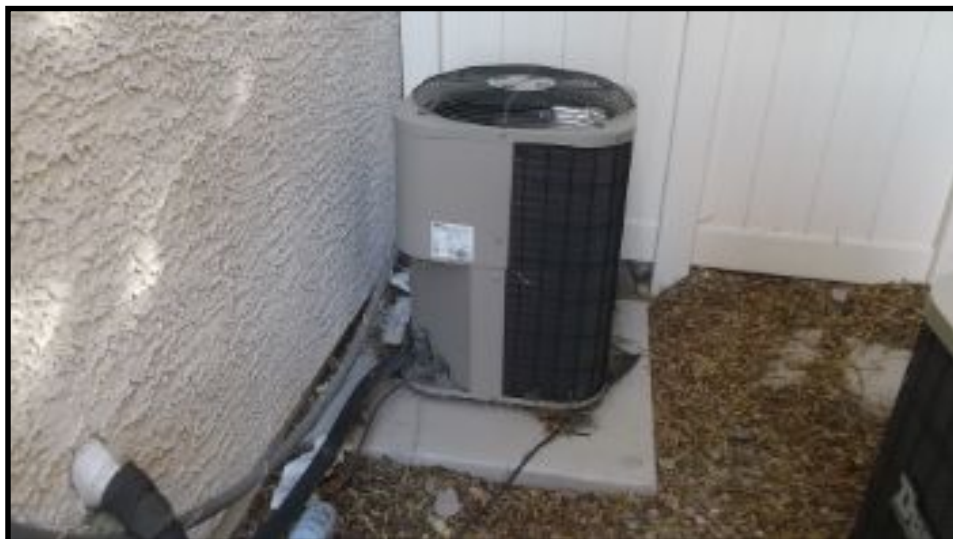
5. AC Compress Condition

Compressor Type: Electric • Split system present. A split system is a HVAC system that has separate locations for the compressor/condenser (typically located at exterior of home) and the air handler/evaporator unit (typically located in the attic). • The manufacturer is Ducane. • The model number is 098132. The serial number is 0123098.

Location: The condenser/compressor(s) is located at the right side of the home.

Observations:

- Functional and operating properly at the time of inspection.



6. Refrigerant Lines

Observations:

- Deteriorated insulation noted at refrigerant line on air conditioning condenser/compressor unit at the side of the home. Refer to photograph. The proper installation of this tubular foam insulation can have a significant impact on the efficiency of the unit and reduce annual cooling costs. This insulation is readily available at most home improvement stores. Wrapping the insulation with 20 mil electrical tape will help reduce deterioration of the insulation. Corrections are recommended.
- Corrective maintenance should be performed to restore the component to its proper condition.



7. Heater Condition

Materials: The furnace(s) is located in the attic.

Materials: Gas fired forced hot air. • High efficiency gas fired heating system noted.

Observations:

- Heating system operation verified. The heating system for the home was reviewed and the system operated properly when utilizing normal operating controls. The photograph represents the average temperature reading at the registers while unit was running in the heat mode. This is a positive finding.



8. Heater Base

Observations:

- Heaters mounted on suspended brackets. Appear properly installed and in good condition.
- Refer to the photograph for detailed view.



Water Heater

1. Strapping

Observations:

- Earthquake restraint straps in place as required.



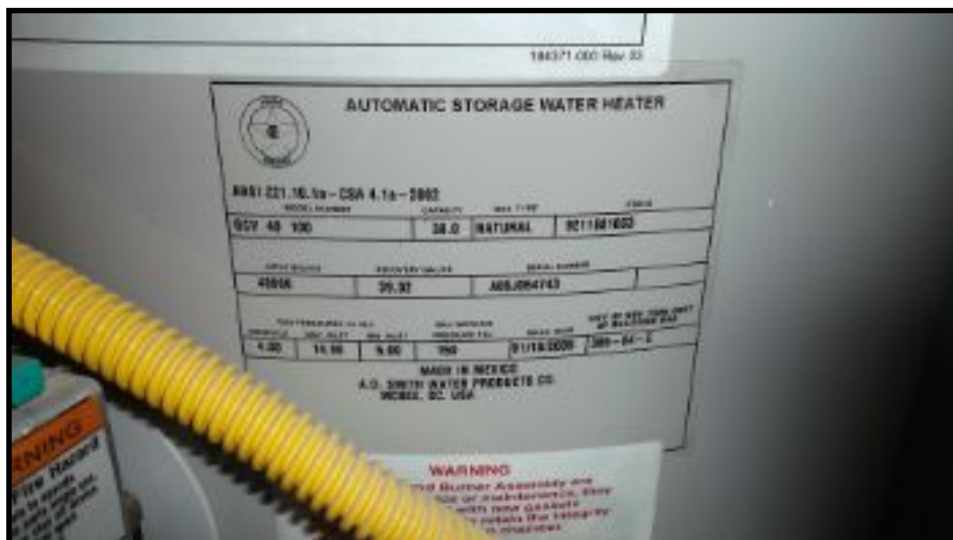
2. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Water heater age verified. The installed water heater was manufactured January of 2006. This is the manufacture date meaning the unit was installed at a later date.
- Water temperature observed to be: 112 degree F. Recommended temp should be set at 105-120 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.
- The water heater was functional. No active leaking observed at the water heater during this inspection.



3. Number Of Gallons

Observations:

- 40 gallons

4. Plumbing

Materials: Copper water supply lines.

Observations:

- Corrosion observed at the fittings atop the water heater. No leakage observed during the inspection but this condition can lead to fitting failure. The fitting should be replaced to avoid leakage in the future.
- Refer to the photograph for detailed view.
- It is recommended that a licensed and qualified plumbing contractor review this finding and make repairs as needed.



5. TPRV

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) and discharge line IS present and appears to be properly installed. This safety valve releases water (and thus relieves pressure) if either the water temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. This is considered a positive finding.

6. Overflow Condition

Materials: Galvanized

Observations:

- No overflow catchment pan or drain line observed. Installation of a catchment pan and drain line are recommended in order to help reduce the potential for water damage in the event of a leak.

Plumbing

1. Condition

Materials: PEX piping observed. Pex piping is the most common type of piping used in modern residential plumbing. The abbreviation PEX stands for cross linked polyethylene, a type of plastic. This home appears to contain Wirsbro Aquapex piping. • Soft water loop observed. While no water filtration devise was observed there is a soft water loop installed in the garage. This is considered a positive feature.

Observations:

- Home appears to be connected to "City" water and sewer systems.
- Main drainage and supply water flow appear normal at time of this inspection. Plumbing system appears to be functional. No visible leaks detected during this inspection.
- The water softener piping, fittings and visible connections were checked for leakage and proper installation. No leakage was observed. The unit appears properly installed. Water quality and operational characteristics of this equipment is not part of this inspection. The installation of a water softener is considered by some to be a positive finding.



2. Meter Condition

Observations:

• Water meter reviewed for movement of test dial. No movement was observed during testing period. The inspector verifies all fixtures inside the home are turned off and the main water supply valve is on then conducts a timed test to determine if the water system is leaking. No movement of the test dial during this period is a strong indication that the water system is not leaking at the time of this inspection.



3. Location

Materials: At municipal meter. • Brass and copper, In sidewalk ground box.

Water Pressure

1. Water Pressure

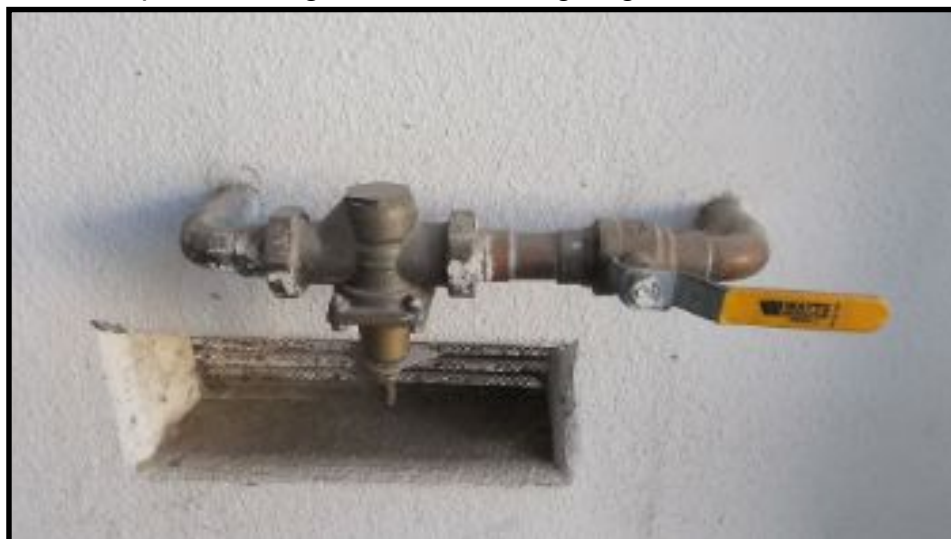
Observations:

- 60 PSI observed
- Water pressure appears normal at time of this inspection.

2. Pressure Regulator

Observations:

- Main water shut off and pressure regulator located in garage.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a range/oven, dishwasher, refrigerator, sink, garbage disposal and other appliances. Built in appliances, floors, walls, ceilings, cabinets, counter tops and sinks are inspected and tested by our inspectors. Water supply and drainage are verified. Any visible leakage is reported and described in detail and in most cases a digital photograph of the finding is included in this report. We do not focus on cosmetic issues as these are generally observed by the client during your tour of the home with the real estate agent. Instead our attention is directed toward the mechanical operation of the structure and major appliances.

1. Cabinets

Observations:

- Kitchen cabinets are in good working condition.



2. Floor Condition

Materials: Tile flooring noted.

Observations:

- Floors are in good condition at time of this inspection.

3. Counters

Observations:

- Granite tops.
- Granite backsplash noted.
- Counter tops are in good condition.

4. Sinks

Observations:

- Kitchen has a porcelain coated steel sink.
- No deficiencies observed.
- No active leaking observed. Drains are functional and draining well.



5. Electrical

Observations:

- All accessible kitchen light fixtures, switches and receptacles were tested and found operational. No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- GFCI,s properly located and tested. All electrical outlets providing service to the counter tops were verified to have GFCI protection provided. The receptacles were tested and found functional. This is a positive finding.

7. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. The microwave is working properly.



8. Oven & Range

Observations:

- The oven was set to 350 degrees F. and reached a temperature of 348 degrees F when tested.



9. Cook top condition

Observations:

- Four burner gas cook top noted.
- The range burners and spark ignitor functioned properly during this inspection. This is considered a positive finding

10. Garbage Disposal

Observations:

- Leakage observed at garbage disposal. The disposal is leaking at the casing. The disposal may need to be replaced.
- It is recommended that a licensed and qualified plumbing contractor review this condition and repair or replace the disposal.



11. Dishwasher

Observations:

- The dishwasher was activated and appeared to function properly. No leakage was observed during the cycling period.



12. Refrigerator

Observations:

- Temperature readings indicate that the refrigerator is working properly. The refrigerator/freezer appears functional and operating normally.
- Refrigerator water connection observed.
- The refrigerator is currently connected to the water system.



Bathroom

Bathrooms can consist of many features from Whirlpool jetted tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the structure to review and inspect. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other undesirable conditions. The home inspector will identify as many findings as possible but some problems may be undetectable due to problems within the walls or under the floor coverings.

1. Doors

Observations:

- Hollow core raised panel wood doors.
- Doors appear in good working order. Closed and locked properly.

2. Floor Condition

Materials: Tile flooring in all the bathrooms. The floors are in good condition.

Observations:

- Floors appear in good condition.

3. Walls

Observations:

- Walls were checked with an Infra Red Scanner to help determine insulation levels, potential for unseen water intrusion and other factors. No anomalies were detected during this inspection.

4. Window Condition

Materials: Dual pane windows noted. • Aluminum framed single hung windows noted.

Observations:

- Bathroom window(s) operated, latched and locked properly during this inspection.



5. Counters

Observations:

- Cultured marble one piece molded counter top and sink.
- No discrepancies observed. The counter tops are in good condition.



6. Cabinets

Observations:

- Cabinetry is in good condition. Doors and drawers operate properly.



7. Sinks

Observations:

- Sink water flow and drainage are normal at time of this inspection. Sinks are in good condition. No deficiencies observed.
- Free standing / wall mounted sink.
- Vitreous china sink(s).
- Surface mount sinks.
- One piece molded sink/counter tops noted.



8. Bath Tubs

Observations:

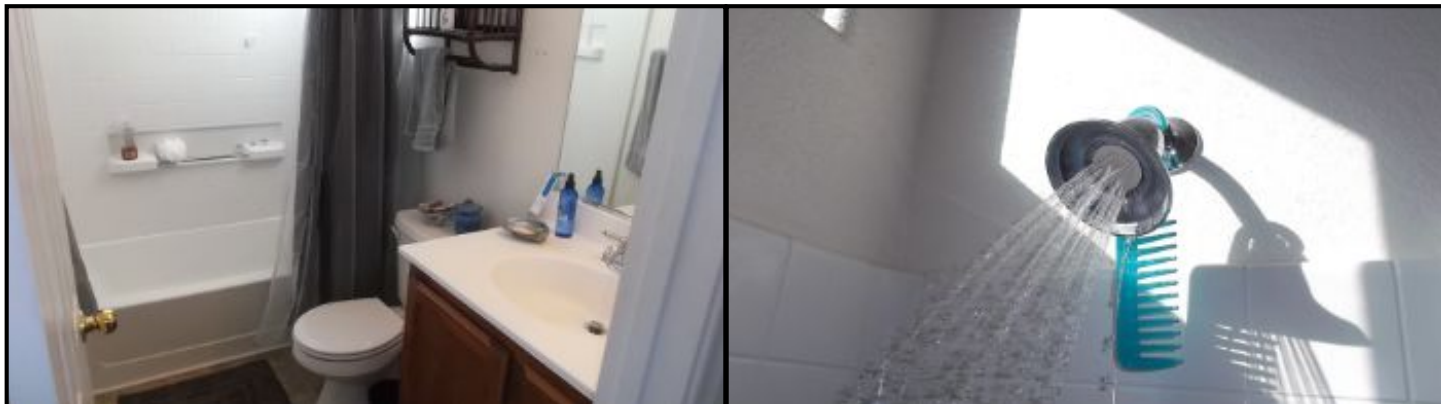
- Fiberglass tub noted.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. GFCI protected electrical receptacles and circuits were present and tripped when a fault was introduced. The items tested are in good condition. No leakage was discovered.



9. Showers

Observations:

- Showers were operational during this inspection.



10. Enclosure

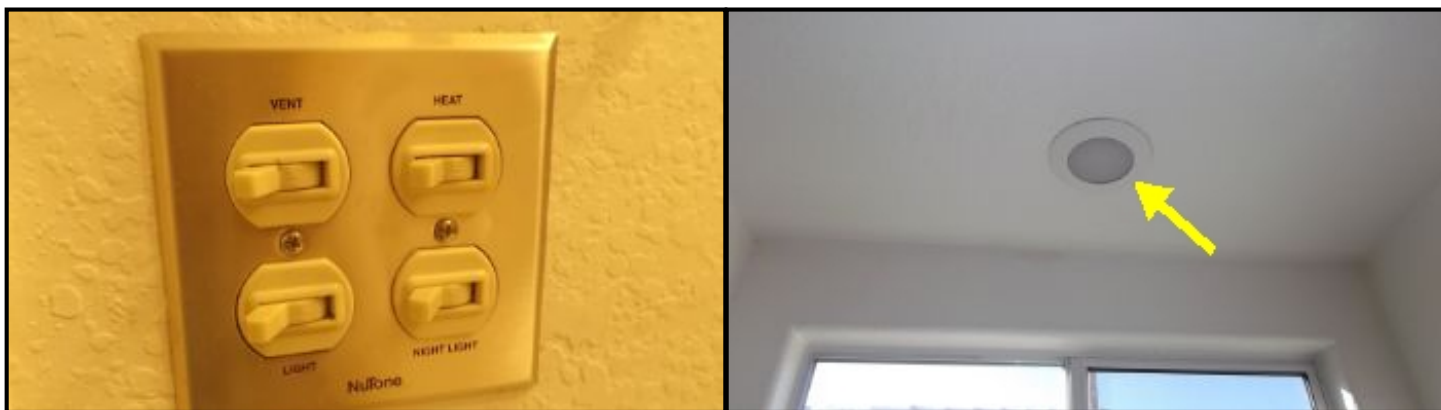
Observations:

- The shower enclosures are functional and in good condition at the time of the inspection.
- Fiberglass wall enclosure.
- Glass enclosure and door noted at master bath shower.
- Shower rod & curtain noted at hall bathroom.

11. Electrical

Observations:

- Electrical outlets and switches functioned properly during this inspection.
- Bathroom lighting is functional.
- No major system safety or function concerns noted at time of inspection.
- Burned out bulb observed in master shower area. The inspector uses an electrical detector to help verify electricity at all accessible fixtures. There is power to the light fixture above the master shower. The bulb needs replacement. 60 watt bulb is recommended. It is recommended all lighting be verified prior to taking title to the property.



12. GFCI

Observations:

- Bathroom GFCI protection verified. All bathrooms were verified to have GFCI protection and the receptacles were tested and found to be operating correctly. This is deemed a positive finding.



13. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

Bedrooms

The main focus of the inspection in the bedrooms is the structural system. This means that all accessible and visible portions of the walls, ceilings and floors will be inspected. Window coverings ie: shutters, blinds and drapes are not included as part of this inspection. Doors and windows will also be investigated for damage and normal operation. Personal belongings, furniture, floor coverings and window coverings may prevent some areas from being fully inspected as the inspector does not move personal items or furniture as part of this inspection.

1. Window Condition

Materials: Dual pane windows noted. • Aluminum framed single hung windows noted. • Aluminum framed sliding windows noted.

Observations:

- Bedroom window(s) operated, latched and locked properly during this inspection.

2. Wall Condition

Materials: Textured sheetrock walls noted.

Observations:

- No structural irregularities noted. Walls in good condition. No damage observed.

3. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Floors appear in good condition at time of this inspection.



4. Doors

Observations:

- Raised panel hollow core doors.
- Doors appear in good working order. Closed and locked properly.

5. Electrical

Observations:

- Bedroom electrical outlets, light fixtures and switches functioned properly during this inspection
- Bedroom receptacles protected by Arc Fault Circuit Interrupter breaker located in main electrical panel. AFCI receptacles tested and tripped properly when a fault was introduced. This is a positive finding.

6. Smoke Detectors

Observations:

- Smoke detectors observed in each bedroom of the home. The smoke detectors were tested and operated during the inspection.
- Hard wired with battery back up.
- Batteries should be checked and replaced once a year to ensure proper operation in case of a fire. Detectors are very important safety devices that can save lives. Chose an easy to remember date, like Thanksgiving Day and always change the batteries on that day. Periodic testing and changing batteries yearly to ensure proper Smoke detector operation is required.

Laundry

1. Locations

Locations: Hallway leading to garage

2. Plumbing

Observations:

- Laundry room drainage and supply water flow appear normal at time of this inspection.



3. Electrical

Observations:

- Laundry room electrical outlets and switches functioned properly during this inspection.
- Both gas and 220 volt electrical connections for clothes dryer are present. This is a positive finding.

4. GFCI

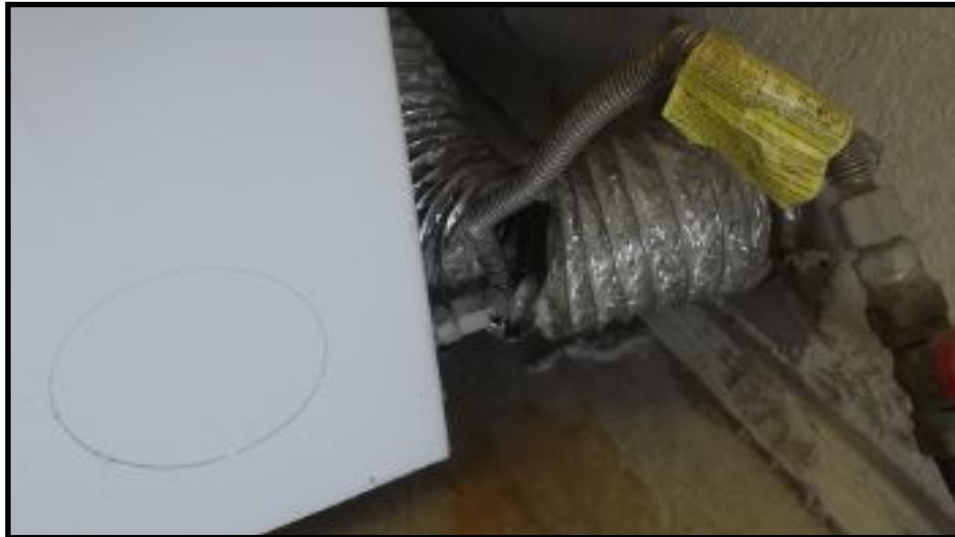
Observations:

- GFCI protected electrical circuit in place and operational.

5. Dryer Vent

Observations:

- The flex dryer vent tube is damaged and needs replacement. This condition will discharge moist air and lint into the laundry room and cause lint build up behind the dryer, which is a fire hazard. The area needs to be cleaned of excessive lint and the damaged vent replaced.
- Refer to the photograph for detailed view.
- These products are readily available at most home improvement stores.



6. Doors

Observations:

- Door is in good working order. Closed and latched properly.

7. Wall Condition

Materials: Textured sheetrock walls noted.

Observations:

- Walls in good condition.



8. Floor Condition

Materials: Tile flooring noted.

Observations:

- Floors in good condition at time of this inspection.

9. Window Condition

Materials: Dual pane windows noted. • Aluminum framed sliding window noted.

Observations:

- Laundry room window(s) operated, latched and locked properly during this inspection.

10. Cabinets

Observations:

- Cabinets are properly installed and in good condition.

Interior Areas

This Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, common areas and other open areas. Within these areas the inspector is performing a visual inspection and will report visible structural issues, damage, electrical and other findings. Personal items, furniture and window & floor coverings in the structure may prevent a complete visual inspection. Home inspectors are prohibited from moving furniture and personal belongings during the course of this inspection.

Our inspectors use an Infra Red Scanner and other specialist's tools to help determine things like insulation levels, water intrusion issues and overall condition of the walls, floors and ceilings.

1. Doors

Observations:

- Doors appear in good working order. Closed and locked properly.
- Metal, solid core door noted at front entry.
- Dual pane sliding glass doors to backyard.
- Interior doors are raised panel hollow core doors.

2. Window Condition

Materials: Dual pane windows noted. • Aluminum framed sliding windows noted. • Aluminum framed single hung windows noted. • Aluminum framed fixed (non openable) windows noted.

Observations:

- Window(s) operated, latched and locked properly during this inspection.

3. Floors

Materials: Marble flooring components. • Engineered hardwood flooring components.

Observations:

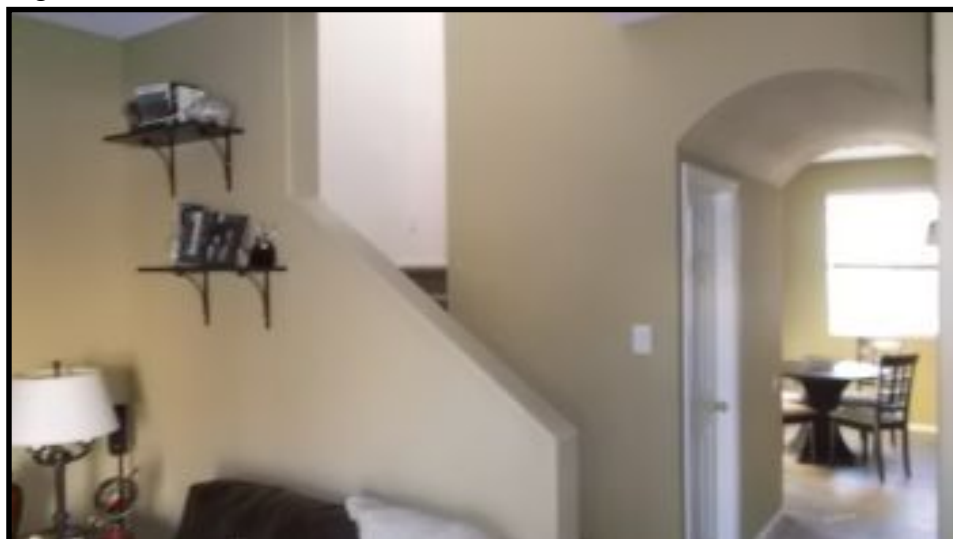
- Floors appear in good condition at time of this inspection.

4. Wall Condition

Materials: Textured sheetrock walls noted. • Walls and ceilings were checked with an Infra Red Scanner to help determine insulation levels and other factors. No abnormal conditions were detected.

Observations:

- The walls are in good condition.



5. Electrical

Observations:

- Electrical light fixtures, outlets and switches functioned properly during this inspection.
- Alarm system observed. This is a positive finding. The client is advised to research potential alarm system providers through the yellow pages or internet. Many alarm companies provide review and activation of these systems. This particular system can be accessed and controlled with a " Smart Phone ". We suggest that you review this system with the seller.



6. Smoke Detectors

Observations:

- Operated when tested.
- Hard wired with battery back up.



7. Ceiling Condition

Materials: Textured sheetrock ceilings noted. • Cathedral style (vaulted) ceilings noted. • Ceilings were checked with an Infra Red Scanner to help determine insulation levels and other factors. No abnormal conditions noted.

Observations:

- Ceilings are in good condition at the time of this inspection.

8. Ceiling Fans

Observations:

- The ceiling fans are working properly.
- Ceiling fans observed in family room and den.

9. Fireplace

Materials: Family Room

Materials: No masonry fireplace. The gas fireplace has a metal vent.

Observations:

- The gas fireplace is properly installed. The damper is functioning properly and the flue piping is not obstructed. The rooftop vent cap is in place and functional. This is a positive finding.
- Manual light fireplace observed. This type of burner must be lit with a match.



10. Cabinets

Observations:

- The interior cabinetry is functional and in good condition.



Garage

1. Garage Door Condition

Materials: Metal sectional retractable door noted. • This is an insulated door. This considered a positive feature.

Observations:

- No deficiencies observed.
- Garage doors are the most frequently used door in most homes. Monitor the condition and proper operation of garage doors on a regular basis as part of an appropriate home maintenance plan.



2. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door automatic opener functioned during this inspection.
- The vehicle door reversed with moderate resistance. The garage door has a pressure/tension reversing mechanism that was tested and found to be operating correctly. This deemed a positive finding.



3. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating properly.
- Auto reverse feature was tested and functioned properly.

4. Garage Door Parts

Observations:

- The garage door is functional during this inspection.

5. Exterior Door

Observations:

- Side garage door appears in good working order. Closed and locked properly.

6. Fire Door

Observations:

- The door leading from the garage to the house is required to be a self closing, self latching, fire rated door. The door was in good condition, closed automatically & locked properly during this inspection.

7. Electrical

Observations:

- Garage electrical outlets and switches functioned properly during this inspection.
- Garage lighting functional.

8. GFCI

Observations:

- GFCI properly located and tested. All of the non dedicated garage receptacles were verified to have GFCI protection. The reset for the receptacles is located on the front wall of the garage. This is a positive finding.



9. 240 Volt

Observations:

- The 240 volt outlet is properly installed and in good condition. Tested functional.

10. Walls

Observations:

- Painted sheetrock walls. Walls appear in good condition. No major system safety or function concerns noted at time of inspection.

11. Anchor Bolts

Observations:

- The garage walls appear properly secured to the foundation walls. The anchor bolts were not visible.

12. Roof Condition

Materials: Garage roof was fully traversed. • Roofing is the same as main structure.

Materials: Concrete tiles noted.

Observations:

- Garage roof is in good condition at time of this inspection. No broken or missing concrete tiles.

Exterior Areas

1. Doors

Observations:

- Exterior doors appear in good working order. Closed and locked properly.

2. Window Condition

Observations:

- Windows appear operational and in good condition.
- Solar screens observed on nearly all windows. This is a very energy efficient addition to a structure. The screens are to be in good condition and properly installed.

3. Stucco

Observations:

- The stucco coating appears relatively new and good condition.

4. Exterior Paint

Observations:

- The exterior paint appears relatively new and good condition. Paint condition should be reviewed annually as part of a regularly scheduled maintenance plan.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete steps noted at front entry.

Observations:

- Driveway and walkway are in good condition.

2. Grading

Observations:

- The exterior drainage is generally away from foundation.
- Above grade as compared to roadway.

3. Fence Condition

Materials: Block wall

Observations:

- Fence appears in good condition. No structural or safety concerns observed.

4. Grounds Electrical

Observations:

- Exterior electrical outlets and switches functioned properly during this inspection
- Exterior lighting functional during this inspection.
- Satellite dish noted. This is a positive finding.
- The photocell that controls the exterior coach lights was covered with black tape for testing and the photocell activated the lights. This is a positive finding.

5. GFCI

Observations:

- All exterior outlets were tested and found to have GFCI protection.
- Reset for all of the exterior outlets is in the garage.



6. Sprinklers

Observations:

- The sprinkler system operates with a control panel located in the garage.
- The irrigation system was functioning properly during this inspection.



7. Vegetation Observations

Observations:

- Desert landscaping front and rear. This is considered a positive finding due to the reduced amount of water generally required to maintain this type of landscaping.

8. BBQ & Fountains

Materials: Gas stub observed at rear patio area. This considered a positive finding.



Main Gas Valve

1. Main Gas Condition

Materials: Main gas shut off located at outside meter. • Left side of home.

Observations:

- All gas appliances have cut-off valves in line at each unit. No gas odors detected during this inspection.