



UnRegistered Software Call: 760.650.1255

2003 El Camino Real, Suite 115

Oceanside, Ca 92056

1-760-650-1255 Support@InspectionSoftware.com



Report ID# :

SampleReport

Schedule Date :

Thursday, December 8, 2016

Tom Jones

Subject Property

1222 Any Street Cedars St

Las Vegas, NV 89122



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THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client: Tom Jones

Address:

City/State/Zip:

Report #: SampleReport

Subject Property

1222 Any Street Cedars St

Las Vegas, NV 89122

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by , (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Page 1 of 2

Initial Here _____

Client: Tom Jones

Report #: SampleReport

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in the Code of Civil Procedure.

USE BY OTHERS: Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

(Initial)

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: Neal Carroll _____ Date: _____
Inspector

INSPECTION FEE:	\$250.00
AGE FEE:	\$75.00
POOL/SPA FEE :	\$150.00
ADDITIONAL SERVICES:	\$6.00
TOTAL FEES:	\$481.00
SUB TOTAL:	\$481.00
PAYMENT:	\$300.00
TOTAL DUE:	\$181.00

KEY TO THE INSPECTION REPORT

Report #: SampleReport

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "**APPEARS SERVICEABLE**" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

Please read the entire report for all items checked.

Notice: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH REPORT PAGE.

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection Client Buyer's Agent Seller's Agent Seller

INSPECTOR : Neal Carroll

Inspection Date: Dec/8/2016, Thursday

Start Time: 9:00 am

Completion Time: 11:30 am

Weather condition at the time of inspection was Sunny

Approximate temperature during inspection: 46.0

Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: 2005 Stated by: Clark County Records

Approximate age of roof: 2005 Stated by: Clark County Records

Additions / Alterations to: None Stated by: Clark County Records

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

GROUNDS

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete Gravel Brick Concrete and Brick

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: The driveway appeared to be in serviceable condition at the time of the inspection.

2 Sidewalk N/A Concrete Brick Paver / Tile N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage*

Comments: Damage was noted at the sidewalk at the time of the inspection.

3 Retaining Wall N/A LOCATION(S): Concrete Stucco Block

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Moisture penetration* No drainage openings*

Comments: Deterioration noted to the retaining walls at the time of the inspection.

4 Patio N/A LOCATION(S): Rear Yard Concrete Brick N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage*

Comments: The patio slab was covered with carpet and therefore could not be properly inspected.

5 Patio Cover N/A LOCATION(S): Rear Yard Earth contact (3)

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house* Open Design Covered Roof (refer to Roof Page)*
 Moisture at Patio cover lacks Wood appears

Comments: The patio cover lacks metal straps, bolts or nails.

6 Balcony N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A Front B C

Inspected & Working Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* Uneven*
 Screens* Panels* Unable to Railing of
 Railings are serviceable N/A Railing Railing of

Comments: Moisture damage was noted, recommend evaluation and repairs by a licensed contractor. (2) (3)

7 Fences and Gates N/A NOT INSPECTED Wood Chain Link Masonry, Wrought Iron

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need Self closing device is Post rusted & leaning*

Comments: Major cracks were found in the fencing, recommend evaluation and repairs by a licensed contractor. (2)

GROUNDS PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122

Picture 1



The patio and patio cover appeared to be in serviceable condition at the time of the inspection.

Picture 2



Common cracks up to 1/4" were noted in the island patio slab at the time of the inspection.

Picture 3



The front porch appeared to be in serviceable condition at the time of the inspection.

Picture 4



The block wall, plastic fencing and gates appeared to be in serviceable condition at the time of the inspection.

EXTERIOR

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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8 Exterior Stairs

N/A

Type:

- Location: **A** **B** **C**
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Moisture Uneven N/A
 Railings serviceable Railings Openings in rails too large (5)

Comments: The exterior stairs appeared to be in serviceable condition at the time of the inspection.

9 Exterior Walls

N/A

Structure: WOOD FRAME

Wall Covering is: Stucco

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Cracks / openings need repair (2) Soil contact *(3)
 Moisture stains/damage Damaged Nailing defects *

Comments: Common cracks up to 1/8" were found in the exterior walls at the time of the inspection .

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim

N/A

WOOD METAL VINYL Stucco

- Eaves, soffits, fascia & trim appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at

Comments: Signs of prior repairs noted on the exterior stucco trim. Cracks up to 1/8" were found in the exterior stucco trim

11 Chimney(s)

N/A

Location: **A** **B** **C** **D**

Material: **A** Metal flue **B** **C** **D** METAL FLUE WOOD FRAME Stucco

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed at Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *

Comments: N/A

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers

N/A

Not inspected* Non operational (2) Control box location Garage

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *

Comments: The sprinklers appeared to be operational at the time of the inspection. Recommend covering the sprinkler system anti siphon valve during cold weather months to protect from freezing.

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets

N/A

Faucets are not anti-siphon type. Recommend installing a anti siphon

- Appears serviceable Some inoperative / corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*

Comments: The back yard hose faucet is not a anti-siphon type valve. Recommend installing a anti siphon adapter. (*)

14 Gutters & Downspouts

N/A

Full

Partial

None Installed

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 Add gutters & downspouts for drainage* Add splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof (2) Subsurface drains not tested*

Comments: N/A

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

EXTERIOR PHOTOS

Report # SampleReport

Client: Tom Jones
Date: 12/8/2016

Property: 1222 Any Street Cedars St
Las Vegas, NV 89122



Picture 7

Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.



Picture 8

Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.



Picture 9

Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.



Picture 10

Signs of prior repairs noted on the exterior stucco trim.



Picture 11

Signs of prior repairs noted on the exterior stucco trim.



Picture 12

Cracks up to 1/8" were found in the exterior stucco trim

FOUNDATION

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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15 Grading N/A Level Site Slope Minor Moderate Steep (1) Stairstepped Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
- Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
- Plants touch Trees planted close to structure * Overgrown landscaping*
- Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments: Drainage of the site appeared to be in serviceable condition at the time of the inspection.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade **17 Crawlspace** **18 Basement** N/A

- Foundation: Poured concrete Masonry block Brick Stone Piers Wood Not visible None
- Columns: Concrete Steel Wood Masonry Block Brick Not visible None
- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door / Cover: OK Damaged* Missing* Crawlspace Basement
- Foundations:** Visible Partially visible* Not visible at*

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- No cracks found N/A Further evaluation needed (1)
- No moisture present N/A Exposed footing*
- Unable to inspect
- Slab not visible due to carpet and floor covering-recommend further evaluation by removal of the floor covering due to:
- Cracks found* Uneven areas in flooring* Unusual cracks on interior walls* Unusual cracks on exterior walls*

Ventilation: Serviceable N/A Vents

Comments: The slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection.

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

Floor Construction: JOISTS TRUSSES CONCRETE NOT VISIBLE N/A
Wood Frame: N/A CONVENTIONAL WOOD FRAMING TRUSS Other

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Framing is Missing framing Moisture
- Damaged Missing Earth-to-wood contact (2) (3)
- Joists Beams Post Columns Debris under house*
- Concrete floors: improper slope* cracked* deteriorated* settled(1) Evidence of
- Anchor bolts installed Shear installed No anchor bolts (1) No shear panels (1) Bolts not visible*
- Probing where deterioration is suspected revealed: Engineer recommended (1)
- Insulation

VAPOR RETARDER N/A Installed Not installed* Not visible* Loose* Installed incorrectly*
SUMP PUMP N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments: N/A

BASEMENT STAIRS N/A Serviceable Uneven rise(2)(4) Uneven run(2)(4) loose step(s) (2)(4)
 Railings Stairs too steep (2)(4)(5) Ceiling is

Comments: N/A

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection *

EXTERIOR PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 13

The sprinkler timer appeared to be operational at the time of the inspection.



Picture 14

Recommend covering the sprinkler system anti siphon valve during cold weather months to protect from freezing.



Picture 15

The sprinkler front control valve appeared to be operational at the time of the inspection.



Picture 16

The sprinkler back control valve appeared to be operational at the time of the inspection.



Picture 17

The back yard hose faucet is not a anti-siphon type valve. Recommend installing a anti siphon adapter. (*)

ROOF

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: **Main Roof** **Main Roof Gable** **Garage Roof**
How inspected: Walked Viewed from ladder* Viewed from ground* With binoculars* Inspection is limited*
 Not fully visible due to: Height Weather Snow Type Debris N/A

19 Main Roof N/A **Roof Covering is:** # of layers:
 Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
 Roof covering has Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening (2) Exposed (2) Deteriorated membrane (2)
 Loose Displaced Damaged Missing: Pitch appears insufficient (2) Moss covered*
 Roof material appears to be improperly installed (2) Fasteners are (2)
 Roof appears to be Evidence of prior patching / repairs (2)
Comments: N/A

20 Main Roof N/A **Roof Covering is: Concrete Tile** # of layers: 1
 Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Fasteners (2) Dented Rusted Deteriorated paint (2)
 Loose Displaced Damaged Missing Prior repairs (2) Insufficient Pitch(2) Moss covered*
 Roof material appears improperly installed (2) Holes/openings(2) Exposed(2) Deteriorated membrane(2)
Comments: The main roof covering appears to be in serviceable condition.

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited* Cracks tiles may not be noticable or visible. (*)

21 Garage Roof N/A **Roof Covering is:** # of layers:
 Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
 Excessive damage (2) Excessive deterioration (2) Roof material appears to be improperly installed (2)
 Blistering* Cracking* Alligatoring* Open seams (2) Moss covered (2) Deteriorated surface (2)
 Evidence of Bare areas exposed to the sun (2) Fasteners
 Roof appears to be Evidence of prior patching / repairs (2)
Comments: N/A

Roof Notes NOTICE: N/A

Comments: N/A

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings N/A Flashings appears serviceable N/A
 Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Separation (s) / improper at: Roof* Wall* Drip edge* Vent Pipes* Skylight* Other *
 Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
 Damaged flashing* Improper flashing a No visible flashing at:
 Skylight(s) appear serviceable Cracked (2) Damaged (2) Defect (2) Non professional skylight*
Comments: The exposed flashing appeared to be in serviceable condition.

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

ROOF PHOTOS

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Las Vegas, NV 89122



Picture 19

The main roof covering appears to be in serviceable condition.



Picture 20

The main roof covering appears to be in serviceable condition.



Picture 21

The main roof covering appears to be in serviceable condition.



Picture 22

The main roof covering appears to be in serviceable condition.



Picture 23

The main roof covering appears to be in serviceable condition.

PLUMBING

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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23 Main Line N/A **Main pipe is** Cannot Determine **Size:** 1" **Pressure:** 55 PSI AM PM
 Pressure is above 80 psi - recommend:
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: in Garage Not located* Operational Not operational (2) Not inspected*
 Handle is Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments: Main line appeared to be in serviceable condition. Main water shut off valve and regulator is installed in the garage. **Water softener is installed but it is in by pass and turned off the power due to the water pressure appears to be low when in service, (2)**

24 Supply Lines N/A **Supply lines are** Wirsbo
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears serviceable Noise in pipes (2)
 Pipes lack support at: Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated: N/A Yes No
Comments: The supply lines appeared to be in serviceable condition at the time of inspection.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines N/A **Waste lines are** ABS
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Pipes lack proper support at:
 Plumbing Vents & Traps are serviceable All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments: Waste lines appeared to be in serviceable condition the time of inspection.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

26 Fuel System N/A **Shut Valve Location:** Left side **Fuel type is** Gas Meter
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments: Fuel system appeared to be in serviceable condition at the time of the inspection.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters N/A **Location** A Garage **Type** Gas **Capacity** 40 Gallons
 Location B **Type** **Capacity**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve installed (no test) Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve **overflow pipe is not correct (2)** Combustion air is serviceable
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping is serviceable Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments: Water heater appeared to be operational at the time of inspection. **The temperature pressure line is not correct the line is considered to be trapped. (2,4) Recommend installing a catch pan under the water heater with a drain line that extends past the edge of the platform the next time the water heater is replaced.**

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recalcuating pumps/systems are not part of this inspection.*

PLUMBING PHOTOS

Report # SampleReport

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Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 25

Main water shut off valve and regulator is installed in the garage.



Picture 26

Water softener is installed but it is in by pass and turned off the power due to the water pressure appears to be low when in service, (2)



Picture 27

Fuel system appeared to be in serviceable condition at the time of the inspection.



Picture 28

Water heater appeared to be operational at the time of inspection. Recommend installing a catch pan under the water heater with a drain line that extends past the edge of the platform the next time the water heater is replaced.



Picture 29

The temperature pressure line is not correct the line is considered to be trapped. (2,4)

HEATING

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A 80,000	Unit B	Unit C
Location A Attic		Location B		Location C	
Heating Type: Forced air		Heating Type:		Heating Type:	
Fuel Type: Natural gas		Fuel Type:		Fuel Type:	
<u>Comments:</u> Heating type is a forced air unit.					

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*
<input checked="" type="checkbox"/> System(s) appear serviceable		<input type="checkbox"/> Did not respond to normal controls (2)
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn
<input type="checkbox"/> System(s)	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Damage
	<input type="checkbox"/> Deteriorator	
<u>Comments:</u> The heating system appeared to be operational at time of inspection.		

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)		<input type="checkbox"/> Improper vent rise (2)	<input type="checkbox"/> Improper elbow angle (2)
<input type="checkbox"/> Improper materials used for vent pipe (2)(4)		<input type="checkbox"/> Soot/Rust on	<input type="checkbox"/> Defective
<input type="checkbox"/> Vent terminates near window/opening (2)(4)			
<u>Comments:</u> The furnace venting appeared to be in serviceable condition at the time of the inspection.			

31 Combustion Air	<input type="checkbox"/> N/A	<input type="checkbox"/> Air supply
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects*
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)		
<input type="checkbox"/> Recommend sealing platform at:		
<u>Comments:</u> The combustion supply air was in serviceable condition at the time of the inspection.		

32 Burners	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*
<input checked="" type="checkbox"/> Burner flame appears typical		<input type="checkbox"/> Unusual flame pattern (2)
<input type="checkbox"/> Rust flakes in burn chamber (2)		<input type="checkbox"/> Damaged
		<input type="checkbox"/> Chamber
<u>Comments:</u> The furnace burner flames appeared to be typical.		

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution	<input type="checkbox"/> N/A	Type: Ducts & Registers
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Ducts:
<input type="checkbox"/> Register(s)		<input checked="" type="checkbox"/> Not fully visible*
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Insulation
<input type="checkbox"/> Radiator inoperative (2)		<input type="checkbox"/> Circulating pump
<input type="checkbox"/> Leaks on radiator (2)	<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Low air volume (2)
	<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convector inoperative (2)
	<input type="checkbox"/> Leaks on fitting (2)	<input type="checkbox"/> Convector cold (2)
<u>Comments:</u> The distribution system appeared to be in serviceable condition at the time of inspection.		

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

HEATING PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122

Picture 31



The heating system appeared to be operational at time of inspection.

HEATING Continued & AIR COOLING

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information This item warrants attention/repair or monitoring

34 Normal Controls N/A

- Appears serviceable** Unit A Unable to inspect* Utilities off*
- Controls need Thermostat appear to be serviceable. Unit A *
- Leaks at: Damage* Deterioration* Defects*
- Corrosion at: Gauges need Switch is
- Expansion tank

Comments: The normal operating controls appeared to be serviceable at the time of the inspection.

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter N/A

- Missing* Wrong size* Unable to inspect*
- Appears serviceable** Suggest changing Cleaning filter* No filter hold-down*

Comments: Suggest changing the air filters at the time of the inspection. (20x20x1) 2 each

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes N/A

- Recommend complete system evaluation (2) Unable to locate heat in all rooms*
- Suggest cleaning & servicing Fuel tank leak (2) (4)
- Heater makes unusual noise during operation, further evaluation needed (2) Undercut doors off carpet*
- High Low Air leaks at: Leakage at:
- Condensate lines: Termination location:

Comments: N/A

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air N/A

- | | | | | | |
|--|--|----------------------------------|---|--|---|
| Location(s) | | Unit A | Rear Yard | B | C |
| Type: Split system | | | | | |
| Power: <input type="checkbox"/> 120volt <input type="checkbox"/> 240volt <input type="checkbox"/> One speed fan only* | | | | | |
| <input type="checkbox"/> Appears operational | <input type="checkbox"/> Not Functional* | <input type="checkbox"/> Unsafe* | <input type="checkbox"/> Worn* | <input type="checkbox"/> Near end of lifespan* | <input type="checkbox"/> Not fully visible* |
| <input type="checkbox"/> Unit makes unusual noise during operation (2) | <input type="checkbox"/> Unit | | <input type="checkbox"/> Unit is not level* | | |
| <input type="checkbox"/> Pads | <input type="checkbox"/> Float valve | <input type="checkbox"/> Pump | <input type="checkbox"/> Leaking noted* | | |
| <input type="checkbox"/> No power - unable to test* | <input type="checkbox"/> Warm air only (2) | | | | |
| <input checked="" type="checkbox"/> Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) | <input type="checkbox"/> One speed fan only* | | | | |
| <input type="checkbox"/> Not level(2) <input type="checkbox"/> Makes unusual noise(2) | <input type="checkbox"/> Air temperature differential is incorrect (2) | | | | |
| <input type="checkbox"/> Coil is damaged (2) | <input checked="" type="checkbox"/> Recommend servicing system and checking refrigerant level* | | | | |

Comments: The outside air temperature was below 65 degrees at the time of the inspection. I was unable to operate the system. Operating the system at this temperature could damage the system. Recommend servicing the cooling system and checking the refrigerant level prior to next cooling season.

- POWER:** N/A 120 Volts 240 Volts Electrical disconnect present Gas* (not inspected)
- No electrical disconnect provided (2) Improper conduit (2)
 - Proper grounding not provided (2) No conduit (2)
 - Junction box Cover Heat pump auxiliary heat not functional(2)

- CONDENSATE:** N/A Condensate line installed Line not fully visible*
- Termination location: No trap in line*
 - Condensate lines:

- REFRIGERANT LINES:** N/A Insulation installed on-lines Ice on unit (2)
- Insulation damaged* Insulation deteriorated* Ice on lines (2)
 - Lines not fully visible Leaks at: Line(s) appear damaged (2)

Comments N/A

DATA PLATE:

Comments:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

HEATING / AC PHOTOS

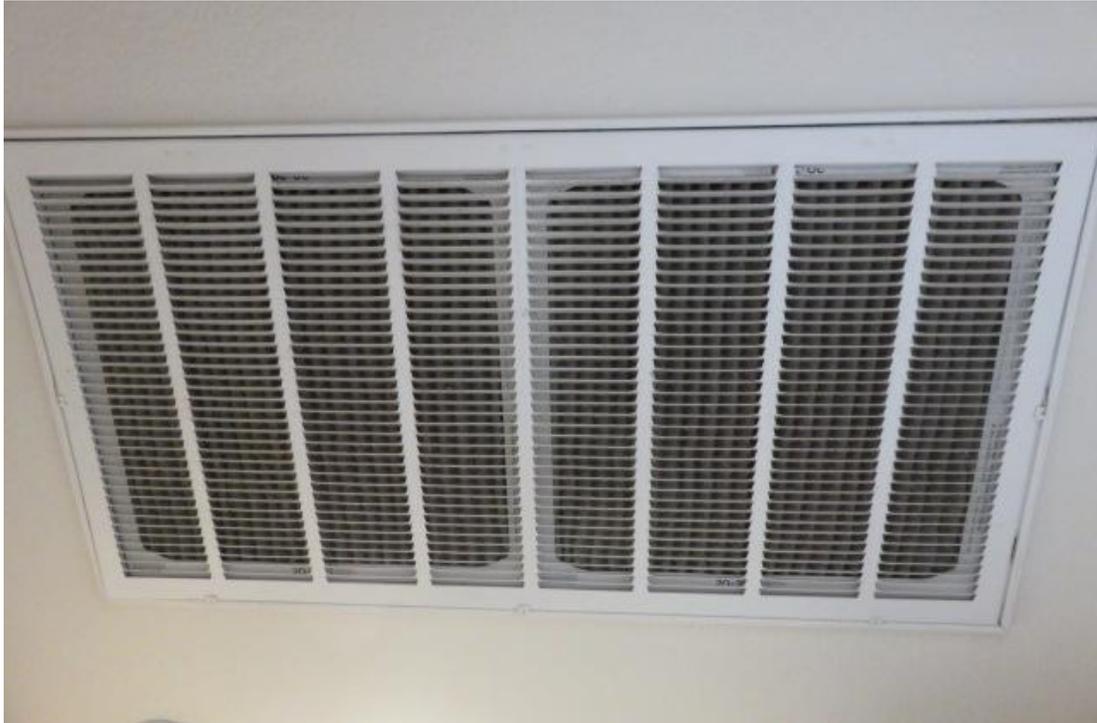
Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 37

Suggest changing the air filters at the time of the inspection. (20x20x1) 2 each



Picture 38

The outside air temperature was below 65 degrees at the time of the inspection. I was unable to operate the system. Operating the system at this temperature could damage the system. Recommend servicing the cooling system and checking the refrigerant level prior to next cooling season.

ELECTRICAL

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39 Service N/A **Overhead** **Underground** **Number of conductors** **3**
 120V* **240V** **120V** **AMPS 200** **AMPS NOT DETERMINED**
 Appears serviceable **Defects*** **Deterioration*** **Unsafe*** **Near end of lifespan***
 Loose connections at **Damaged connections at**
 Frayed wires (2) **Improper splices on main wires (2)** **Improper tap on main wires (2)**
 Conductors too close to **Wires touch trees* Contact utility company(4)**
 Ground present **Ground loose at:** **Ground**
 Ground clamp not visible* **Ground system not visible*** **More than six breakers with no main shutoff (2)**
 Main disconnect inspected at: Main Panel **No drip loop on service wires (2)**
Comments: The service appeared to be in serviceable condition at the time of inspection. (2)

40 Main Panel N/A **#A - Location** **right side** **Panel rating** **225** **Not verified**
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable **Defects*** **Deterioration*** **Unsafe*** **Near end of lifespan*** **Not accessible***
Comments: The main panel appeared to be in serviceable condition at the time of the inspection.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors N/A **Service Wire: Copper** **Branch Wire: Copper**
 Wiring Methods: Romex

42 Sub-panel(s) N/A **B-Location** **C-Location** **D-Location**
Panel >> **is locked-could not inspect.* Further evaluation is needed***
Panel >> **is inaccessible-could not inspect.* Further evaluation is needed***

43 Panel Notes N/A **Wiring Methods:** **Breakers** **Fuses**
 Panel(s) appear(s) serviceable **Not Functional*** **Unsafe*** **Worn*** **Near end of lifespan***
 Improper wiring (2)(4) at: **Breaker is off* at panel:**
 Two wires connected to one breaker (2)(4) at: **Signs of**
 Overfusing (fuse/breaker size too large for wire) (2)(4) at: **Aluminum wiring noted at the general 120volt circuits(2)(4)**
 Neutral and ground wires connected at sub-panel (2)(4): (Aluminum connections should be checked by a licensed electrician)
 Direct tap **Antioxidant not visible on aluminum wire connections***
 Panel bond is not provided for safety (2)(4) at: **Unprotected opening(s) (2)(4) at:**
 Missing 240 volt - handle tie(s) at panel #*: **N/A**
 Fused neutral wire(s) (2)(4) at panel: **Breakers** **Fuses**
 Electrical system appears outdated by today's standards (2) **Opening(s) dead front cover(s) at panel #*(2)**
Comments: The panel appeared to be in serviceable condition at the time of inspection.

44 Wiring Notes N/A **Sample of switches and outlets tested appear to be serviceable**
 Grounding and polarity of receptacles within 6' of plumbing fixtures appear serviceable
 Appears serviceable (tested) **Several of the lights appear to be burnt out or are missing.**
 Three prong outlets did not test properly grounded (2)(4) at: **Evidence of**
 Reverse polarity (2)(4) at: **Light not operational *(2)(4) at:**
 Outlet not operational (2)(4) at: **Open neutral (2)(4) at:**
 Outlets **Switches** **Missing cover plates *(2)(4) at:**
 Not exterior rated **Damaged cover plates *(2)(4) at:**
 Exposed wiring needs protection (2)(4) at: **Exposed splices (2)(4) at:**
 Box cover missing*(4) at: **Extension cord used as wiring (2)(4) at:**
 Improper wiring (2)(4) at: **'GFCI' not operational (2)(4) at:**
 'GFCI(s) responded to test **'GFCI', (a safety device for outlets near water) recommended (5) at:**
 Closest light is subject to damage at:* **Closest light is subject to hazard at:***
 Doorbell worked / none **Not operational (2)** **Fixture**
Comments: The sample of switches and outlets tested appeared to be in serviceable condition. **Several of the lights appear to be burnt out or are missing. The patio outlet cover is damaged or missing. (*)**

ELECTRICAL PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 43

The main panel appeared to be in serviceable condition at the time of the inspection.



Picture 44

The patio outlet cover is damaged or missing. (*)

INTERIOR

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*

Hardware operational Hardware not operational* Damaged door jamb Weather stripping damaged/missing*

Comments: The entry doors appeared serviceable but the **weather seal is missing from the lock side of the door. (*)**

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)

Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational
 Door(s) rub at: Door stick at: **The laundry room door handle is missing.**
 Damaged at: Difficult to operate at
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) a Door won't latch at:
 Screen doors not checked* Screens appear to be serviceable. **Dinning room exterior door handle is damaged.**

Comments: **Bedroom 3 closet door rubs the carpet and the bottom door guide is missing.**

48 Windows N/A **Type: Aluminum Sliding** Security bars

Sample tested appears serviceable Window Broken *
 Window Stains* Damage*
 Screens **are missing from bedroom 2 and the hall bathroom.**

Comments: Sample of windows tested appeared operational.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls N/A **Drywall** Plaster Paneling N/A

General condition serviceable Wall
 Wall **two 2x4 holes found in the family room walls.** Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments: **Cosmetic damage noted in the all bedrooms, signs of prior repairs noted above the main bathroom tub enclosure.**

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A **Drywall** Acoustic Spray Plaster N/A

General condition serviceable Ceiling(s)
 Ceiling(s)

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors N/A **Carpet** Vinyl Wood **Tile** Wood laminate

General condition serviceable Damage * Deterioration *
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*

Comments: **Carpet show signs of wear. Base board is damaged around the post in-between the dinning and family room.**

Notice: Determining odors or stains is not included!* Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s) N/A **Location(s)** A B C **INSERT (have checked by removal*)**

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s)
 Gas was operational N/A Gas at fireplace
 Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*

Comments: N/A

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation.*

INTERIOR PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 49



Picture 50

The weather seal is missing from the lock side of the door.
(*)

The dining room exterior door handle is damaged.



Picture 51

The laundry room door handle is missing.



Picture 52

Bedroom 3 closet door rubs the carpet and the bottom door guide is missing.



Picture 53

Signs of prior repairs noted above the main bathroom tub enclosure

INTERIOR Continued

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

53 Interior Features N/A **Ceiling fan(s) operational** Fan (s)

Interior stairs appear serviceable Uneven Stairway is

Stair handrails appear serviceable Railing is Openings in rails too wide (4)(5)

Wet bar faucet appears serviceable Faucet is not operational (2) Faucet leaks (2) Cold water only

Counter appears serviceable Damage to Deterioration to

Plumbing under sink serviceable Leaks (2) Improper piping (2) Icemaker not on

Items installed but not inspected: Central vacuum Security system Intercom N/A

Comments: Ceiling fans appear to be operational.

54 Smoke Detector N/A

Locations: **A: Master Bedroom** **B: Bedroom 2**
C: Bedroom3 **D: Hall**

Smoke detector test button responds A B C D Not tested* A B C D

Did not respond to test button* A B C D None found (5) A B C D

Couldn't test / no test button* Indicator light on Suggest additional detectors in appropriate locations* (5)

Comments: Smoke detectors appear to be serviceable.

55 Laundry N/A Garage Basement Service Area Other

Piping (water&waste) serviceable Unable to view / not tested* Damage* Deterioration* Door / jambs*

Electrical outlet grounded (120 Volt) Unable to test* Ungrounded* Not operational (2) Miswired (2)

240 volt outlet operational Inoperative* No 240 outlet Not viewed* Not inspected*

Gas piping appears serviceable N/A No gas provided Unable to view*

Dryer venting provided Dryer venting not provided* Dryer vents into attic* Dryer vents into crawl space*

Laundry sink serviceable N/A Damage on sink* Deterioration on sink* Sink is loose* Slow draining*

Plumbing below sink serviceable Deterioration* Corrosion* Improper piping (2) Leaks (2)

Faucet operational Deterioration* Corrosion* Faucet leaks (2) Hot/Cold reversed(4)

Comments: The laundry plumbing appears to be in serviceable condition at the time of the inspection.

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. * Washers and dryers are not part of this inspection*

56 Attic N/A Full Partial

Roof Frame Truss Rafter Framing X
 Ceiling Frame Truss Joist Framing X

How Inspected: Entered Access Location Hallway Inspection limited to view from access*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*

No stains visible Small stains* Moderate stains (2) Major stains (2) Unable to determine leakage*

Sagging framing (1)(2) Broken framing (1)(2) Truss(es) Framing appears undersized* (1)

Vents provided None* Blocked* Minimal* Poor ventilation* Missing wind resistant straps(2)

Power ventilator operational N/A Not inspected* Not operational* Screens

Insulation Type: Blown In & Fiberglass No insulation* Poor coverage* Compressed* Wrong side up*

Approximate depth: 6 to 8 inches Insulation covers

Air/vapor retarde N/A Installed Vent pipe

Comments: Some of the insulation has been removed from the wall and ceiling of the attic storage area. Recommend putting the insulation back in place.

Ventilation N/A Appears serviceable at: Kitchen, Bathrooms & Laundry

Exhaust fan Exhaust fan

Comments: The ventilation appeared serviceable at the time of the inspection.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed*

INTERIOR PHOTOS

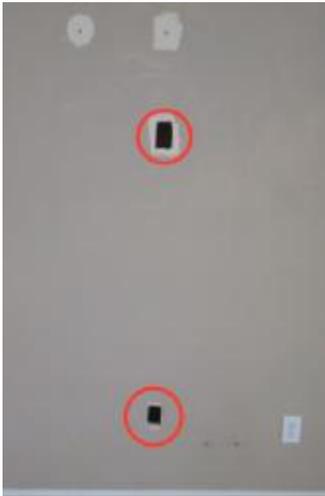
Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 55

Two 2"x4" holes found in the family room walls.



Picture 56

Base board is damaged around the post in-between the dining and family room.



Picture 57

All of the bedroom closet cloths hangers are missing.



Picture 58

Carpet show signs of wear.

GARAGE / Carport

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

GARAGE / CARPORT N/A Attached Detached Carport Other

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*

No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A

Comments: The garage floor appeared serviceable at the time of the inspection.

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A

Appears serviceable Moisture stains* Damage* N/A
 Framing Exterior: Holes* Damage* Missing wall covering*

Comments: The fire wall appeared serviceable at the time of the inspection.

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Window

Comments: The garage ventilation appeared serviceable at the time of the inspection.

60 Door To Interior N/A Solid Rated Door Hollow Core (non-fire resistive)*

Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters bedroom*(4) Does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*

Comments: The door to living space in the garage appeared serviceable at the time of the inspection.

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*

Lock inoperative* Damaged door jamb* Damaged threshold* Exterior door
 Not inspected* Locked* Blocked* Rubs jamb*

Comments: N/A

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A

Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)

Comments: The vehicle door appeared serviceable at the time of the inspection.

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*

Appears serviceable # of Units 1 Unit Electronic sensor
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*

Comments: The automatic opener appeared serviceable at the time of the inspection.

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*

Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*

Comments: The garage electrical appeared serviceable at the time of the inspection.

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*

Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments: N/A

INTERIOR 2 PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 61

Some of the insulation has been removed from the wall of the attic storage area. Recommend putting the insulation back in place.



Picture 62

Some of the insulation has been removed from the ceiling of the attic storage area. Recommend putting the insulation back in place.

KITCHEN

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect*

Sink(s) appear(s) serviceable Minor wear Heavy wear* Chipped* Sink is loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot & cold water reversed*(4)
 Faucet serviceable Non-operational(2) Defective(2) Faucet Spray wand defective*
 Plumbing under sink serviceable Pipes are Improper piping (2)
 Moisture stains below sink* Moisture damage below sink* Restricted view below sink*

67 Kitchen (general) N/A **Counters:** Tile Laminate Granite Not fully visible*

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing*
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*

Comments: The kitchen appeared to be in serviceable condition at the time of the inspection.

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* Not fully visible*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Non operational (2)
 Blades appear to be Unit makes unusual noise Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

Comments: Disposal appeared to be in serviceable condition at the time of the inspection.

69 Range / Cooktop N/A **# of ovens:** 1 Gas Electric Combination Electric Ignition

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Re No inspection (power/gas off)*
 Free standing oven - not tested* Ranges / Cooktop not inspected*
 Oven door(s) appear(s) serviceable Lower Non operational (2)
 Door(s) gasket(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass (2)
 Separate cooktop serviceable N/A Damaged gasket(s)* Clock not tested Appears non functional*
 Gas shutoff valve installed N/A Burner did not operate (2) Element did not operate (2)
 Gas shutoff valve not provided (2)(4) Gas valve is not visible* Exhaust ventilator

Comments: The range/oven appeared to be operational at the time of the inspection. 2 of the burner are missing from the range. (*)

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher N/A No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition:door, liner & racks serviceable Rust at Damage at
 Soap dish inoperative* Washer arm appears frozen (2) Unit is not secured to cabinets*
 Door seals appear serviceable Deteriorated* Leaking (2) Door
DRAIN LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed (2)
 Air gap device None Improper* Leaking noted at drain lines Leaking noted at air gap device*

Comments: The dish washer appears to operate but the knock out-plug does not appear to have been removed from the disposal. When the dishwasher drains water comes out of the air gap device. (2)

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) Not inspected* No Key*
 Microwave appears serviceable Non operational (2) Not inspected*
 Other features/appliances present but not inspected include R/O filter system installed under the kitchen sink.

Comments: The microwave appeared to be in serviceable condition at the time of the inspection. Recommend replacing the filters for the R/O water filter system.

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

KITCHEN PHOTOS

Report # SampleReport

Client: Tom Jones

Property: 1222 Any Street Cedars St

Date: 12/8/2016

Las Vegas, NV 89122



Picture 67

The dishwasher appears to operate but the knock out-plug does not appear to have been removed from the disposal. When the dishwasher drains water comes out of the air gap device. (2)



Picture 68

2 of the burner are missing from the range. (*)



Picture 69

Recommend replacing the filters for the R/O water filter system.

BATHROOMS

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A Main **B** Master Bathroom **C** **D** **E**

72 Toilet **Appears serviceable** A B C D E

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: The toilets appeared to be in serviceable condition in: A,B

73 Sink **Appears serviceable** A B C D E Hot & cold water reversed*(4)

Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion at sink faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Counter & cabinet			
Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: The sink appeared to be in serviceable condition in: A,B

74 Vent / Heat **Appears serviceable** A B C D E

Comments: The exhaust fans appeared to be in serviceable condition in: A,B

75 Bathtub **Appears serviceable** A B C D E

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: The bathtub appeared to be serviceable in: A,B

76 Shower **Appears serviceable** A B C D E

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at showe	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	hower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Enclosure appears serviceable	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be temper	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: The shower appeared to be in serviceable condition in: B **The master bathroom shower door seal is damaged.**

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.*

BATHROOM PHOTOS

Report # SampleReport

Client: Tom Jones
Date: 12/8/2016

Property: 1222 Any Street Cedars St
Las Vegas, NV 89122

Picture 73



The master bathroom shower door seal is damaged.

POOL / SPA & EQUIPMENT

Report # : SampleReport

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

77 Pool / Spa Type N/A Above Ground Below Ground N/A
 Plaster / Gunite Vinyl Fiberglass Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.

78 Heater N/A Gas Electric Solar Panels (not tested)
 Appears serviceable Inoperative* Unable to determine operation* Pilot is not lit* Gas/breakers off*
 May not be adequate for pool heating* Improper material used in gas line (2) Gas shut-off not provided (2)
 Burners serviceable Corrosion Deterioration Rust noted in burner area (2) Not all burners are operating (2)
 Venting serviceable Improper vent location (2) Improper vent clearance (2) Obstructed* Debris in/on vent*
 Pressure limit switch appears operational Inoperative (2) Delayed response* Unable to determine operation*

Comments: Debris was found in/on the vent*

79 Water Filter N/A Cartridge Filter Diatomaceous Earth Filter Sand Filter

Pressure gauge appears serviceable: Inoperative* Broken glass* None provided*
 Bleeder valve appears serviceable: Inoperative* Leaking* None provided*

Comments:

80 Pumps N/A Pumps Installed: Circulation Spa Jet Pool Sweep

Circulation pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Separate jet pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Sweep pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*

Comments:

81 Blowers N/A Air Bubbler Supplemental to Jet Pump

Blower operated when tested Blower did not operate (2) Not tested due to:*

Comments:

82 Electrical N/A **Breaker Location** Main Panel At Equipment

Wiring: Liquid Tite Flex Rigid Conduit NM Cable (Romex) (2)
 Wiring appears serviceable Improper wiring noted (2)(4) Improper conduit (2) Deteriorated conduit (2)
 Pool lights operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Spa light operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Timers: Equipment On Off at time of inspection Power is off - could not verify operation*
 Circulation pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Sweep pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Remote switches appear operational Inoperative (2) Unable to determine operation* None

Comments:

83 General N/A **Fencing Enclosing Pool/Spa:** Yes No* (Caution) (5)
Self-closing/latching Gate: Yes No* (Caution) (5) Inoperative* (5)

Coping appears serviceable Lifting* Settling* Cracked* Missing* Caulking
 Surrounding deck/concrete appears serviceable Common cracks Major cracks (1)
 Diving board/slide is not part of this inspection* Damaged Loose
 Pool water fill valve Spa water fill valve
 Pool is cloudy/bottom not visible (2) Pool Spa needs complete evaluation (2)

Comments:

Comments & Notes

Client Name: Tom Jones

Date : Thursday, December 8, 2016

Report ID: SampleReport

This Page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

GROUNDS

The driveway appeared to be in serviceable condition at the time of the inspection.
Damage was noted at the sidewalk at the time of the inspection.
Deterioration noted to the retaining walls at the time of the inspection.
The patio slab was covered with carpet and therefore could not be properly inspected.
The patio cover lacks metal straps, bolts or nails.
Moisture damage was noted, recommend evaluation and repairs by a licensed contractor. (2) (3)
Major cracks were found in the fencing, recommend evaluation and repairs by a licensed contractor. (2)

EXT/FOUND

The exterior stairs appeared to be in serviceable condition at the time of the inspection.
Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.
Signs of prior repairs noted on the exterior stucco trim. Cracks up to 1/8" were found in the exterior stucco trim
N/A
The sprinklers appeared to be operational at the time of the inspection. Recommend covering the sprinkler system anti siphon valve during cold weather months to protect from freezing.
The back yard hose faucet is not a anti-siphon type valve. Recommend installing a anti siphon adapter. (*)
N/A
Drainage of the site appeared to be in serviceable condition at the time of the inspection.
The slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection.
N/A
N/A

ROOF

The main roof covering appears to be in serviceable condition.
The exposed flashing appeared to be in serviceable condition.

PLUMBING

Main line appeared to be in serviceable condition. Main water shut off valve and regulator is installed in the garage. Water softener is installed but it is in by pass and turned off the power due to the water pressure appears to be low when in service, (2)
The supply lines appeared to be in serviceable condition at the time of inspection.
Waste lines appeared to be in serviceable condition the time of inspection.
Fuel system appeared to be in serviceable condition at the time of the inspection.
Water heater appeared to be operational at the time of inspection. The temperature pressure line is not correct the line is considered to be trapped. (2,4) Recommend installing a catch pan under the water heater with a drain line that extends past the edge of the platform the next time the water heater is replaced.

HEATING

Heating type is a forced air unit.
The heating system appeared to be operational at time of inspection.

UnRegistered Software Call: 760.650.1255

The furnace venting appeared to be in serviceable condition at the time of the inspection.
The combustion supply air was in serviceable condition at the time of the inspection.
The furnace burner flames appeared to be typical.
The distribution system appeared to be in serviceable condition at the time of inspection.

AIR CONDITIONING

The normal operating controls appeared to be serviceable at the time of the inspection.
Suggest changing the air filters at the time of the inspection. (20x20x1) 2 each
N/A
The outside air temperature was below 65 degrees at the time of the inspection. I was unable to operate the system.
Operating the system at this temperature could damage the system. Recommend servicing the cooling system and checking the refrigerant level prior to next cooling season.

ELECTRICAL

The service appeared to be in serviceable condition at the time of inspection. (2)
The main panel appeared to be in serviceable condition at the time of the inspection.
The panel appeared to be in serviceable condition at the time of inspection.
The sample of switches and outlets tested appeared to be in serviceable condition. Several of the lights appear to be burnt out or are missing. The patio outlet cover is damaged or missing. (*)

INTERIOR

The entry doors appeared serviceable but the weather seal is missing from the lock side of the door. (*)
Bedroom 3 closet door rubs the carpet and the bottom door guide is missing.
Sample of windows tested appeared operational.
Cosmetic damage noted in the all bedrooms, signs of prior repairs noted above the main bathroom tub enclosure.
The general condition of the ceilings appeared serviceable at the time of the inspection.
Carpet show signs of wear. Base board is damaged around the post in-between the dining and family room.
N/A

Ceiling fans appear to be operational.
Smoke detectors appear to be serviceable.

Some of the insulation has been removed from the wall and ceiling of the attic storage area. Recommend putting the insulation back in place.
The ventilation appeared serviceable at the time of the inspection.

GARAGE / CARPORT

The garage floor appeared serviceable at the time of the inspection.
The fire wall appeared serviceable at the time of the inspection.
The door to living space in the garage appeared serviceable at the time of the inspection.
N/A
The garage electrical appeared serviceable at the time of the inspection.

LAUNDRY

The laundry plumbing appears to be in serviceable condition at the time of the inspection.

KITCHEN

The kitchen appeared to be in serviceable condition at the time of the inspection.
Disposal appeared to be in serviceable condition at the time of the inspection.
The range/oven appeared to be operational at the time of the inspection. 2 of the burner are missing from the range. (*)

UnRegistered Software Call: 760.650.1255

The dish washer appears to operate but the knock out-plug does not appear to have been removed from the disposal.

When the dishwasher drains water comes out of the air gap device. (2)

The microwave appeared to be in serviceable condition at the time of the inspection. Recommend replacing the filters for the R/O water filter system.

BATHROOMS

The toilets appeared to be in serviceable condition in: A,B

The sink appeared to be in serviceable condition in: A,B

The bathtub appeared to be serviceable in: A,B

The shower appeared to be in serviceable condition in: B **The master bathroom shower door seal is damaged.**

POOL / SPA

Debris was found in/on the vent*