



## **Advanced Structural Inspections, LLC**

209 S. Stephanie St., Ste. B240, Henderson, NV 89012

Tel: (702) 610-5111 Fax: (702) 837-8146

www.ScottSauer.com info@ScottSauer.com

# **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Sample Name**

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## **INSPECTION ADDRESS**

Sample Address, Las Vegas, NV 89141

## **INSPECTION DATE**

3/25/2006 10:00 am to 1:00 pm

## **REPRESENTED BY:**

Sample Agents Name

Realty Professionals



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**



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# SUMMARY REPORT

**Client:** Sample Name  
**Realtor:** Sample Agents Name, Realty Professionals  
**Inspection Address:** Sample Address, Las Vegas, NV 89141  
**Inspection Date:** 3/25/2006 Start: 10:00 am End: 1:00 pm  
**Inspected by:** Cloyce "Scott" Sauer

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Service*

#### **Exterior**

##### **Exterior Components**

###### **Sliding Glass Doors**

- A panel in the dual-glazed slider has a broken hermetic seal, and should be replaced.

#### **Roof**

##### **Concrete Tile Roof**

###### **Roofing Material**

- There are cracked or broken tiles that should be serviced.

#### **Chimney**

##### **Family Room Chimney**

### **Damper**

- You should add a damper-stop as a safety feature for the gas fireplace, which prevents it from being fully closed.

## **Plumbing**

### **Gas Water Heaters**

#### **Water Shut-Off Valve and Connectors**

- The nipples at the water connectors are corroded or leaking and should be replaced.

## **Kitchen**

### **Kitchen**

#### **Dishwasher**

- The dishwasher leaks at the drain lines under the unit and should be serviced by a plumber. You may wish to seek the advice of an environmental specialist.

## **Laundry**

### **Laundry Room**

#### **Trap and Drain**

- There is a leak at the drain lines that should be repaired.

## **Garage**

### **Double-Car Garage**

#### **Walls and Ceiling**

- There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak. You may wish to seek the advice of an environmental specialist.

#### **Firewall Separation**

- The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.

#### **Entry Door Into the House**

- The fire-rating of the house entry door has been nullified by the addition of an animal door.



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## GENERAL INFORMATION

**Inspection Address:** Sample Address, Las Vegas, NV 89141  
**Inspection Date:** 3/25/2006 Time: 10:00 am to 1:00 pm  
**Weather:** Partly Cloudy - Temperature at time of inspection: 75 Degrees

**Inspected by:** Cloyce "Scott" Sauer

**Client Information:** Sample Name  
**Buyer's Agent:** Realty Professionals  
Sample Agents Name

**Furnished:** No  
**Number of Stories:** Two

**Estimated Year Built:** 1995  
**Unofficial Sq.Ft.:** 2300

### PLEASE NOTE:

This report is the exclusive property of Advanced Structural Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Advanced Structural Inspections, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NAC 645D, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample

## SCOPE OF WORK

You have contracted with Advanced Structural Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by NRS/NAC645D, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded. Questions for the EPA should be directed to the EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site and Other Observations

#### Notice to Absent Clients

##### *Informational Conditions*

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted, and particularly by people with a vested interest in them.

### Grading and Drainage

#### General Comments and Description

##### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

#### Moisture Dampness or Mold-like Issues

##### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

#### Interior-Exterior Elevations

##### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### **Flat and Level Pad**

#### *Informational Conditions*

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

### **Drainage Mode**

#### *Informational Conditions*

Drainage is facilitated by soil percolation hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

### **Drainage Swales**

#### *Informational Conditions*

The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

## **House Wall Finish**

### **Identification of House Wall Finish**

#### *Informational Conditions*

The house walls are finished with stucco.

### **House Wall Finish Observations**

#### *Informational Conditions*

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

Portions of the weep-screed have been covered. Weep-screed not only allows the house walls to move independent of the foundation and prevents the plate-line cracks that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results.



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## Exterior Components

### General Comments and Description

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Yard Walls

#### *Informational Conditions*

There is efflorescence, or salt-crystal formations, at various points on the yard walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance. This appears to be caused by yard sprinklers contacting the yard walls. Its important to have your sprinklers adjusted so they do not contact the structure and the yard walls.



### Fences and Gates

#### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time.

### Fascia and Trim

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### Sliding Glass Doors

#### *Components and Conditions Needing Service*

A panel in the dual-glazed slider has a broken hermetic seal, and should be replaced.



### **Exterior Doors**

#### *Informational Conditions*

The exterior doors are in acceptable condition.

### **Windows**

#### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

### **Screens**

#### *Informational Conditions*

The window screens are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were tested are functional and include ground-fault protection.

### **Lights**

#### *Informational Conditions*

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

### **Door Bell**

#### *Functional Components and Conditions*

The door bell is functional.

## **Structural**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common

settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Various Hard Surfaces

### Evaluation of Hard Surfaces

#### *Informational Conditions*

The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks are in acceptable condition.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Slab Foundation

### General Comments and Description

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

## Method of Evaluation

### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

## Slab Foundation Observations

### *Informational Conditions*

The residence has a bolted, slab foundation with no visible or significant abnormalities.

# Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### General Comments and Description

#### *Informational Conditions*

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

### Method of Evaluation

#### *Informational Conditions*

We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and a ladder.

### Estimated Age

#### *Informational Conditions*

The roof appears to be the same age as the residence.

### Roofing Material

#### *Components and Conditions Needing Service*

There are cracked or broken tiles that should be serviced.

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**Flashings**

*Informational Conditions*

The roof flashings are in acceptable condition.

# Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## Family Room Chimney

### General Prefabricated Chimney Comments

#### *Informational Conditions*

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

### Weather Cap-Spark Arrestor

#### *Informational Conditions*

The chimney has a functional weather cap/spark arrestor.

### Crown or Termination Cap

#### *Informational Conditions*

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

### Chimney Stack or Walls

#### *Informational Conditions*

The chimney walls appear to be in acceptable condition.

### Chimney Flashings

#### *Informational Conditions*

The chimney flashings are in acceptable condition.

### Chimney Flue

#### *Informational Conditions*

The portions of the flue that are visible appear to be in acceptable condition.

### Fireplace

#### *Informational Conditions*

The fireplace is in acceptable condition.

### Damper

#### *Components and Conditions Needing Service*

You should add a damper-stop as a safety feature for the gas fireplace, which prevents it from being fully closed.



### **Log Starter**

#### *Functional Components and Conditions*

The log starter is functional.

### **Glass Doors**

#### *Informational Conditions*

The fireplace glass doors are functional.

### **Hearth**

#### *Informational Conditions*

The hearth is in acceptable condition.

### **Mantle**

#### *Informational Conditions*

The fireplace mantle is in acceptable condition.

## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public

sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Water Main Location

#### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.

### Pressure Regulators

#### *Informational Conditions*

A water pressure regulator is in place on the plumbing system and is located within the garage. It is assumed that it is functional.

### Copper Water Pipes

#### *Informational Conditions*

The potable water pipes are in acceptable condition.

### Water Pressure

#### *Informational Conditions*

The water pressure appears to be within normal limits. Visual test performed from the bathrooms while running multiple fixtures.

## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located in the garage side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### Gas Main Observations

#### *Informational Conditions*

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

## Gas Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity and Location

#### *Informational Conditions*

Hot water is provided by a 5 year old, 40 gallon water heater that is located in the garage.

### Combustion Chamber

#### *Functional Components and Conditions*

The combustion chamber is in acceptable condition.

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### **Water Shut-Off Valve and Connectors**

#### *Components and Conditions Needing Service*

The nipples at the water connectors are corroded or leaking and should be replaced.



### **Gas Shut-Off Valve and Connector**

#### *Informational Conditions*

The gas control valve and its connector at the water heater are functional.

### **Vent Pipe and Cap**

#### *Informational Conditions*

The vent pipe is functional.

### **Relief Valve and Discharge Pipe**

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

### **Drain Valve**

#### *Informational Conditions*

The drain valve is in place and presumed to be functional.

### **Drip Pan and Overflow Pipe**

#### *Informational Conditions*

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

## **Waste & Drainage Systems**

### **General Comments and Description**

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

## **Type of Material**

### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

## **Drain Pipes Waste Pipes and Vent Pipes**

### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

# **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Service Entrance**

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### **Size and Location**

#### *Informational Conditions*

The residence is served by a 200 amp, 220 volt panel, located in the garage side yard.

### **Main Panel Observations**

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The panel is grounded to foundation steel, known also as a UFR ground.

## **Heat-A/C**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## **HVAC Split Systems**

### **Age and Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by dual systems, consisting of two 11 year-old furnaces with evaporator coils that are located in attic, and two 11 year-old condensing coils that are located in the side yard.

### **Furnace**

#### *Informational Conditions*

The furnace is functional.

### **Vent Pipe**

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### **Circulating Fan**

#### *Informational Conditions*

The circulating fan appears to be functional.

### **Gas Valve and Connector**

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### **Return-Air Compartment and Filter**

#### *Informational Conditions*

The filter in the return air compartment is the wrong size or type, which can allow particulates to pass beyond the filter and compromise the system.



**Evaporator Coil**

*Informational Conditions*

The evaporator coil is functional.

**Condensate Drainpipe**

*Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

**Drip Pan**

*Informational Conditions*

The drip pan is functional.

**Condensing Coil**

*Informational Conditions*

The condensing coil responded to the thermostat and is functional.

**Condensing Coil Disconnect**

*Informational Conditions*

The electrical disconnect at the condensing coil is functional.

**Differential Temperature Readings**

*Informational Conditions*

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 12 to 20 degrees or more.

**Thermostats**

*Informational Conditions*

The thermostat is functional.

**Registers**

*Informational Conditions*

The registers are reasonably clean and functional.

**Flexible Ducting**

*Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Main Entry

#### Doors

##### *Functional Components and Conditions*

The door is functional.

#### Flooring

##### *Informational Conditions*

The floor has no significant defects.

#### Walls and Ceiling

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

The window is functional.

#### Closets

##### *Informational Conditions*

The closet is in acceptable condition.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

#### Outlets

##### *Functional Components and Conditions*

The outlets that were tested are functional.

### Living Room

#### Flooring

##### *Informational Conditions*

The floor has no significant defects.

#### Walls and Ceiling

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

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### **Dual-Glazed Windows**

*Functional Components and Conditions*

The window is functional.

### **Lights**

*Functional Components and Conditions*

The lights are functional.

### **Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional.

## **Dining Room**

### **Flooring**

*Informational Conditions*

The floor has no significant defects.

### **Walls and Ceiling**

*Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

*Functional Components and Conditions*

The window is functional.

### **Lights**

*Functional Components and Conditions*

The lights are functional.

### **Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional.

## **Family Room**

### **Flooring**

*Informational Conditions*

The floor has no significant defects.

### **Walls and Ceiling**

*Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

*Functional Components and Conditions*

The windows are functional.

### **Lights**

*Functional Components and Conditions*

The lights are functional.

### **Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls and Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### Valves and Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

### Trap and Drain

#### *Functional Components and Conditions*

The trap and drain are functional.

### Garbage Disposal

#### *Functional Components and Conditions*

The garbage disposal is functional.

### Gas Range

#### *Functional Components and Conditions*

The gas range is functional, but was neither calibrated nor tested for its performance.

### Gas Cooktop

#### *Functional Components and Conditions*

The gas cook top is functional.

### Dishwasher

#### *Components and Conditions Needing Service*

The dishwasher leaks at the drain lines under the unit and should be serviced by a plumber. You may wish to seek the advice of an environmental specialist.



#### **Exhaust Fan or Downdraft**

##### *Functional Components and Conditions*

The exhaust fan or downdraft is functional.

#### **Built-in Microwave**

##### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

#### **Lights**

##### *Informational Conditions*

The light is functional.

#### **Outlets**

##### *Functional Components and Conditions*

The outlets that were tested are functional and include ground-fault protection.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Primary Hallway**

#### **Flooring**

##### *Informational Conditions*

The floor has no significant defects.

#### **Walls and Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### **Closets & Cabinets**

##### *Informational Conditions*

The closet(s) or cabinets are in acceptable condition

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

## Smoke Detector

### *Informational Conditions*

A smoke detector is present but was not tested.

# Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Main Stairs

### Floor Treads & Risers

#### *Informational Conditions*

The floor has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

The walls and ceiling have no significant defects.

### Handrails & Guardrails

#### *Informational Conditions*

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

## Smoke Detector

### *Informational Conditions*

A smoke detector is present but was not tested

# Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### Access Location & General Condition

#### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.

### Framing

#### *Informational Conditions*

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

## **Ventilation**

### *Informational Conditions*

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

## **Electrical**

### *Informational Conditions*

The electrical components that are fully visible appear to be in acceptable condition.

## **Heat Vents**

### *Informational Conditions*

The heat vents appear to be functional.

## **Plumbing Vents**

### *Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

## **Exhaust Ducts**

### *Informational Conditions*

The visible portions of the exhaust ducts are functional.

## **Water Pipes**

### *Informational Conditions*

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

## **Factory-Built Chimney Fire-Stop**

### *Informational Conditions*

The chimney flue does include a metal fire block, or fire-stop, which is mandated.

## **Combination of Batt and Cellulose Insulation**

### *Functional Components and Conditions*

The attic floor is insulated with a combination of blown-in and batt material, ranging in thickness.

# **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## **Master Bedroom**

### **Location**

#### *Informational Conditions*

The master bedroom is located upstairs front right.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Informational Conditions*

A smoke detector is present but was not tested.

## **1st Guest Bedroom**

### **Location**

#### *Informational Conditions*

The first guest bedroom is located upstairs right rear of the home.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Informational Conditions*

A smoke detector is present but was not tested.

## **2nd Guest Bedroom**

### **Location**

#### *Informational Conditions*

The second guest bedroom is located upstairs rear center of the home.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

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## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Functional Components and Conditions*

The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Components and Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## **3rd Guest Bedroom**

### **Location**

#### *Informational Conditions*

The third guest bedroom is located upstairs left rear of the house.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Informational Conditions*

A smoke detector is present although it was not tested

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## 4th Guest Bedroom

### Location

#### *Informational Conditions*

The fourth guest bedroom is located upstairs left front of the home.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Smoke Detector

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## Powder Room

### Size and Location

#### *Informational Conditions*

The powder room is located downstairs adjacent to the garage entry.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

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### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The window is functional.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Toilet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## **Master Bathroom**

### **Size and Location**

#### *Informational Conditions*

The master bathroom is a full, and is located adjacent to the master bedroom.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The window is functional.

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub**

#### *Functional Components and Conditions*

The tub is functional.

### **Stall Shower**

#### *Functional Components and Conditions*

The stall shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## **Main Hallway Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main hallway bathroom is a full, and located off the main hallway.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The window is functional.

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub-Shower**

#### *Functional Components and Conditions*

The tub/shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

# Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## Laundry Room

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional.

### Exhaust Fan

#### *Informational Conditions*

The exhaust fan is functional.

### Sink

#### *Functional Components and Conditions*

The laundry sink is functional, and does not need service at this time.

### Faucet

#### *Functional Components and Conditions*

The laundry sink faucet is functional.

### Valves and Connectors

#### *Functional Components and Conditions*

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

### Trap and Drain

#### *Components and Conditions Needing Service*

There is a leak at the drain lines that should be repaired.



### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Garage**

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## **Double-Car Garage**

### **Slab Floor**

#### *Functional Components and Conditions*

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

### **Walls and Ceiling**

#### *Components and Conditions Needing Service*

There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak. You may wish to seek the advice of an environmental specialist.

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**Ventilation Ports**

*Functional Components and Conditions*

The ventilation ports are functional.

**Firewall Separation**

*Components and Conditions Needing Service*

The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.

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### **Entry Door Into the House**

#### ***Components and Conditions Needing Service***

The fire-rating of the house entry door has been nullified by the addition of an animal door.



### **Garage Side Door**

#### ***Functional Components and Conditions***

The side door is functional.

### **Automatic Opener**

#### ***Functional Components and Conditions***

The garage door opener is functional.

### **Lights**

#### ***Functional Components and Conditions***

The lights are functional, and do not need service at this time.

### **Outlets**

#### ***Functional Components and Conditions***

The outlets that were tested are functional, and include ground-fault protection.

## REPORT CONCLUSION

Sample Address, Las Vegas, NV 89141

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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