

makes every effort to present relevant findings but what may be important to one person may not be important to another. The client is advised to read the entire report to have a full and complete understanding of the property condition.

2. Structure

2.3 ROOF STRUCTURE

Inspected

(2) There is evidence of previous repairs or modifications to one or more trusses. Improper truss repairs can allow the roof to sag. Ask the owner or occupant about the reason for the repairs.



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)

3. Exterior

3.1 EXTERIOR INSPECTION LIMITATIONS

Informational

The wall at the right side side of the property is a common wall attached to the adjoining property. The wall is concealed by finished surfaces and was not inspected.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.2 VEGETATION

Inspected

Tree branches are in contact with the roof cover(s). This condition can cause damage to roof covers and all tree limbs in contact with or over hanging roof covers should be removed.

Part of a tree(s) at the left side (facing front) is touching the building. This can lead to costly damage to the building or roof, especially during high winds. Have a qualified technician prune the tree(s).



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

3.7 WALL CLADDING and TRIM

Inspected

(2) Some of the exterior trim is damaged and/or deteriorated in several areas. We have NOT listed every instance of trim damage. Have a qualified contractor examine all exterior trim for deterioration, damage or missing parts, and repair or replace as necessary. Regular routine maintenance is recommended.



3.7 Item 1 (Picture)



3.7 Item 2 (Picture)

3.9 DOORS (Exterior)

Inspected

There is evidence of water penetration below the sill plate or in areas of the interior finished surfaces at several exterior passage doors. This is evident in water stains or damage to the sill plate or surrounding drywall surfaces. We did not try to list every location however we Recommend repair or sealing of any areas leaking moisture by a qualified contractor.



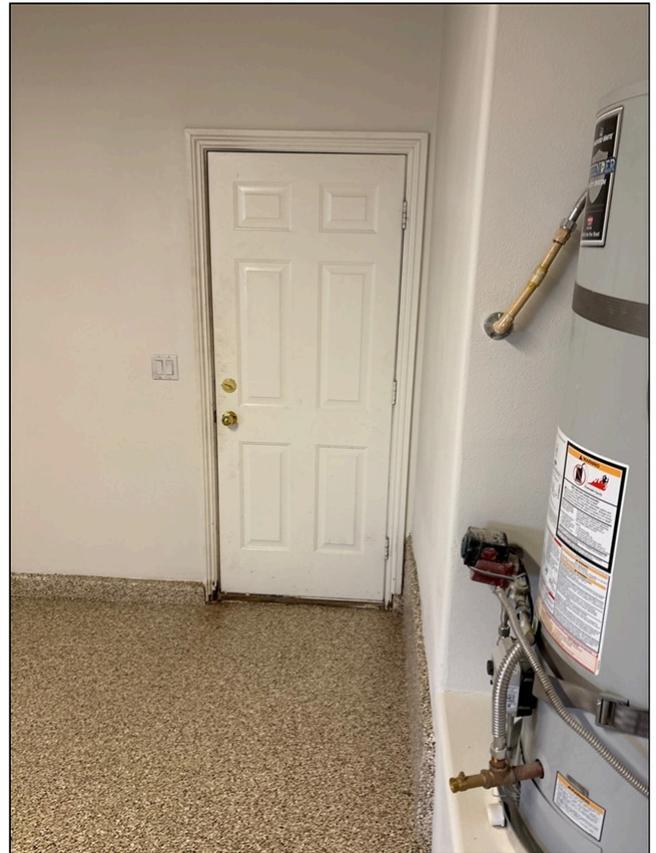
3.9 Item 1 (Picture)



3.9 Item 2 (Picture)



3.9 Item 3 (Picture)



3.9 Item 4 (Picture)

3.10 WINDOWS

Repair / Replace

A window(s) have missing or damaged plastic trim around their perimeter. This trim aids in keeping the windows sealed. Recommend a qualified contractor repair or replace any damaged trim.



3.10 Item 1 (Picture)



3.10 Item 2 (Picture)

4. Roofing

4.2 ROOF COVERINGS

Inspected

(2) Typical cracking of tiles was observed in a few areas of the roof. Periodic maintenance is needed to correct cracked tiles. Recommend Repair - Seal / replace as necessary.

There are dislodged tiles at various locations leaving the felt underlayment, flashing exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.

Field tile that have slipped from their original positions were observed. A qualified roofing contractor should view these areas and make any needed repairs to hold tiles securely in the field.

The mastic securing the ridge and or hip tiles has dried out and needs to be replaced. Replacement may be necessary at some or all of the ridge / hip tile. A qualified roofer should review these areas and repair loose tiles as necessary. This is a typical maintenance item.

Suggest removing the dirt, leaves and debris from the roof systems to prevent water retention which will lead to increased deterioration of the roofing materials.



4.2 Item 30 (Picture)



4.2 Item 31 (Picture)



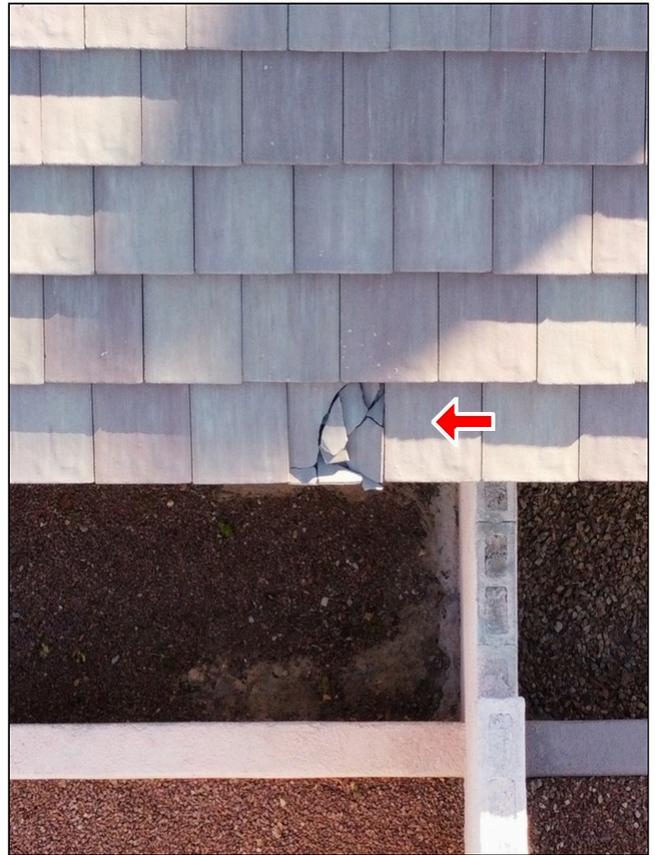
4.2 Item 32 (Picture)



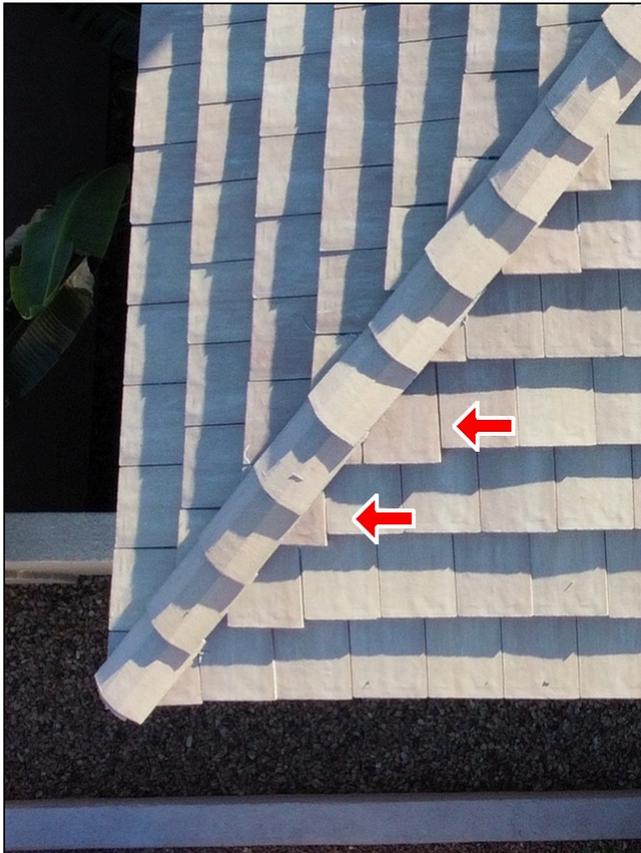
4.2 Item 33 (Picture)



4.2 Item 34 (Picture)



4.2 Item 35 (Picture)



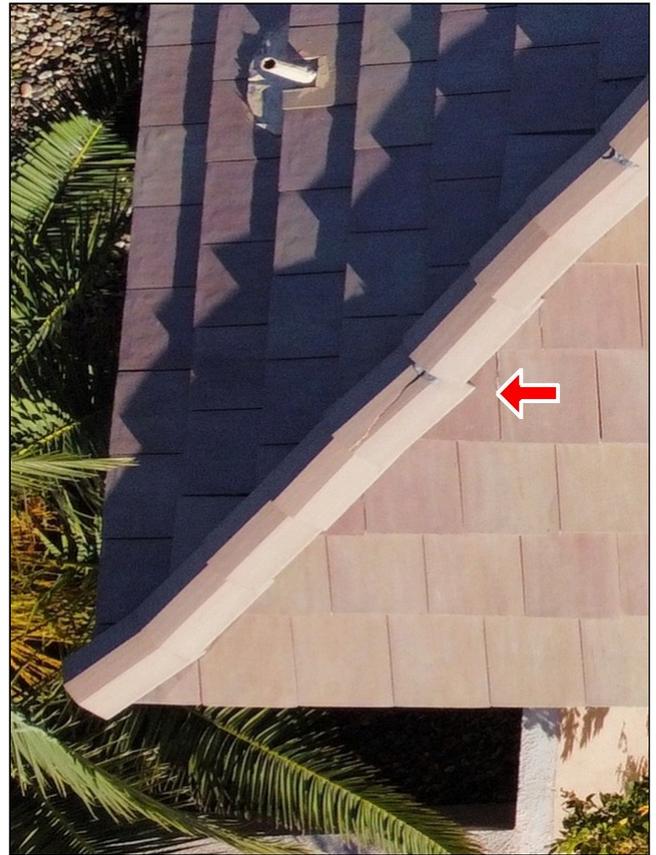
4.2 Item 36 (Picture)



4.2 Item 37 (Picture)



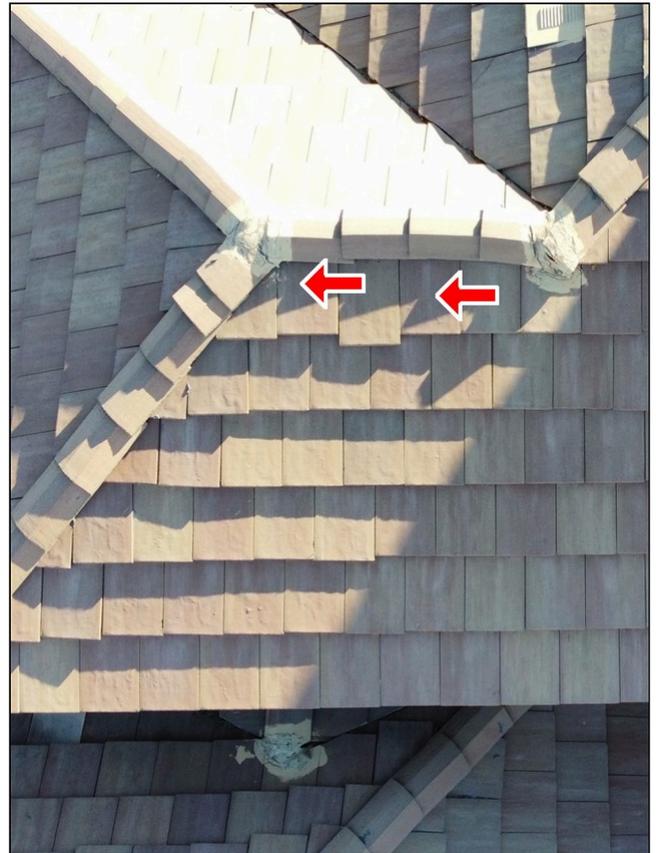
4.2 Item 38 (Picture)



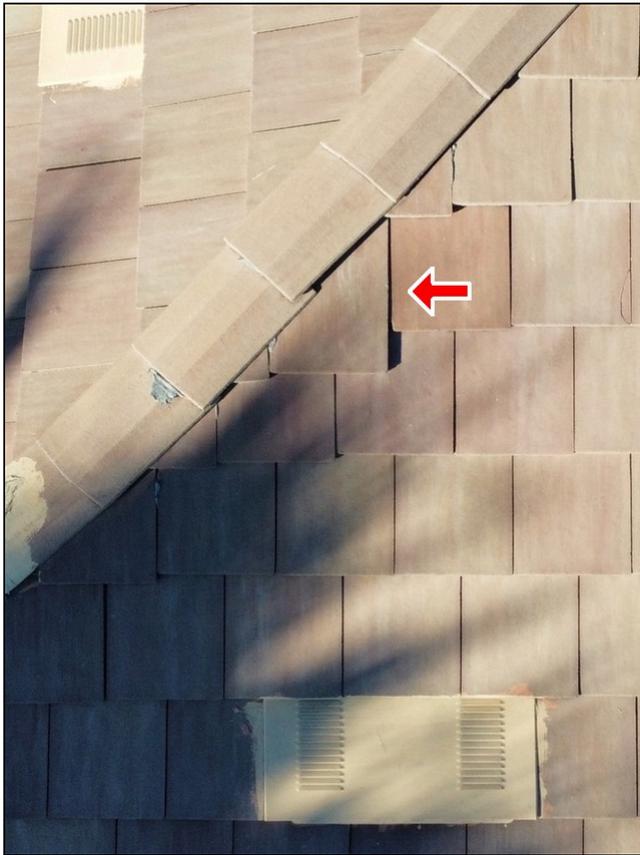
4.2 Item 39 (Picture)



4.2 Item 40 (Picture)



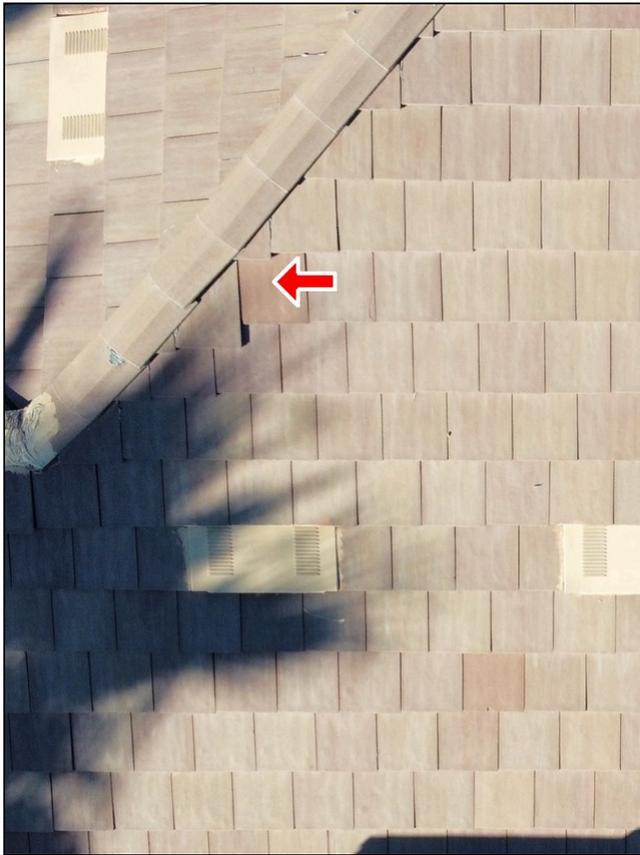
4.2 Item 41 (Picture)



4.2 Item 42 (Picture)



4.2 Item 43 (Picture)



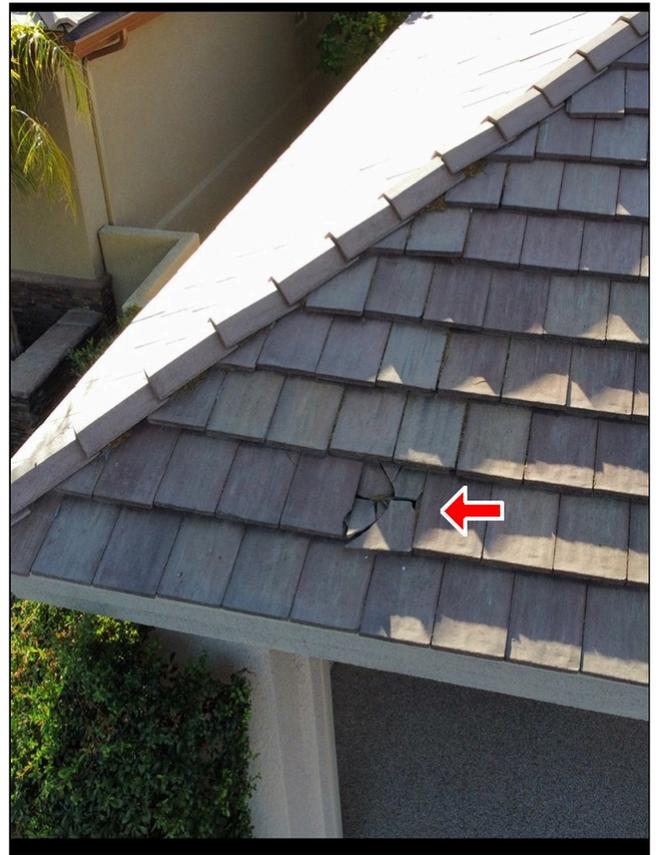
4.2 Item 44 (Picture)



4.2 Item 45 (Picture)



4.2 Item 46 (Picture)



4.2 Item 47 (Picture)

5. Plumbing

5.3 MAIN WATER SHUT-OFF DEVICE

Inspected

(1) The photos show your shut off devices at the front of the house, and water meter. The meter was moving indicating that a leak in the supply lines is present. We recommend that you have a qualified plumber and or leak detection company review and repair as necessary.



5.3 Item 1 (Picture)



5.3 Item 2 (Picture)



5.3 Item 3 (Video)

5.7 WATER HEATING SYSTEM

Inspected

(2) Corrosion is present at the water heater plumbing in the garage. No leaking was observed at the time of inspection, however corrosion can be indicative of slow leaking and can lead to sudden failure in the future. Recommend proactive repair of corroded plumbing and valves by a plumbing professional or careful monitoring.



5.7 Item 3 (Picture)

(3) Recommend extending the water heater drain pan discharge to the garage floor to avoid the drywall and structure platform in the event the water heater should leak.



5.7 Item 4 (Picture)

6. Electrical

6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected

Circuits in the panel are not labeled. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system. If desired, the client can have a licensed electrician identify and label the circuits.



6.3 Item 1 (Picture)



6.3 Item 2 (Picture)

7. Heating and Cooling

7.4 COOLING SYSTEM(S)

Inspected

As part of routine maintenance, the evaporator coil, condensate drain line and pan should be flushed and cleaned annually. A qualified technician should do the work.

The cooling equipment is old (10+ years), but responded to user operating controls. As part of routine maintenance, the evaporator, coil, condensate drain line and pan should all be flushed and cleaned annually. Have licensed contractor further evaluate and make all necessary repairs.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)



7.4 Item 3 (Picture)

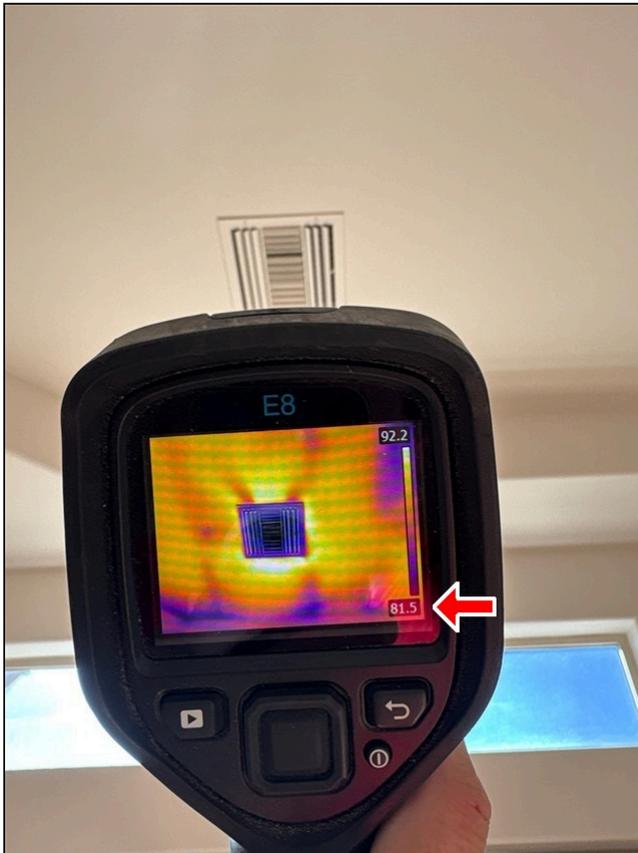


7.4 Item 4 (Picture)

7.7 A/C SPLITS (cooling)

Inspected

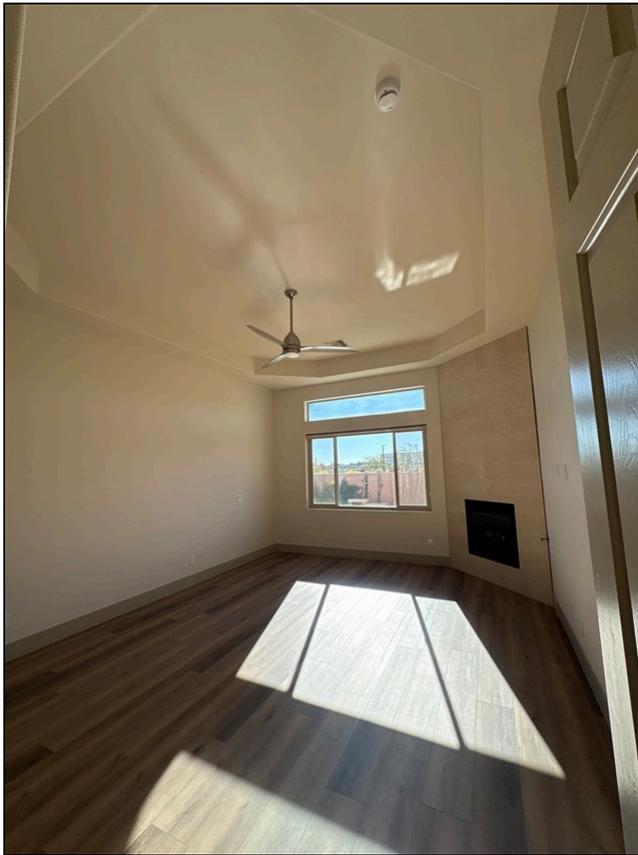
(2) The AC at the right side of the home that includes the master bedroom and that side of the house is not working and did not respond to normal operation and or controls. Have licensed contractor further evaluate and make all necessary repairs.



7.7 Item 2 (Picture)



7.7 Item 3 (Picture)



7.7 Item 4 (Picture)

8. Attic

8.0 IMPORTANT CLIENT INFORMATION

Repair / Replace

There is an excessive amount of pest droppings located in the attic. It is also noted that there are rodent traps. Have licensed contractor further evaluate and make all necessary repairs.



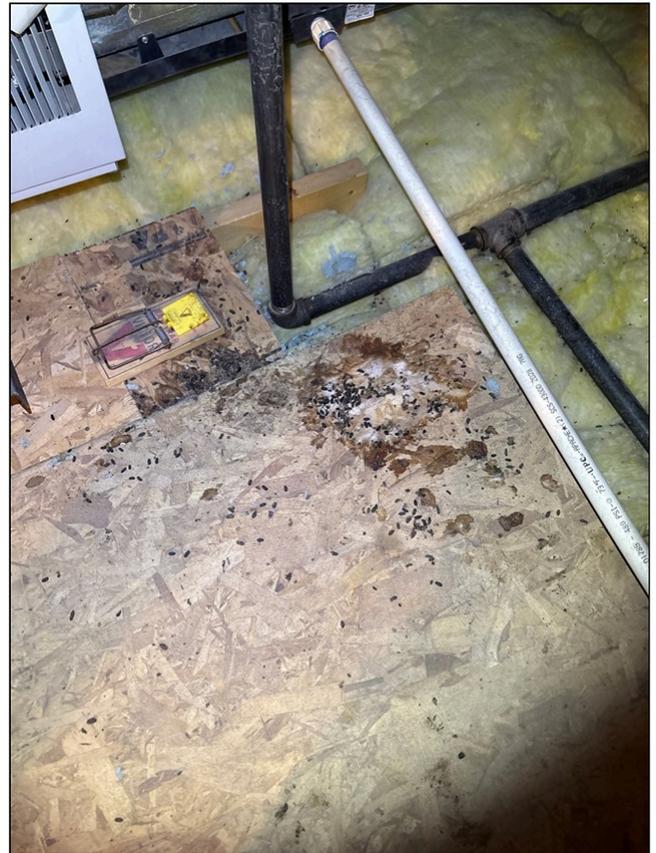
8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)



8.0 Item 4 (Picture)

8.3 ATTIC INSULATION

Inspected

(2) Some of the insulation in this area is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



8.3 Item 2 (Picture)



8.3 Item 3 (Picture)

(3) Some of the insulation in this area is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



8.3 Item 4 (Picture)

9. Garage

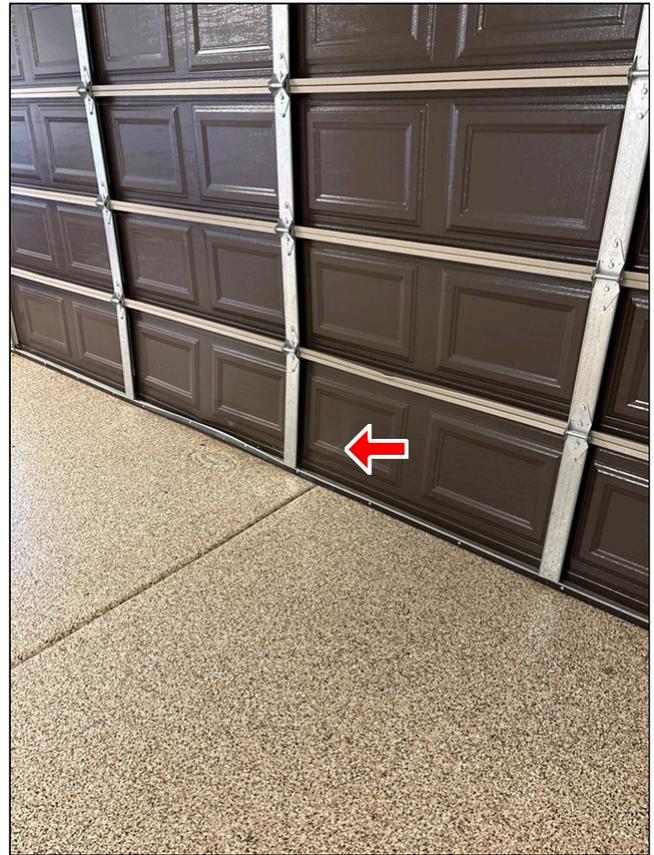
9.2 GARAGE DOOR(S) and OPENER(S)

Inspected

(2) The garage vehicle door is dented and slightly damaged. The door was operated multiple times and no impediment to the doors operation was observed. This is a cosmetic condition that can be corrected by a qualified garage door technician.



9.2 Item 9 (Picture)



9.2 Item 10 (Picture)

10. Interiors

10.5 WINDOWS

Inspected

Condensation staining, or droplets, is present between the panes of one or more insulated glass windows in the living room. This suggests a failure of the factory seal between the twin pieces of glass. There are some companies that can repair windows with moisture between panes without replacing the window. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired and have reduced energy efficiency. Any insulated glass units which display symptoms of breached seals should be evaluated and repaired or replaced by a window professional.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)

10.6 DOORS AND CLOSETS

Inspected

(2) A door in the Rear entry binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.

10.9 FIREPLACE(S) & CHIMNEY(S)

Inspected

(2) The gas fireplace operates from a wall switch and did not respond when tested. The gas valve under the fire box was verified as being open. This may indicate an issue with the ignition and or switch. Consult a qualified person for repairs.



10.9 Item 4 (Picture)



10.9 Item 5 (Picture)



10.9 Item 6 (Picture)

11. Kitchen

11.8 DISHWASHER(S)

Inspected

(2) The air gap or its connection to the disposal is restricted or kinked. This causes water to flow out of the air-gap during the drain cycle of the dishwasher and leak into the cabinet under the sink. The dishwasher drain system should be cleaned or repaired to restore proper operation. A qualified plumbing professional should do the work. The dishwasher was not operated through a complete cycle due to the drain defect.



11.8 Item 2 (Picture)



11.8 Item 3 (Picture)

(3) The air gap hose connections leak. All leaks should be repaired.



11.8 Item 4 (Picture)



11.8 Item 5 (Picture)



11.8 Item 6 (Picture)

12. Bathrooms

12.1 FAUCETS / BASINS / DRAINS

Inspected

(1) Drain stops are missing or inoperative at Master Bathroom. Recommend repair by a plumbing professional.



12.1 Item 1 (Picture)

(2) The shower faucet at the Master Bathroom shower is hot/cold reversed which can present a burn hazard. Recommend evaluation and repair by a plumbing professional.



12.1 Item 2 (Picture)



12.1 Item 3 (Picture)



12.1 Item 4 (Picture)

(3) Thermal Imaging photos have been taken to further clarify noted leak. Purple in color shows a high level of moisture.

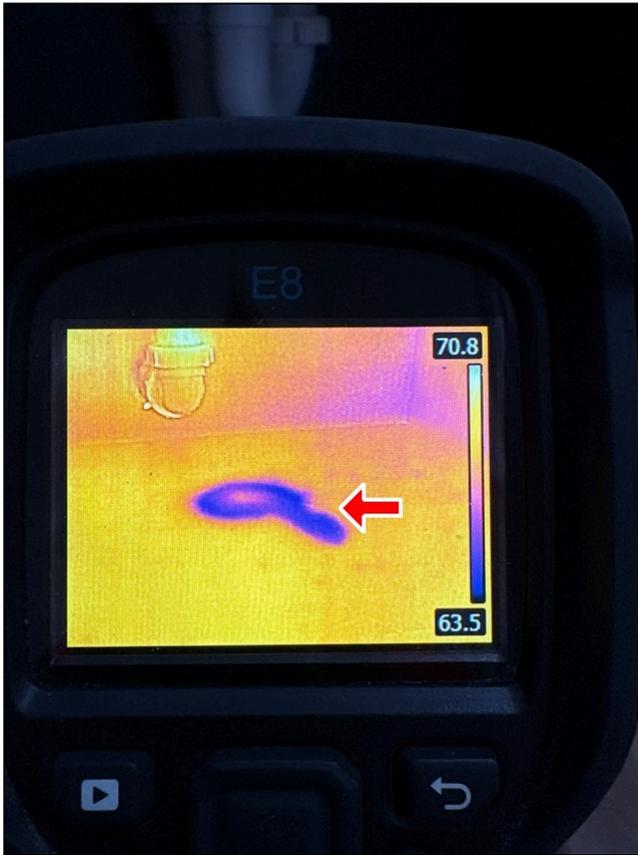
An apparent drain leak is present at the guest bathroom bathroom sink. Recommend repair to all contributing leaks by a licensed plumbing professional.



12.1 Item 5 (Picture)



12.1 Item 6 (Picture)

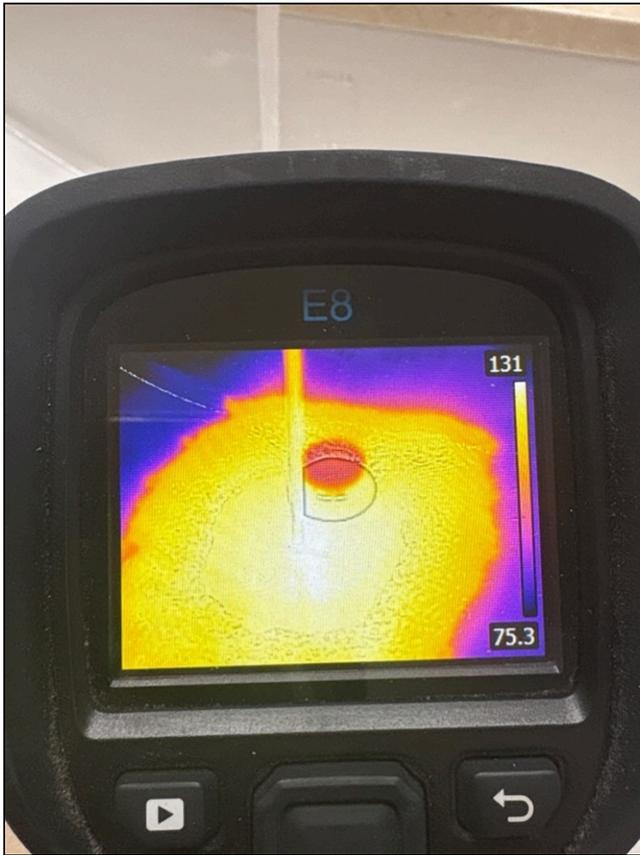


12.1 Item 7 (Picture)



12.1 Item 8 (Picture)

(4) The hot water at the guest bathroom was not getting to the proper temperature. The hot water did not exceed 100° at the shower. It did exceed over 100 at the sink. This could have to do with the handle and lower the valving of the shower. Have licensed contractor further evaluate and make all necessary repairs.



12.1 Item 9 (Picture)



12.1 Item 10 (Picture)



12.1 Item 11 (Picture)



12.1 Item 12 (Picture)



12.1 Item 13 (Picture)

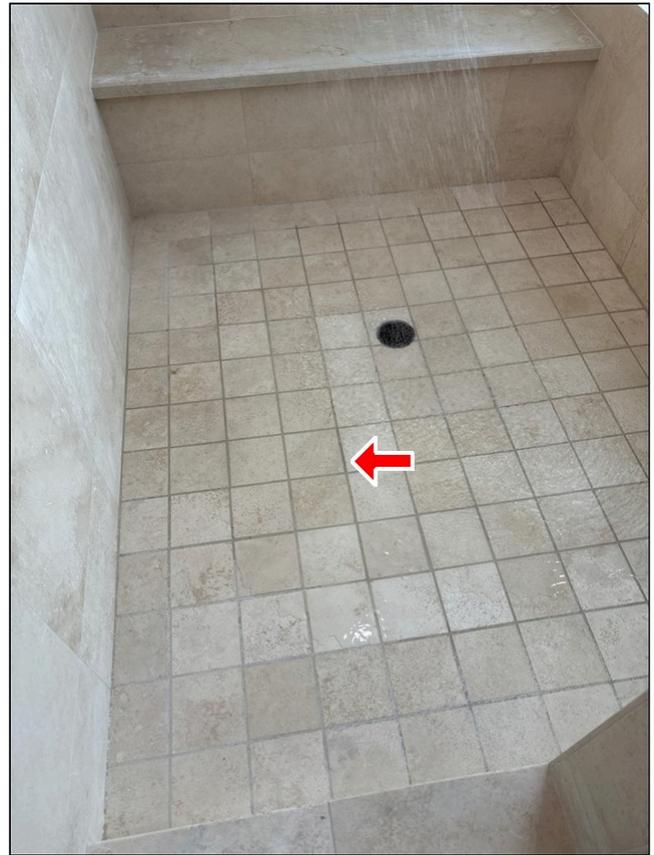
12.4 SHOWER WALLS and ENCLOSURE

Inspected

(2) It is noted that there were a few cracked tiles at the master bathroom shower. Have licensed contractor further evaluate and make all necessary repairs.



12.4 Item 1 (Picture)



12.4 Item 2 (Picture)

13. Laundry

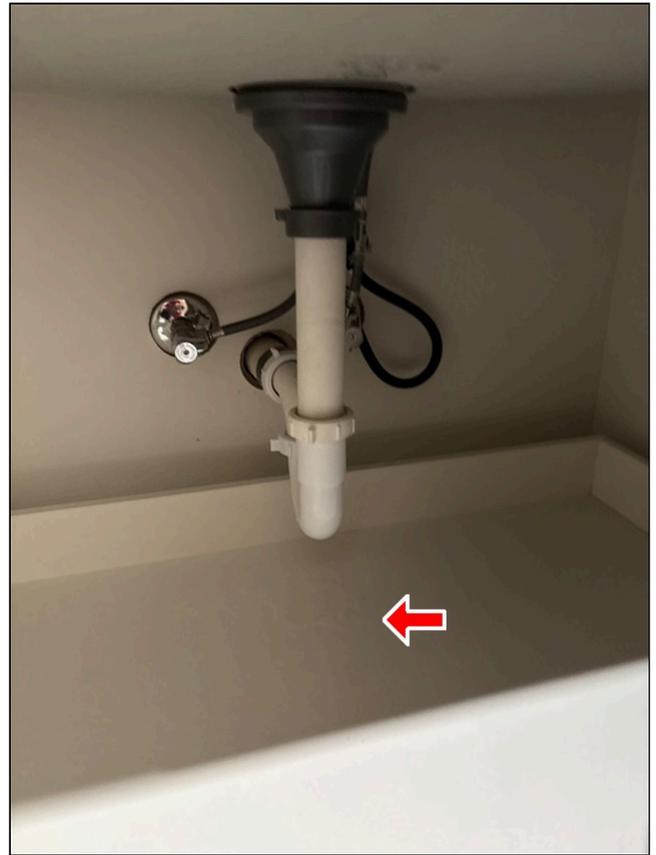
13.7 LAUNDRY TUB

Repair / Replace

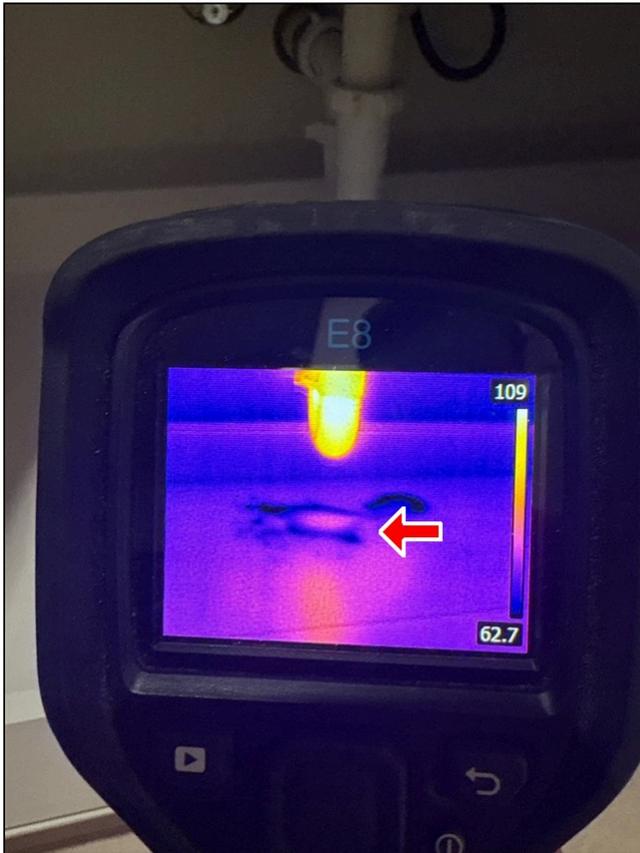
The sink in the laundry room was leaking from the drain at the time of inspection. The thermal imaging photo shows a dark purple and confirms the moisture underneath the sink. Have licensed contractor further evaluate and make all necessary repairs.



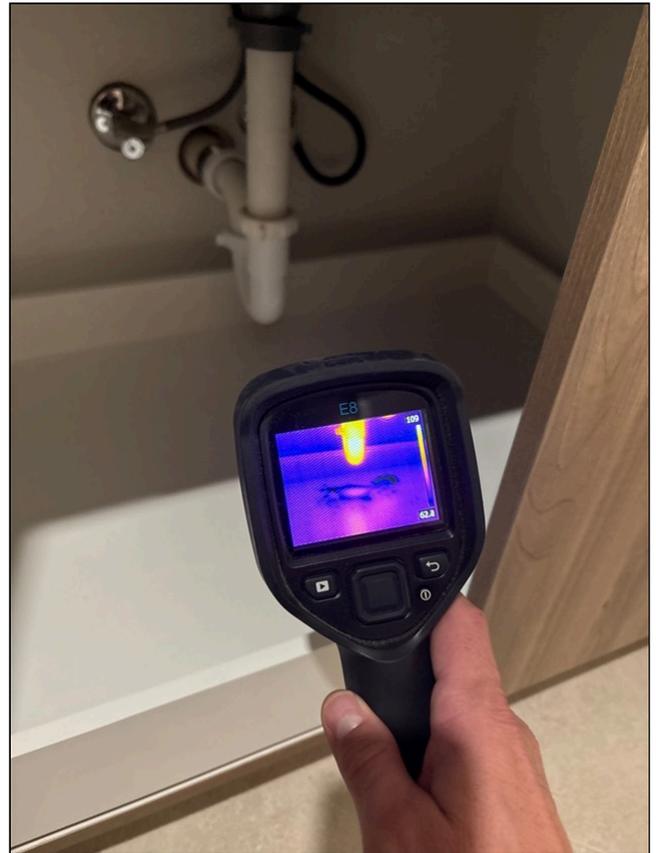
13.7 Item 1 (Picture)



13.7 Item 2 (Picture)



13.7 Item 3 (Picture)



13.7 Item 4 (Picture)

14. Lawn Sprinklers

14.1 SPRINKLER SYSTEM

Inspected

(2) Anti-syphon valve is leaking and or damaged and is need of repair. Have licensed contractor further evaluate and make all necessary repairs.



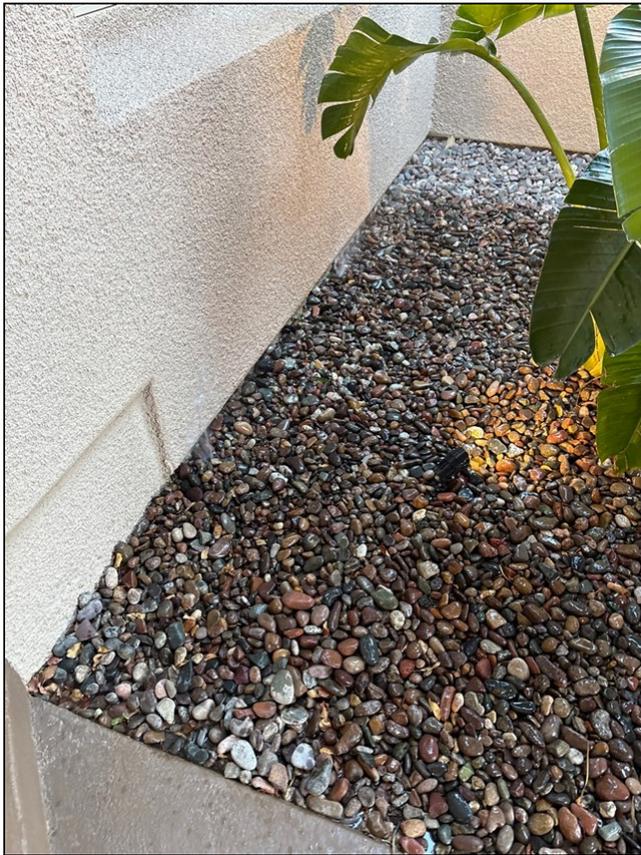
14.1 Item 2 (Picture)



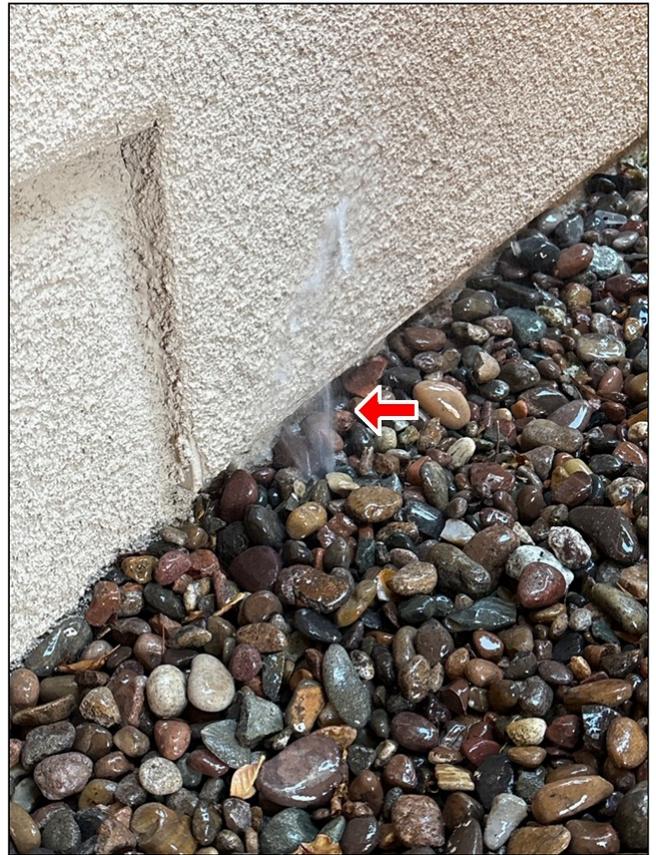
14.1 Item 3 (Picture)

(3) The irrigation supply loop at the (LOCATION) of the house is leaking. Recommend repair by a plumbing or landscape professional.

The ground at the front of the building was saturated at the time of this inspection. This condition may be caused by improper grading, over-watering or defective irrigation components. If present, the irrigation system should be adjusted and/or repaired by a qualified technician and these conditions re-evaluated after the repairs have been completed. If the condition persists, further investigation as to the source of the moisture should be made.



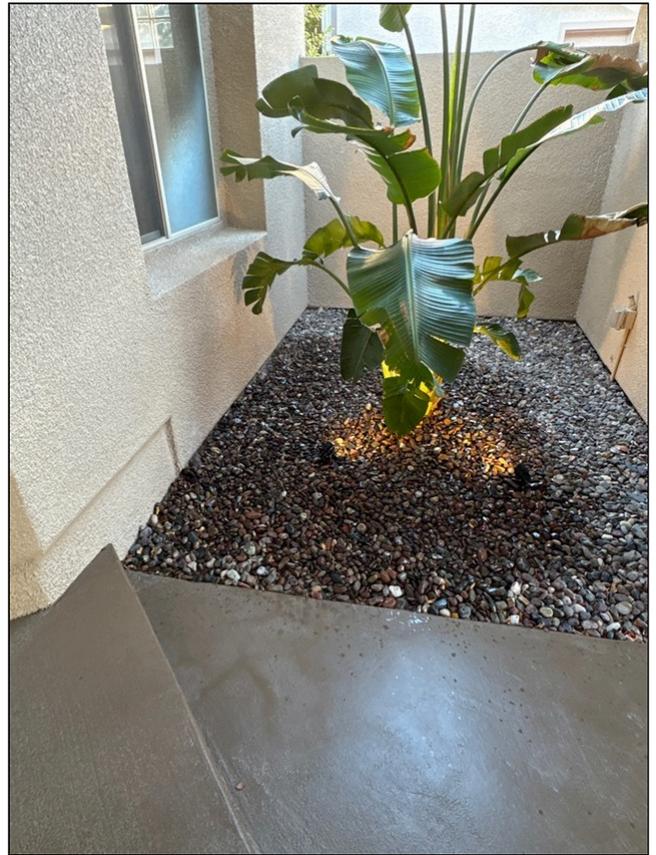
14.1 Item 4 (Picture)



14.1 Item 5 (Picture)



14.1 Item 6 (Picture)



14.1 Item 7 (Picture)



14.1 Item 8 (Picture)

15. Pools & Spas

15.1 GENERAL CONDITIONS OF SPA

Repair / Replace

Spa is not functioning properly.

When jets start failing, the most like case is that your hot tub pump is not working correctly. There could be an airlock in valves and or valves not labeled. Clogged filters or water intakes can also cause jet issues. Have licensed contractor further evaluate and make all necessary repairs.



15.1 Item 1 (Picture)

15.2 POOL BARRIERS, and DECKING

Repair / Replace

We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.

Beginning in January, 2005, homes with pools installed in Clark County are required to have secondary barrier installed. Pools installed in homes before this time period are "grandfathered" and are not required to have a secondary barrier added. However, secondary barrier installed after this time period are required to have a secondary barrier even if being installed in an existing home.

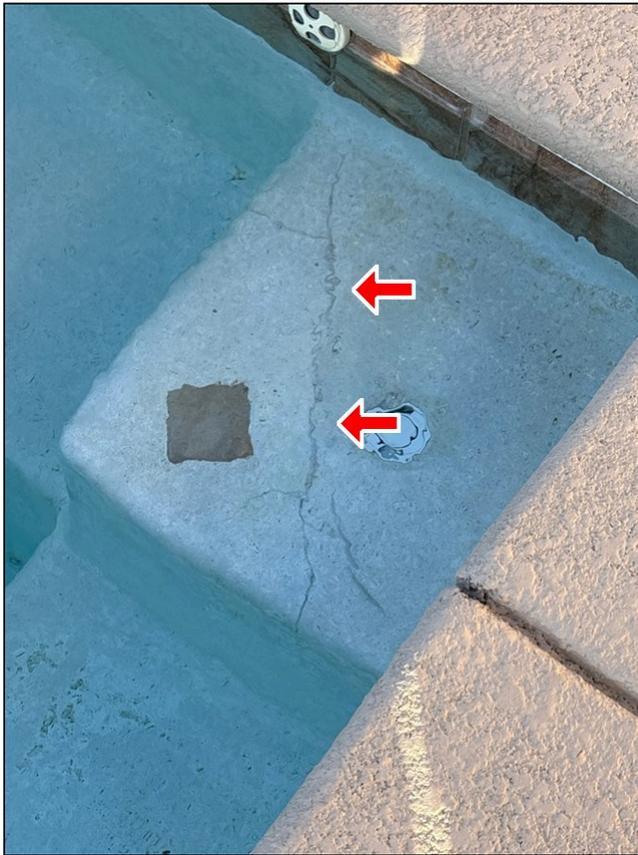


15.2 Item 1 (Picture)

15.3 SURFACE WALLS AND FLOOR OF POOL/SPA

Repair / Replace

Cracks and possible areas of loose plaster are present on the surface of the pool. All concrete and plaster pools require repair and resurfacing during their lifetime. Recommend further evaluation by a licensed pool professional to determine the timetable for required repair and the estimated cost.



15.3 Item 1 (Picture)

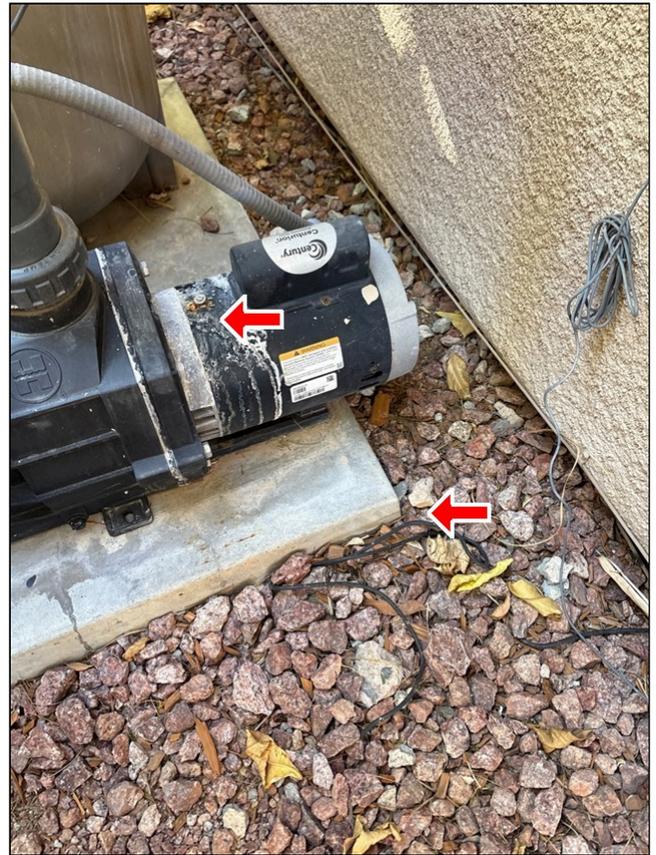
15.5 POOL/SPA PUMP CONDITIONS

Inspected

(2) A pool pump needs to be both grounded (connected to the earth via the main electrical system) and bonded (connected to all other metal parts in and around the pool) to prevent serious electrical shock hazards, a requirement enforced by electrical codes like the NEC for safety, ensuring stray currents go to the earth or are equalized across all conductive parts.



15.5 Item 5 (Picture)



15.5 Item 6 (Picture)

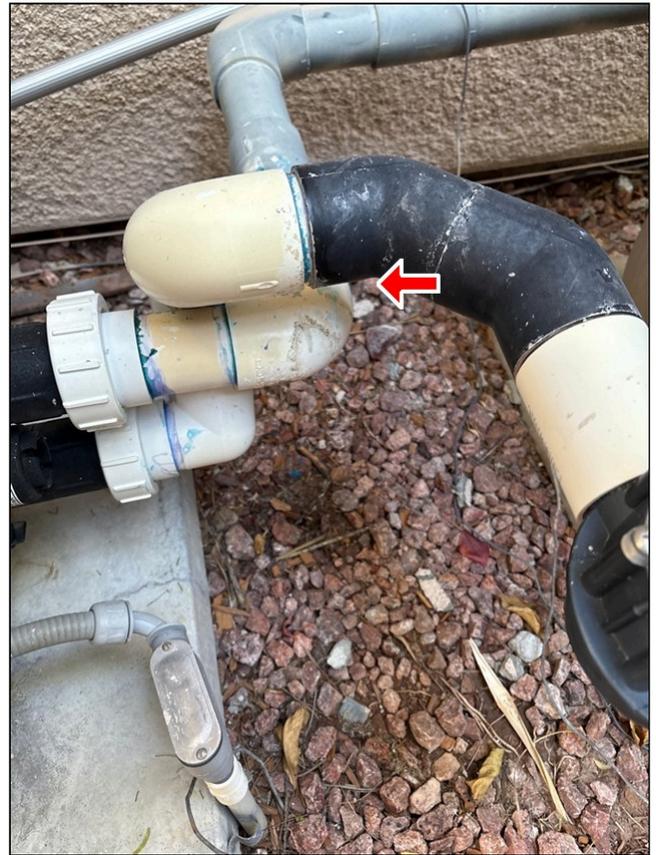
15.7 POOL PLUMBING

Inspected

Leaks at the pool plumbing are present where indicated. Recommend repair by a licensed pool professional.



15.7 Item 1 (Picture)

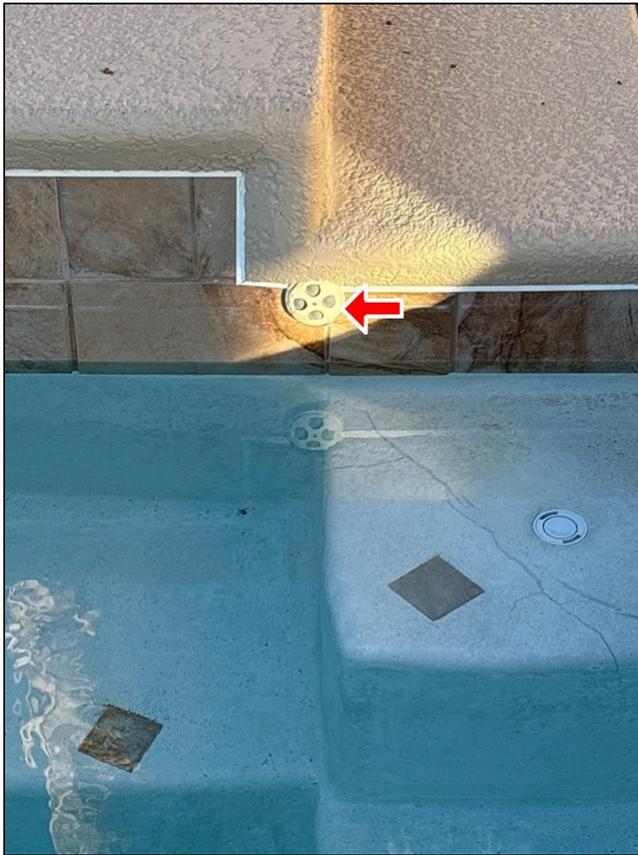


15.7 Item 2 (Picture)

15.9 POOL ELECTRICAL

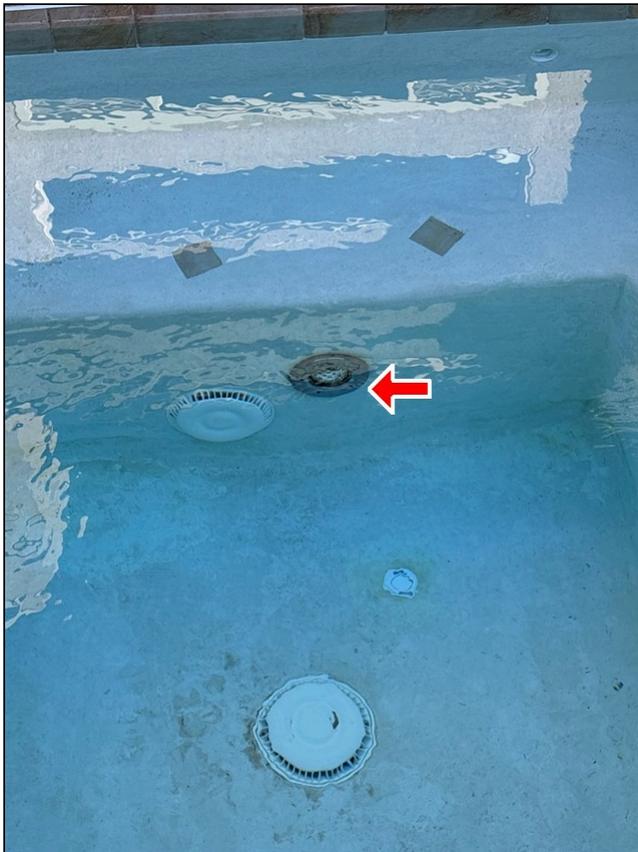
Repair / Replace

(1) The pool and spa lights were not functional at the time of inspection. Have licensed pool contractor further evaluate and make all necessary repairs.

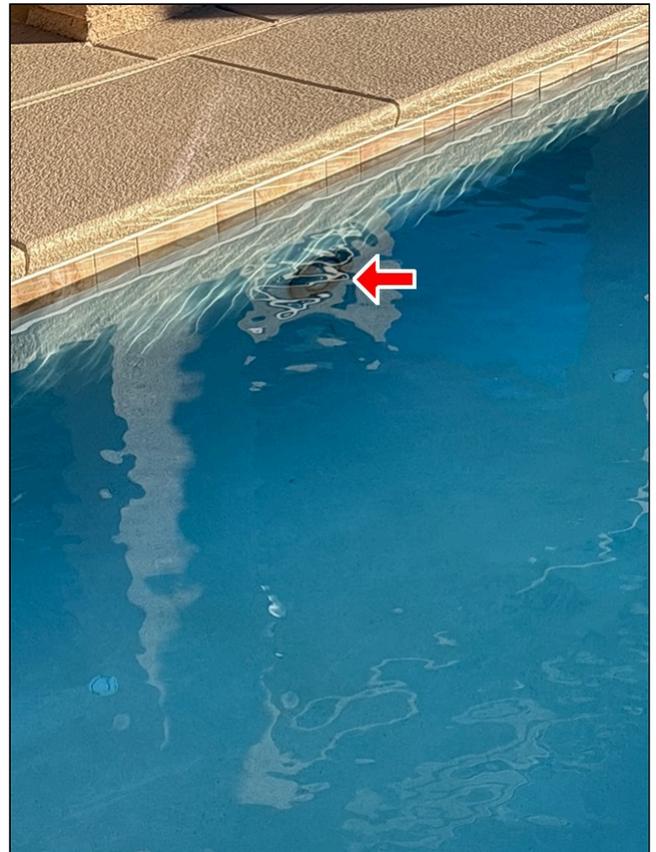


15.9 Item 1 (Picture)

(2) Pool and spa light are not working with normal controls. I suggest a pool professional evaluate and repair.



15.9 Item 2 (Picture)



15.9 Item 3 (Picture)

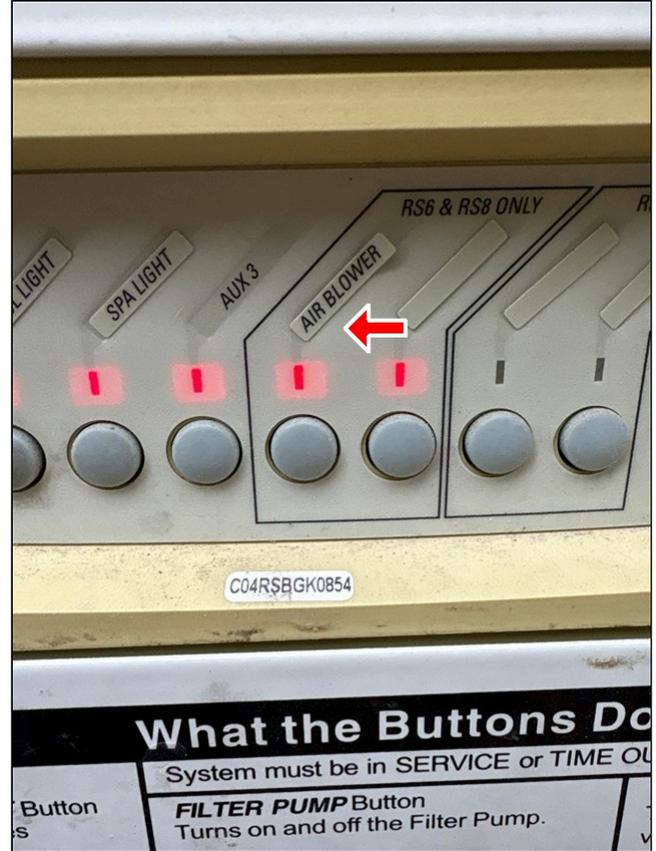
15.11 SPA BLOWER

Repair / Replace

The blower failed to respond to normal operating controls at the time of this inspection. A qualified technician should repair or replace the blower motor.



15.11 Item 1 (Picture)



15.11 Item 2 (Picture)