

Associated Inspectors, Inc.

Quality Inspections start with Quality Inspectors !

P.O.Box 28235 Las Vegas NV. 89126-2235
Tel: 702-255-5504 Fax: 702-252-3505 Mobile: 702-858-0079

SUMMARY REPORT

Client: Joanne Liu
Realtor: Dale Rowse, Remax Central
Inspection Address: 4557 Sirius Ave., Las Vegas , NV 89102
Inspection Date: 2/3/2009
Inspected by: Greg Pastuch

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of Associated Inspectors, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

House Wall Finish

House wall finish observations

- Damage was noted to the stucco walls which you may wish to have corrected. Near the side of the garage at the exterior corner.
- There are some holes in the siding behind the gas meter that should be sealed
- The voids in the stucco left after removing the patio cover should be patched and repainted. Filling the voids with another type of patio cover needs HOA approval there are wood boring resistant materials available one type is referred to as "Alumawood" The section up top near the roof needs patching.

Fascia & Trim

Fascia & Trim

- Sections of the fascia and trim need maintenance type service, Painting and refinishing. Particularly on the south facing side where they are exposed to direct sunlight.
- The decorative wood trim has separated from the house walls, and should be serviced to forestall further deterioration.

Exterior

Exterior Components

Exterior Doors

- The exterior security door need typical maintenance-type service to latch properly

Outlets

- All of the exterior outlets should be upgraded to have ground fault protection and need to have outlet covers to protect from the outside elements.

Lights

- The front entry light is missing and should be replaced

Grading & Landscaping

Landscaping Observations

- The bushes in the front should be trimmed back away from the home. The standard rule of thumb is a 12" clearance of any plant growth from the building structure.

Roof

Composition Shingle Roof

Flashings

- There appears to be an improper termination of flashing. Correction is needed for proper runoff of water or to protect from any moisture penetrating the side of the home.

Plumbing

General Gas Components

Gas Main Observations

- The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

Gas Water Heaters

Common Observations

- Gas is off at the main, and the water heater could not be tested.

Irrigation or Sprinklers

Hose Bibs

- A hose bib leaks and needs to be corrected. At the handle when the water is turned on.

Electrical

Main Panel

Wiring Observations

- There are two wires on the same breaker connection, they should have their own breaker to avoid overloading the circuit.

Heat-A/C

HVAC Package Systems

Gas Valve & Connector

- The gas supply line is unsupported from the roof penetration to the flex line attached to the unit, this is a unsafe condition and needs service to avoid any stress to the supply line and further consequences this could result in a leak and would be difficult to detect due to the location on the roof.

Return-Air Compartment

- The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

- The primary condensate discharge pipe is separated at the package system, and should be serviced.

Living

Interior Living Space

Interior Living Space Comments

- There are marks and scraps along some of the inside walls in various areas of the home that need cleaning, painting or both.
- The interior floor coverings are worn and need replacing throughout the home.

Living Room

Walls & Ceiling

- There is a repair access hole noted on the wall. This was discovered hiding behind the pegboard after it was removed there was previous repair done to the water supply lines in the wall. This appears to have been done correctly the only issue is the wall is suppose to be sealed back up with drywall and paint.

Flooring

- The carpet under the steps was pulled back and revealed more repair to the water supply lines. Again this appears to be serviceable the issue is the work is not complete because the floor has not been resealed. We recommend further evaluation by a licensed professional prior to back filling.
- All of the baseboard is missing

Single-Glazed Windows

- The window will need service to work well such as servicing the hardware.

Lights

- A ceiling light does not respond, and should be serviced The light was not plugged in and is one that should be hard wired to a electrical outlet by a licensed professional.

Outlets

- There is a missing outlet cover at the wall that needs replacement, as this is an unsafe condition near the stairs.

Smoke Detector

- The smoke detector did not respond, and should be serviced.

Dining Room

Sliding Glass Doors

- The sliding glass door does not roll smoothly, and should be serviced.

Flooring

- The baseboards are missing
- There is a cracked tile which need to be repaired

Walls & Ceiling

- The dining room needs a ceiling fixture there are exposed wires

Loft

Doors

- The door is off its hinges in the loft

Walls & Ceiling

- The ceiling fixture should be upgraded to have its own electrical outlet

Bedrooms

Master Bedroom

Flooring

- The floor is worn or cosmetically damaged at the entry to the master

Walls & Ceiling

- There is a hole noted in the wall, and there is also damage and previous attempted repair to the corner below.

Closets

- The door jam is incomplete

2nd Bedroom

Single-Glazed Windows

- The window track needs cleaning for the window to operate smoothly in bedroom two
- The window has a BB hole in it and needs to be replaced in bedroom two

Bathrooms

Master Bed Bathroom

Doors

- The door rubs, and needs to be serviced to work smoothly.

Sink Countertop

- The counter top needs caulk at the counter seam.

Stall Shower

- There is moisture damage on the lower area of the shower enclosure that's needs repair
- There appears to be a mildew or mold-like substance at the stall shower area which should be evaluated. It is suggested to have complete testing done to confirm the type of substance present and make complete thorough corrections as needed, as we are per Nevada State Law unable to dismantle, lift, or determine for ourselves what the substance is.
- There is no water pressure to the shower faucet handle.
- The showerhead is missing

Outlets

- The sink outlet has an open-ground, but should be serviced to have ground-fault protection.

Hallway Bathroom Upstairs

Hallway Bathroom Upstairs Comment

- Caulk needed in various seams around the counter floor and walls

Half Bathroom

Sink Countertop

- The counter needs caulking at the seam

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced.

Kitchen

Kitchen

Flooring

- The floor is worn or cosmetically damaged,

Cabinets

- Some of the cabinet door pulls are missing
- The floor of the sink cabinet is damaged and has been removed

Trap and Drain

- The sink drain is corroded and replacing maybe easier than cleaning

Outlets

- The outlets are functional but not all include ground-fault protection, which is mandated by today's standards as a safety feature. Upgrade is recommended.

Hallway

Primary Hallway

Lights

- A ceiling light did not respond, and should be serviced.

Stairs

Main Stairs

Walls & Ceiling

- Base trim missing at the top of the stairs

Garage

Double-Car Garage

Walls & Ceiling

- There is a incomplete smoke detector on the garage wall

Firewall Separation

- The voids in the garage wall need to be repaired by the water heater

Entry Door Into the House

- The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Automatic Opener

- The automatic opener was not plugged in because it does not have its own outlet which it should

Outlets

- The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
- There are missing outlet cover's on the wall's that needs replacement, as this is an unsafe condition. This switch itself was shorting out and needs to be replaced

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Joanne Liu

INSPECTION ADDRESS

4557 Sirius Ave., Las Vegas , NV 89102

INSPECTION DATE

2/3/2009

REPRESENTED BY:

Dale Rowse
Remax Central



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GENERAL INFORMATION

Inspection Address: 4557 Sirius Ave., Las Vegas , NV 89102
Inspection Date: 2/3/2009
Weather: Clear and Dry - Temperature at time of inspection: 50-60 Degrees
Humidity at time of inspection: 20%

Inspected by: Greg Pastuch

Client Information: Joanne Liu

Buyer's Agent: Dale Rowse
Remax Central
Mobile: 702-686-8396

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Structure Occupied: No
Number of Stories: Single

Structure Style: Modern

Structure Orientation: West

Estimated Year Built: 1978
Unofficial Sq.Ft.: 1365

People on Site At Time of Inspection: Buyer(s)

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Associated Inspectors, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the State of Nevada, 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: 090204 Sirius

SCOPE OF WORK

You have contracted with Associated Inspectors, Inc. to perform a generalist inspection in accordance with the standards of practice established by the State of Nevada, 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 your home from a booklet published by The environmental Protection Agency, which you can read online at 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.

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.

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.

House Wall Finish

House wall finish type

Informational Conditions

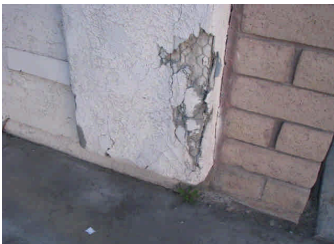
The house walls are finished with a combination of stucco and siding.



House wall finish observations

Components and Conditions Needing Service

Damage was noted to the stucco walls which you may wish to have corrected. Near the side of the garage at the exterior corner.



There are some holes in the siding behind the gas meter that should be sealed

There are some holes in the siding behind the gas meter that should be sealed - *Continued*



The voids in the stucco left after removing the patio cover should be patched and repainted. Filling the voids with another type of patio cover needs HOA approval there are wood boring resistant materials available one type is referred to as "Alumawood" The section up top near the roof needs patching.

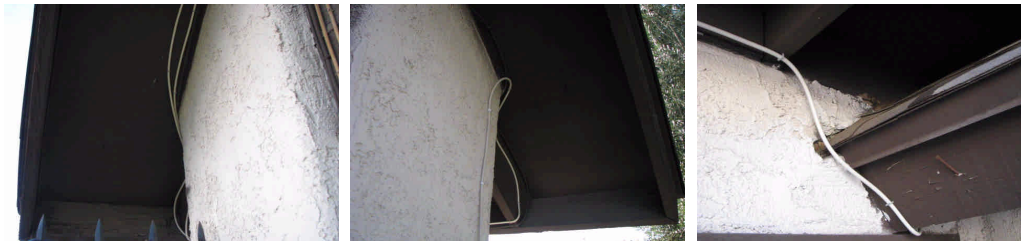


Fascia & Trim

Fascia & Trim

Components and Conditions Needing Service

Sections of the fascia and trim need maintenance type service, Painting and refinishing. Particularly on the south facing side where they are exposed to direct sunlight.



The decorative wood trim has separated from the house walls, and should be serviced to forestall further deterioration.



Structural Elements

Identification of Wall Structure

Functional Components and Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure appears to be serviceable and consists of post-tension concrete slab.

Identification of Ceiling Structure

Functional Components and Conditions

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

Slab Foundation

General Comments

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

Functional Components and 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.

Common Observations

Functional Components and Conditions

We are unable to inspect the walls, frame, and floor due to cabinetry, paneling, and floor coverings. As per the NRS 645D, we are not to dismantle or pull back cabinetry, floor coverings, etc.

Informational Conditions

There appears to be common cracks at the foundation which appears to not be significant at this time. We suggest monitoring not only the outside but the walls and ceiling inside. There does not appear to be any noticeable cracks in these areas if one do appear in the future we recommend further evaluation and repair by a licensed professional.

There appears to be common cracks at the foundation - *Continued*



Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, 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.

Exterior Components

Sidewalks & Entry Area

Functional Components and Conditions

The walkways are concrete and appear to be in serviceable condition



Yard Walls

Informational Conditions

There is a section of south yard wall that is shifted in the corner recommend monitoring, if this section of the wall shifts any further or becomes unstable we suggest further evaluation and repair by a licensed contractor.



Fences & Gates

Functional Components and Conditions

The fences and gates appear to be serviceable. The side yard gate is pad locked we did not test it, although it does appear to be serviceable.



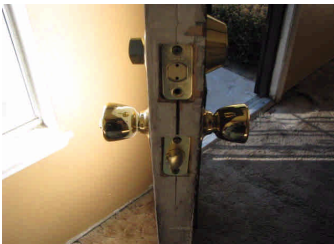
Exterior Doors

Informational Conditions

The exterior door appears to be serviceable



There is a sign of prior forceable entry at the front door. Although the door is functional this also is a area that should be monitored for service in the future or replaced.



Components and Conditions Needing Service

The exterior security door need typical maintenance-type service to latch properly

Patio

Informational Conditions

The concrete patio appears to have some cracks. Recommend monitoring this as well if they get larger or any shifting or heaving we suggest a complete evaluation and correction by a licensed contractor.



Patio Covers

Informational Conditions

The last owner had a patio cover after they moved it was removed by the HOA. This was reported to the inspector by one of the neighbors. It was a wooden structure and presumably removed due to the fact that this type of structure attracts wood boring insects. The leftover patio supports still in the patio floor need to be removed. To avoid a tripping hazard.



Windows

Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Screens

Informational Conditions

Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Outlets

Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection and need to have outlet covers to protect from the outside elements.

Lights

Informational Conditions

The patio light should have a cover to protect the socket from the elements



Components and Conditions Needing Service

The front entry light is missing and should be replaced



Grading & Landscaping

Moisture & Related Issues

Functional Components and 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

Functional Components and 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 & Level Pad

Functional Components and 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 on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

Drainage Swales

Informational Conditions

Drainage of the site and slope of the soil at the foundation is proper based upon a visual observation. The surface drains were noted but not tested because underground pipes cannot be judged.

Landscaping Observations

Components and Conditions Needing Service

The bushes in the front should be trimmed back away from the home. The standard rule of thumb is a 12" clearance of any plant growth from the building structure.



Site & Other Observations

Landscaping Comments

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. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however 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 can have an adverse affect on health.

Roof

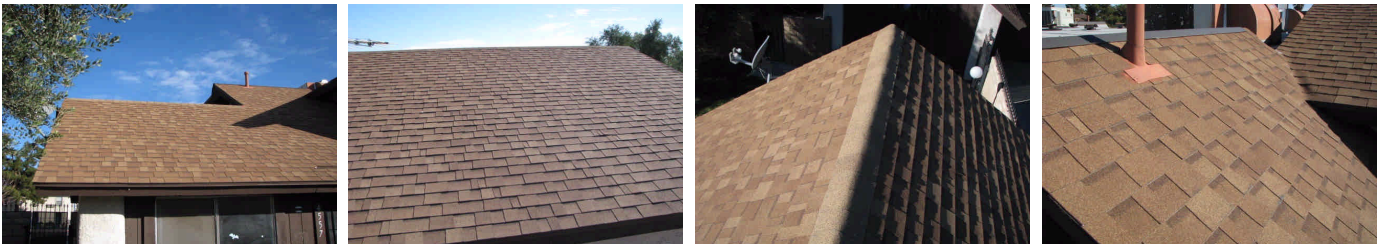
There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its 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.

Composition Shingle Roof

Method of Evaluation

Functional Components and Conditions

We evaluated the roof and its components by walking on its surface.



Roofing Material

Informational Conditions

The roof appears to be serviceable on the west face of the roof with a few displaced shingles on the bottom edge above the garage door there is no guarantee against leaks. These newer looking shingles were installed over the existing shingles. A third layer is not advised as this would begin to overexert the structural integrity of the roof truss system.

With Flat Roofed Sections

Informational Conditions

The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not

include any guarantee against leaks. The seam where the flat roof area meets the stucco side of the home is the most vulnerable. This can be monitored outside the bedroom window too.



Flashings

Functional Components and Conditions

The roof flashing appears to be serviceable



Components and Conditions Needing Service

There appears to be an improper termination of flashing. Correction is needed for proper runoff of water or to protect from any moisture penetrating the side of the home.



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. 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 ABS ones [acrylonitrile butadiene

styrene] 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, can be expensive to repair, and for this reason we recommend having them 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 Shut-off Location

Informational Conditions

There is no apparent shut-off valve at the residence to facilitate an emergency shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key, something the HOA should have knowledge of.

Pressure Regulators

Informational Conditions

A water pressure test was conducted at the hose faucet we got a reading of 80 psi which is the maximum acceptable level.



Copper & Plastic Pipes

Functional Components and Conditions

The piping appears to be copper valves and plastic lines throughout and appears to be in serviceable condition

Informational Conditions

We discovered some repairs to the water supply lines this will be explained further in the living room section of the report.

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.

The gas main shut-off is located in the garage side yard - *Continued*



Gas Main Observations

Components and Conditions Needing Service

The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.



Gas Water Heaters

Capacity & Location

Informational Conditions

Hot water is provided by a 40 gallon water heater that is located in the garage.



Common Observations

Components and Conditions Needing Service

Gas is off at the main, and the water heater could not be tested.

Combustion Air Vents

Informational Conditions

The water heater does have appropriate combustion-air vents. installed in the garage door.

The water heater does have appropriate combustion-air vents - *Continued*



Waste & Drainage Systems

General Comments

Functional Components and 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.

Irrigation or Sprinklers

General Comments

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Functional Components and Conditions

The sprinklers appear to be in serviceable condition. The control box is located in the garage. However, we do not run the sprinklers through any cycles, as this is a limited visual inspection only, so you may wish to do this at the final walk through.

Hose Bibs

Components and Conditions Needing Service

A hose bib leaks and needs to be corrected. At the handle when the water is turned on.

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

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.

Panel Size & Location

Functional Components and Conditions

The residence is served by a 125 amp, 240 volt rated panel, located in the garage side yard.



Main Panel Observations

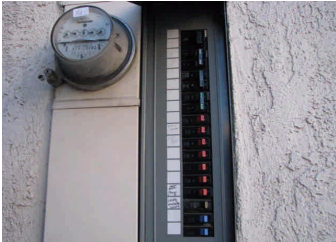
Functional Components and Conditions

The main panel components appear to be serviceable.

Panel Cover Observations

Functional Components and Conditions

The exterior panel cover appears to be in serviceable condition and clearly labeled



Wiring Observations

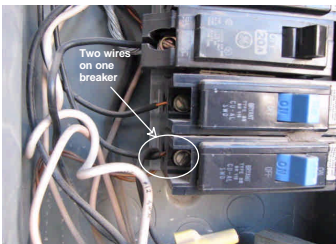
Functional Components and Conditions

The visible portions of the wiring appear to be serviceable.



Components and Conditions Needing Service

There are two wires on the same breaker connection, they should have their own breaker to avoid overloading the circuit.



Circuit Breakers

Functional Components and Conditions

The circuit breakers appear to be serviceable.

Grounding

Functional Components and 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

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. The temperature at the return air filters was 70 degrees and the supply air at the room registers was 38 upper stairs and 43 down stairs.

Thermostats

Informational Conditions

The thermostat appears to be serviceable This is for A/C only. Heat could not be tested due to the gas being shut off.

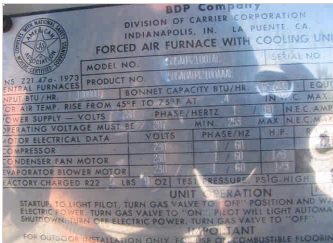
HVAC Package Systems

Location & Size

Informational Conditions

Central heat and air-conditioning are provided by a package system that is located on the roof.

Unit	Mfg.	Model	Tons
1	Carrier		3.5



Common Observations

Informational Conditions

The package system appears to be serviceable. For the A/C only the heat could not be checked because of the lock on the meter. However, we recommend a yearly service/clean to the unit, including the blower, pilot, venting system, burners, condenser coil, and compressor.



Gas Valve & Connector

Components and Conditions Needing Service

The gas supply line is unsupported from the roof penetration to the flex line attached to the unit, this is a unsafe condition and needs service to avoid any stress to the supply line and further consequences this could result in a leak and would be difficult to detect due to the location on the roof.

The gas supply line is unsupported from the roof penetration to the flex line attached to the unit - *Continued*



Return-Air Compartment

Components and Conditions Needing Service

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

Components and Conditions Needing Service

The primary condensate discharge pipe is separated at the package system, and should be serviced.



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.

Interior Living Space

Interior Living Space Comments

Components and Conditions Needing Service

There are marks and scraps along some of the inside walls in various areas of the home that need cleaning, painting or both.

The interior floor coverings are worn and need replacing throughout the home.

Main Entry

Main Entry Comments

Informational Conditions

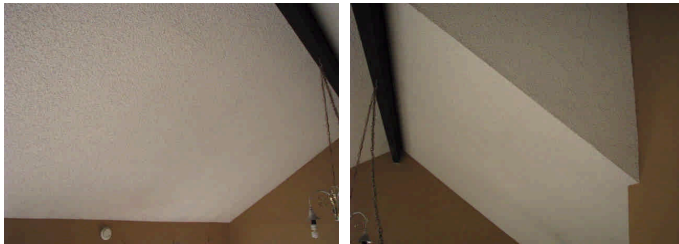
All components within the main entry appear functional unless noted below.

Living Room

Walls & Ceiling

Informational Conditions

The ceiling appear to be in serviceable condition which may include common cracking (cosmetic damage).



Components and Conditions Needing Service

There is a repair access hole noted on the wall. This was discovered hiding behind the pegboard after it was removed there was previous repair done to the water supply lines in the wall. This appears to have been done correctly the only issue is the wall is suppose to be sealed back up with drywall and paint.



Flooring

Components and Conditions Needing Service

The carpet under the steps was pulled back and revealed more repair to the water supply lines. Again this appears to be serviceable the issue is the work is not complete because the floor has not been resealed. We recommend further evaluation by a licensed professional prior to back filling.

The carpet under the steps was pulled back and revealed more repair to the water supply lines - *Continued*



All of the baseboard is missing

Single-Glazed Windows

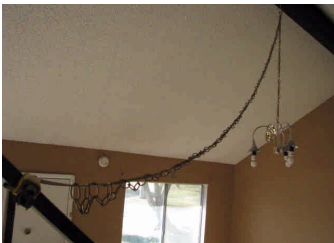
Components and Conditions Needing Service

The window will need service to work well such as servicing the hardware.

Lights

Components and Conditions Needing Service

A ceiling light does not respond, and should be serviced The light was not plugged in and is one that should be hard wired to a electrical outlet by a licensed professional.



Outlets

Components and Conditions Needing Service

There is a missing outlet cover at the wall that needs replacement, as this is an unsafe condition near the stairs.

Smoke Detector

Components and Conditions Needing Service

The smoke detector did not respond, and should be serviced.

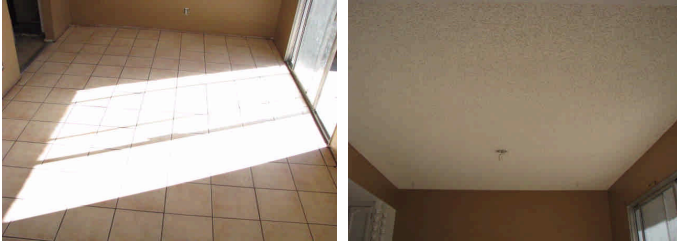


Dining Room

Dining Room Comment

Functional Components and Conditions

All components of the dining room appear serviceable except as noted below or from previously stated overall conditions.



Sliding Glass Doors

Components and Conditions Needing Service

The sliding glass door does not roll smoothly, and should be serviced.



Flooring

Components and Conditions Needing Service

The baseboards are missing
There is a cracked tile which need to be repaired



Walls & Ceiling

Components and Conditions Needing Service

The dining room needs a ceiling fixture there are exposed wires



Family Room

Walls & Ceiling

Informational Conditions

Prior patch and repair was noted on the walls and/or ceiling which you may wish to have verified by the seller.

Loft

Loft Comment

Informational Conditions

All components of the loft appear serviceable except as noted below. This is a converted space made up to be a additional bedroom. This room has no closet that is why it is categorized as a loft.



Doors

Components and Conditions Needing Service

The door is off its hinges in the loft



Walls & Ceiling

Informational Conditions

Prior patch and repair was noted on the walls and/or ceiling which you may wish to have verified by the seller. This was a arch for the loft that has been sealed off for privacy.



Components and Conditions Needing Service

The ceiling fixture should be upgraded to have its own electrical outlet

The ceiling fixture should be upgraded to have its own electrical outlet - *Continued*



Flooring

Informational Conditions

The carpet was pulled back and it revealed the plumbing repair underneath

Bedrooms

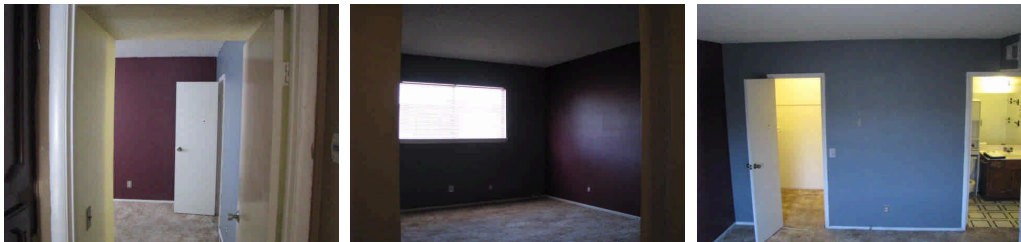
In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and 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

Master Bedroom Comment

Functional Components and Conditions

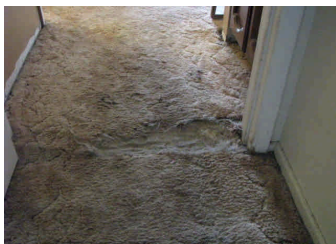
All components of the master bedroom appear serviceable unless noted below



Flooring

Components and Conditions Needing Service

The floor is worn or cosmetically damaged at the entry to the master

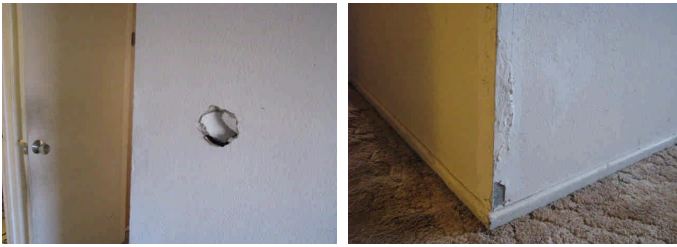


Walls & Ceiling

Components and Conditions Needing Service

There is a hole noted in the wall, and there is also damage and previous attempted repair to the corner below.

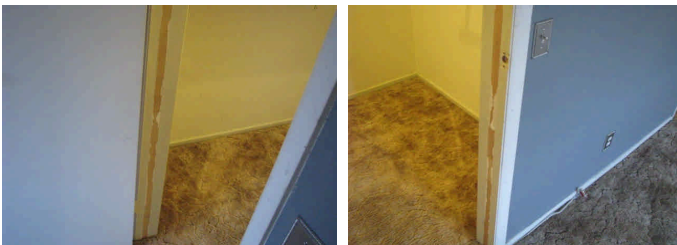
There is a hole noted in the wall - *Continued*



Closets

Components and Conditions Needing Service

The door jam is incomplete



2nd Bedroom

2nd Bedroom Comment

Functional Components and Conditions

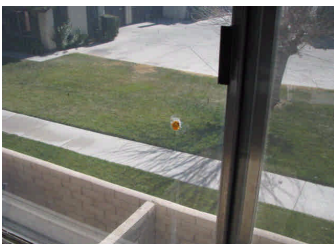
All components of the second bedroom appear serviceable unless noted below



Single-Glazed Windows

Components and Conditions Needing Service

The window track needs cleaning for the window to operate smoothly in bedroom two
The window has a BB hole in it and needs to be replaced in bedroom two



Closets

Informational Conditions

The closet door or doors are missing

Outlets

Informational Conditions

There appears to be an outlet that is not functional closest to the closet opening. Recommend evaluation and correction as needed.

Bathrooms

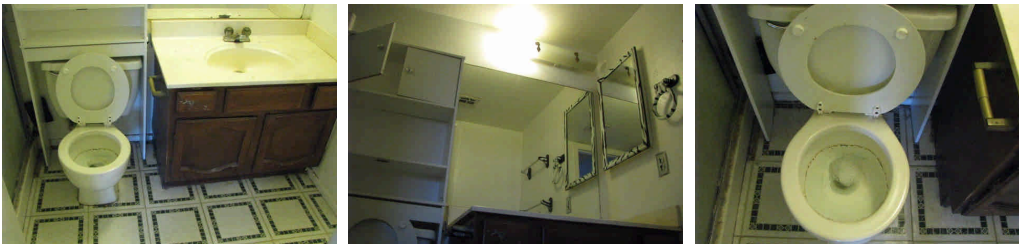
In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility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

Master Bed Bathroom

Master Bed Bathroom Comment

Functional Components and Conditions

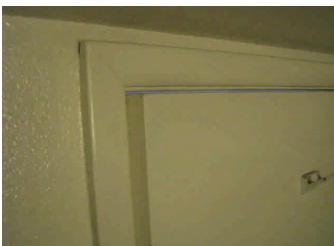
All components of the master bathroom are operational unless noted below.



Doors

Components and Conditions Needing Service

The door rubs, and needs to be serviced to work smoothly.



Sink Countertop

Components and Conditions Needing Service

The counter top needs caulk at the counter seam.

The counter top needs caulk at the counter seam - *Continued*



Cabinets

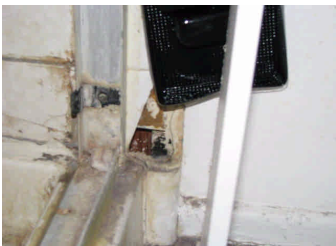
Informational Conditions

The termite inspector should be alerted to moisture damage within the sink cabinet.

Stall Shower

Components and Conditions Needing Service

There is moisture damage on the lower area of the shower enclosure that's needs repair



There appears to be a mildew or mold-like substance at the stall shower area which should be evaluated. It is suggested to have complete testing done to confirm the type of substance present and make complete thorough corrections as needed, as we are per Nevada State Law unable to dismantle, lift, or determine for ourselves what the substance is.



There is no water pressure to the shower faucet handle.
The showerhead is missing

Outlets

Components and Conditions Needing Service

The sink outlet has an open-ground, but should be serviced to have ground-fault protection.



Hallway Bathroom Upstairs

Hallway Bathroom Upstairs Comment

Functional Components and Conditions

All components of the hallway bathroom upstairs are operational unless noted below



Components and Conditions Needing Service

Caulk needed in various seams around the counter floor and walls

Half Bathroom

Half Bathroom Comment

Functional Components and Conditions

All components of the half bathroom are operational unless noted below



Flooring

Informational Conditions

The floor is worn or cosmetically damaged you may consider replacing rather than reconditioning.

Sink Countertop

Components and Conditions Needing Service

The counter needs caulking at the seam



Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.

The mechanical sink stopper is incomplete and should be serviced - *Continued*



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. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. 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

Kitchen Observations

Functional Components and Conditions

All components in the kitchen appear serviceable unless noted below



Informational Conditions

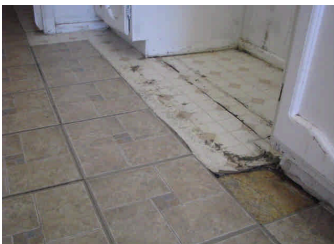
It was noted that all of the appliances were missing at the time of the inspection.

The refrigerator dimensions are 36x71x25.5

Flooring

Components and Conditions Needing Service

The floor is worn or cosmetically damaged,



Cabinets

Components and Conditions Needing Service

- Some of the cabinet door pulls are missing
- The floor of the sink cabinet is damaged and has been removed

Trap and Drain

Components and Conditions Needing Service

- The sink drain is corroded and replacing maybe easier than cleaning



Electric Range

Informational Conditions

- The dimensions for the electric range is 30x35.5x25.5

Dishwasher

Informational Conditions

- The dimensions for the dishwasher is 24x34x24

Outlets

Components and Conditions Needing Service

- The outlets are functional but not all include ground-fault protection, which is mandated by today's standards as a safety feature. Upgrade is recommended.

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

- There is a uneven area on the floor in the upstairs hallway outside the hall bath



Lights

Components and Conditions Needing Service

- A ceiling light did not respond, and should be serviced.

A ceiling light did not respond and should be serviced - *Continued*



Stairs

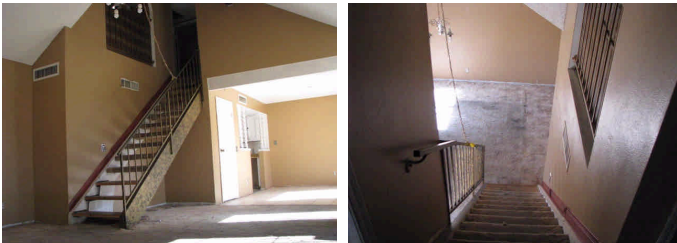
Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Main Stairs Comments

Functional Components and Conditions

The components that make up the stairs appears serviceable unless noted below



Walls & Ceiling

Components and Conditions Needing Service

Base trim missing at the top of the stairs



Outlets

Informational Conditions

The wall switch is mounted in a awkward area that is not easily accessible

The wall switch is mounted in a awkward area that is not easily accessible - *Continued*



Laundry

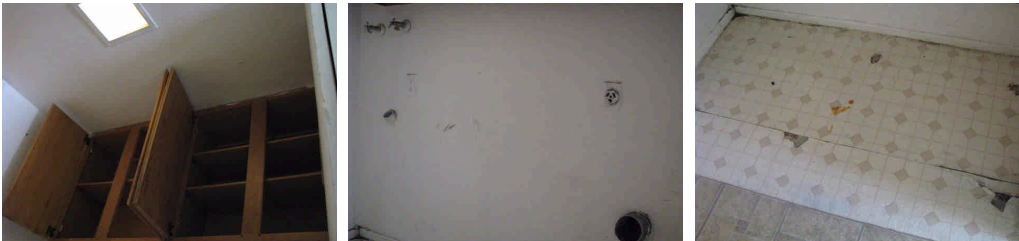
In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and 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

Laundry Room Comments

Functional Components and Conditions

All components appear to be serviceable unless noted below



Flooring

Informational Conditions

The floor is worn or cosmetically damaged.

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. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Double-Car Garage Comments

Informational Conditions

All components appear to be serviceable unless noted below

The outside garage door has low voltage wires exposed



Walls & Ceiling

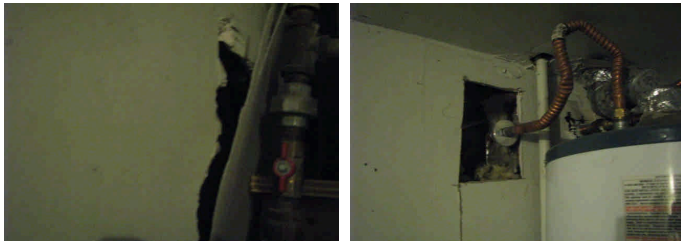
Components and Conditions Needing Service

There is an incomplete smoke detector on the garage wall

Firewall Separation

Components and Conditions Needing Service

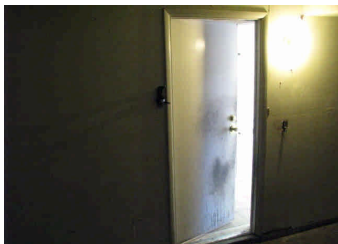
The voids in the garage wall need to be repaired by the water heater



Entry Door Into the House

Components and Conditions Needing Service

The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.



Garage Door & Hardware

Informational Conditions

The garage door & hardware appear serviceable unless noted below.

The garage door & hardware appear serviceable unless noted below - *Continued*



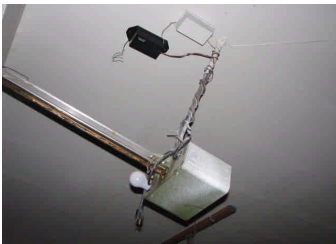
Automatic Opener

Functional Components and Conditions

The opener is not equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.

Components and Conditions Needing Service

The automatic opener was not plugged in because it does not have its own outlet which it should



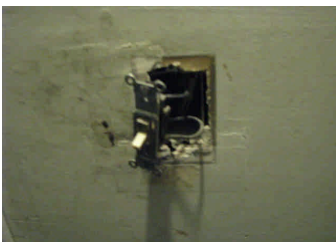
Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



There are missing outlet cover's on the wall's that needs replacement, as this is an unsafe condition. This switch itself was shorting out and needs to be replaced



CERTIFICATIONS AND AFFILIATIONS



State of Nevada, Certified Master Inspector of Structures # 000064

ICBO / ICC Certified Building Inspector # 5073930

IAPMO Certified Mechanical Inspector # 090556

ASHI American Society of Home Inspectors # 249147

F.I.R.E.: Fireplace Investigation, Research, & Education Service #0500-111

SNAPPI, Southern Nevada Association of Professional Property Inspectors #000064

Officer: Treasurer, Past Vice-President

Kaplan Professional Schools, Inspection Training Associates: Master Instructor and Graduate

GLVAR: Greater Las Vegas Association of Realtors - Member Since 1989

Richard Cummins # 0000064

Scott Shippee # 0001015

Greg Pastuch # 0001178

REPORT CONCLUSION

4557 Sirius Ave., Las Vegas , NV 89102

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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Inspection Address: 4557 Sirius Ave., Las Vegas , NV 89102
Inspection Date/Time: 2/3/2009

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