

Inspection Report

Spectrum Client

Property Address:
123 Your Street
Las Vegas NV 00000



Spectrum Inspection Group Inc.

**Ben Grove IOS.0002129-RES
1575 W Horizon Ridge Parkway #530984
Henderson, NV 89053
702-269-6716
www.spectruminspectiongroup.com
Lynn@spectruminspectiongroup.com**



SPECTRUM

Inspection Group Inc.

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Date: 10/15/2015	Time: 09:00 AM	Report ID:
Property: 123 Your Street Las Vegas NV 00000	Customer: Spectrum Client	Real Estate Professional:

Report Key Index

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Building Status:

Vacant Without Interior Furnishings

Style of Home:

Two Story Single Family Dwelling

Age Determination:

Reported in Listing

Attendees:

Client

Age Of Home:

16 to 20 Years

Home Viewed From:

Street

Direction of House:

House Faces South

Weather:

Partly Cloudy

Outside Temperature:

80 - 90 degrees

Soil Condition:

Dry

Lot Topography:

Nearly Flat

Standards of Practice:

Nevada Real Estate Division Standards of Practice

Realtor Summary

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This section of the report is referred to as the Realtor Summary and is included mainly for the benefit of the Buyers real estate agent. Quite often the real estate agent is the person tasked with addressing the issues or asking the seller to address the issues noted in the report. The agent does not want to know all the small details such as how many gallons the water heater holds or the grading of the lot. They want to know what needs to be addressed in order to protect the interests of their clients The inclusion or omission of an item in the Realtor Summary section for issues contained in the main body does not imply less consideration should be applied to any other issue noted in the report. The inspector 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.

3. Exterior

3.2

VEGETATION

Inspected, Repair / Replace

(1) Tree branches are in contact with the roof covers and structure. This condition can cause damage to roof covers and structure especially in periods of windy weather. All tree limbs in contact with structure or over hanging roof covers should be removed.

3. Exterior



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

(2) Due to possibly weather related increase in apparent insect activity, recommend a pest inspection by a licensed pest inspection company.

3.4 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Inspected, Repair / Replace

(2) The balcony railing is missing post caps which can expose sharp edges which can be a hazard. Recommend replacement of missing caps by a qualified professional.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3. Exterior

3.7 WALL CLADDING and TRIM

Inspected, Repair / Replace

(2) Areas of stucco recommended for repair and maintenance include areas of damage primarily at the rear. Recommend repair to match existing finish of all areas of damage and cracks exceeding 1/16 th of an inch by a qualified professional to prevent water intrusion.



3.7 Item 1(Picture) rear

3.11 MISCELLANEOUS

Inspected, Repair / Replace

The patio mist pump is missing a handle and the system was not properly operational. Recommend evaluation and repair by a qualified professional.



3.11 Item 1(Picture)



3.11 Item 2(Picture)

4. Roofing

4.2 ROOF COVERINGS

Inspected, Repair / Replace

(2) Areas of tile recommend for repair include an area of broken and cracked tile with underlayment exposed primarily at the the east side, at least one broken tile at the front, and a broken edge tile at the rear. Recommend repair of all broken and dislocated tile according to standards by a roofing professional.



4.2 Item 1(Picture) rear



4.2 Item 2(Picture) front



4.2 Item 3(Picture) east



4.2 Item 4(Picture) east

5. Plumbing

5.4 FIXTURES and FAUCETS

Inspected, Repair / Replace

The hose bib at the rear is drip leaking when turned off. Recommend repair or replacement by a plumbing professional.

5. Plumbing



5.4 Item 1(Picture) rear

5.7

WATER HEATING SYSTEM

Inspected, Repair / Replace

(2) Corrosion is present at the water heater plumbing. 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)

5. Plumbing



5.7 Item 4(Picture)

6. Electrical

6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected, Repair / Replace

(2) Two panel cover screw(s) are missing. Loose panel covers can be an increased fire hazard. Each screw hole should have installed in it a special, blunt-end screw made especially for this purpose.



6.3 Item 3(Picture)

6.6 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected, Repair / Replace

Lighting inoperative. It is thought the inoperative lighting may be the result of burned out bulbs but it is strongly recommended all bulbs be replaced and all lighting be verified to operate at the final walk through inspection to ensure a more serious condition does not exist.

6. Electrical



6.6 Item 1(Picture) Attic

6.7 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair / Replace

Repair as noted.

7. Heating and Cooling

7.5 A/C SPLITS (cooling)

Inspected, Repair / Replace

(2) An air temperature differential test was performed on the upstairs main house unit to determine if the difference in temperatures of the supply and return air are between 16 degrees F and 23 degrees F, which indicates that the unit is cooling as intended. The supply air temperature on the upstairs system read (79 degrees F), and the return air temperature was (77 degrees F). This indicates that the upstairs unit's range in temperature drop is less than normal. Recommend evaluation and repair by an HVAC professional.



7.5 Item 3(Picture) Upstairs supply



7.5 Item 4(Picture) Upstairs return

7.6 CEILING FANS

Inspected, Repair / Replace

(1) A ceiling fan in the second floor family room is noisy and not properly operable. Recommend repair or replacement as necessary by a qualified professional.

7. Heating and Cooling



7.6 Item 1(Picture) upstairs family room

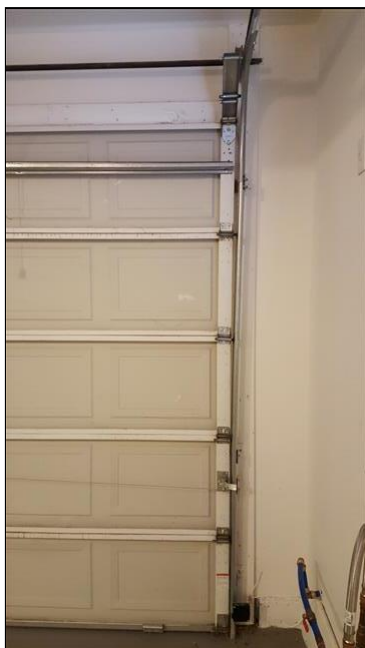
(2) The ceiling fan remote control was not located for the dinette fan at the time of the inspection. The fan was not tested. Recommend inquiry with the owner regarding the whereabouts of a remote or other control.

9. Garage

9.2 GARAGE DOOR(S) and OPENER(S)

Inspected, Repair / Replace

(2) The west garage door has minor damage and is not smoothly operable. Recommend maintenance, adjustment, and repair as necessary by a garage door professional to restore proper operability.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 FIRE WALL and PASSAGE DOOR

Inspected, Repair / Replace

(2) Recommend removal of doorstop from fire door to ensure door closes as intended.

9. Garage



9.3 Item 1(Picture)

10. Interiors

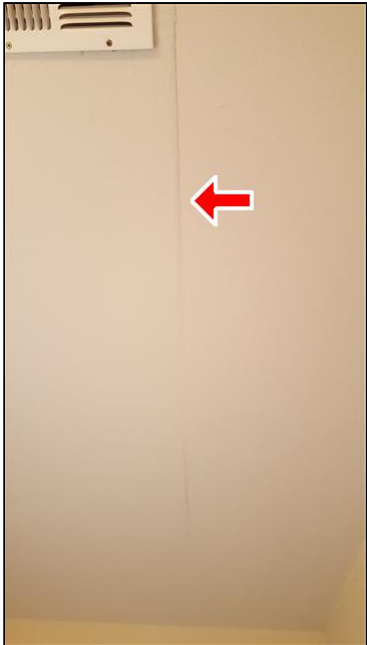
10.3 CEILINGS and WALLS

Inspected, Repair / Replace

(1) Cracks are present at the casita walls and ceilings. The areas tested dry by thermal image at the time of inspection. Recommend repair to match existing finish.

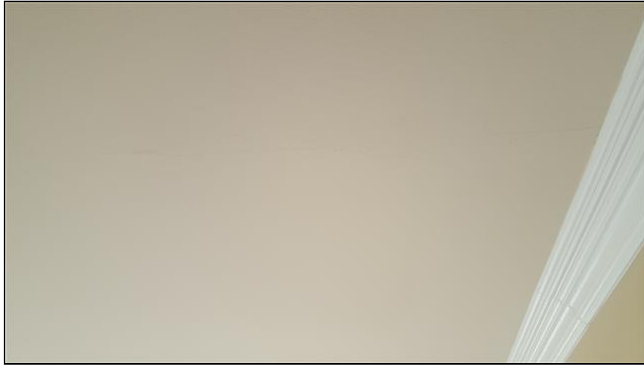


10.3 Item 1(Picture) casita



10.3 Item 2(Picture) casita

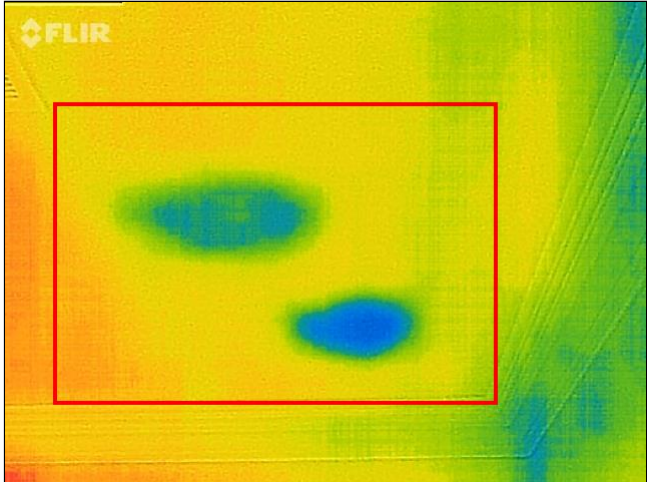
(2) Minor cracks are evident in the walls and/or ceilings, and evidence of possible prior or current water intrusion. Recommend evaluation and repair of roof as detailed in 4.2(2) and continued monitoring and repair if further defects become apparent. Recommend repair to drywall defects to match existing finish as desired.

10. Interiors

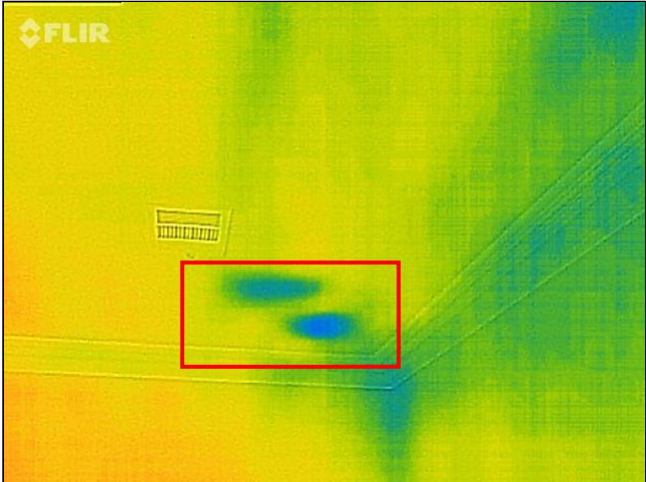
10.3 Item 3(Picture) master bedroom, representative photo

(3) The master bedroom and upstairs ceilings were evaluated by thermal image in the area of the observed roofing defects. Multiple areas of apparent water intrusion were observed where indicated by thermal image at the east side of master bedroom ceiling and in the attic. Recommend evaluation of the roofing material including the underlayment in the areas noted by a licensed roofing professional and necessary repair to standards. Recommend repair to affected structure and wall finish by a qualified professional.

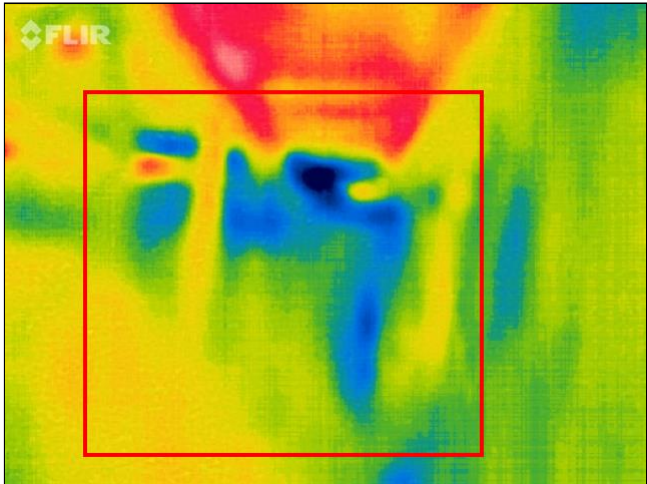
10. Interiors



10.3 Item 4(Picture) master ceiling



10.3 Item 5(Picture) master ceiling



10.3 Item 6(Picture) attic



10.3 Item 7(Picture)

10.5 WINDOWS

Inspected, Repair / Replace

(1) Evidence of water intrusion is present around the west facing living room windows. Recommend evaluation and repair to the window seals and flashing as necessary by a window professional, and repair to the affected structure by a qualified professional.

10. Interiors

10.5 Item 1(Picture)

(2) The upper window at the north facing living room window has discoloration which could indicate a thermal seal defect. Recommend evaluation by a window professional



10.5 Item 2(Picture)

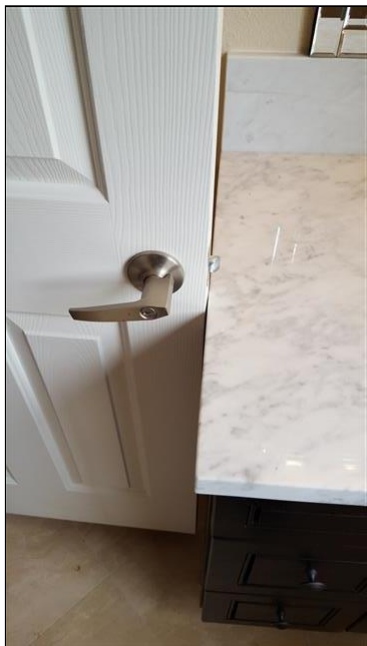
(3) The sliding window at the north facing living room window is missing a metal component of the frame which covers the edge of the glass pane. Recommend repair by a window professional to prevent loosening of the glass pane.

10. Interiors

10.5 Item 3(Picture)

10.6 DOORS AND CLOSETS**Inspected, Repair / Replace**

The door at the casita bathroom contacts the vanity top during operation.

10.6 Item 1(Picture) Casita
bathroom**11. Kitchen****11.4 KITCHEN ELECTRICAL****Inspected, Repair / Replace**

11. Kitchen

The kitchen outlets at the island are not GFCI protected as required. Since the kitchen has been remodeled, all counter top outlets should be upgraded to GFCI protection according to current standards. Recommend installation of GFCI protection at the island and kitchen countertop outlets by an electrical professional.



11.4 Item 1(Picture) island



11.4 Item 2(Picture) island

11.7 DISHWASHER(S)**Inspected, Repair / Replace**

The dishwasher was observed to have water inside at the end of its cycle. Recommend evaluation and necessary repair by an appliance professional.



11.7 Item 1(Picture)

11.10 REFRIGERATOR**Inspected**

(2) Refrigerator is present but has not been installed, therefore was not evaluated during this inspection.

11. Kitchen

11.10 Item 2(Picture)

12. Bathrooms**12.1 FAUCETS / BASINS / DRAINS****Inspected, Repair / Replace**

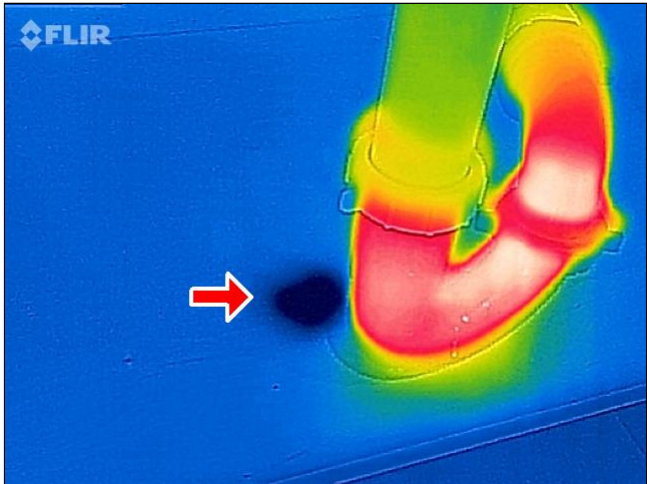
(1) The tub/shower faucet at the downstairs guest bathroom has abnormally low cold water supply. Possible causes include, but not limited to, the faucet itself, supply valves and lines, or associated plumbing. Recommend evaluation and repair by a plumbing professional.



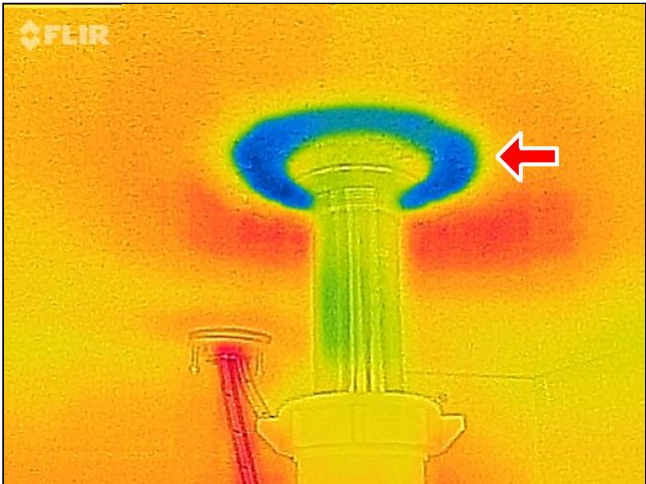
12.1 Item 1(Picture)
downstairs guest bathroom

(2) The sinks at the master bathroom are leaking around the drain. Recommend repair by plumbing professional.

12. Bathrooms



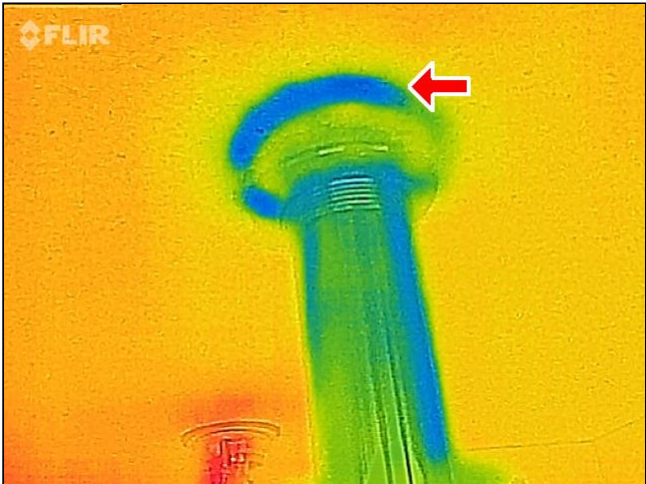
12.1 Item 2(Picture)



12.1 Item 3(Picture)



12.1 Item 4(Picture) right master



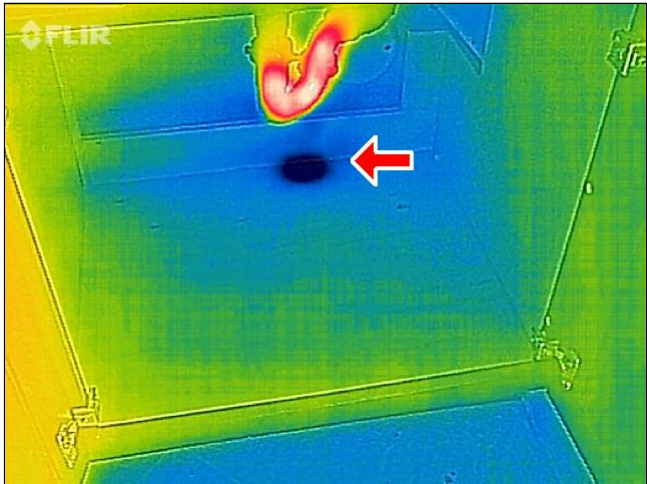
12.1 Item 5(Picture)



12.1 Item 6(Picture) left master

(3) Water is present at the casita sink where indicate from an apparent leak. Recommend evaluation and repair by a plumbing professional.

12. Bathrooms



12.1 Item 7(Picture)



12.1 Item 8(Picture)

12.4 SHOWER WALLS and ENCLOSURE

Inspected, Repair / Replace

(1) Cracked grout at the casita shower is present. The shower accumulates water at the far end. After operating the shower, evidence of water intrusion is evident by thermal image outside the shower in the corner at the exterior bathroom wall. Recommend evaluation and necessary repair by a tile professional.



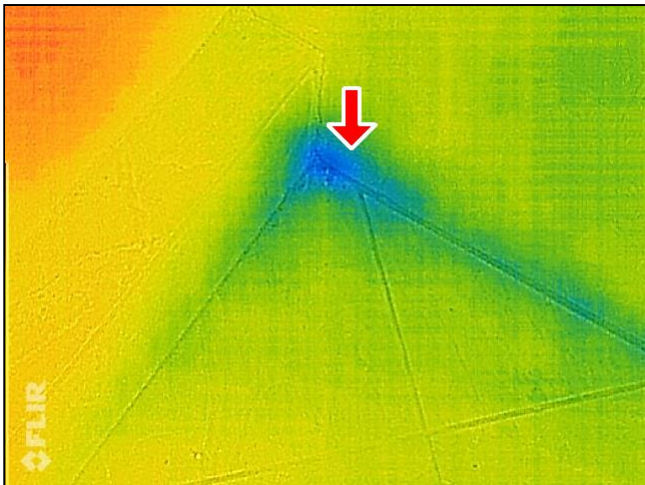
12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)

(2) Grout at the master bathroom shower is deteriorated. Missing or deteriorated caulking and grout can promote water penetration into the adjoining structure. The old caulking and any loose grout should be removed and the openings resealed and regouted.

12. Bathrooms



12.4 Item 5(Picture) master bathroom shower



12.4 Item 6(Picture) master bathroom shower

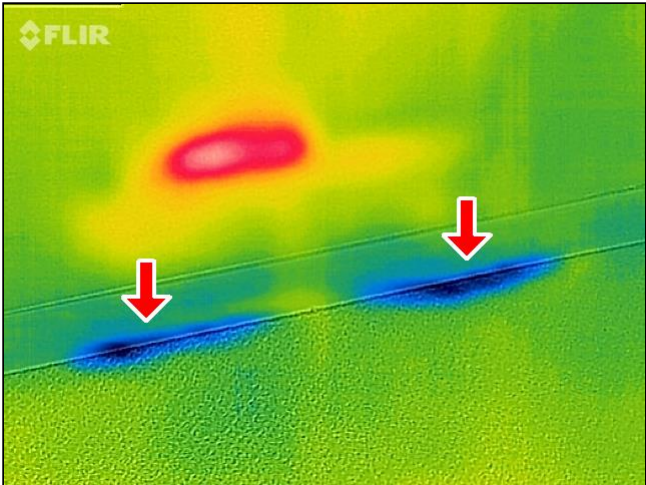
12.5 BATHTUB(S)

Inspected, Repair / Replace

The tub/shower faucet at the upstairs guest bathroom leaks water at the wall and has a shower diverter not properly operable. After operating the faucet, evidence of water intrusion is present at the guest bedroom wall opposite the bathroom which indicates the faucet could be leaking water into the wall. Recommend evaluation and repair or replacement of the faucet by a plumbing professional. Since the possibility of persistent water intrusion into structure is present, we recommend a mold inspection by a licensed mold inspection company.



12.5 Item 1(Picture) upstairs guest bathroom



12.5 Item 2(Picture)

13. Laundry

13.5 CLOTHES WASHER

Not Inspected

Washer and dryer where present but not connected, they were not operated during the inspection.

13. Laundry

13.7 LAUNDRY TUB

Inspected, Repair / Replace

The laundry faucet has abnormally low water supply. Possible causes include, but not limited to, the faucet itself, supply valves and lines, or associated plumbing. Recommend evaluation and repair by a plumbing professional.

Corrosion is present at the laundry faucet supply valves. 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.



13.7 Item 1(Picture)



13.7 Item 2(Picture)

14. Lawn Sprinklers

14.1 SPRINKLER SYSTEM

Inspected, Repair / Replace

The sprinklers were operated via manual cycle with the control box at the exterior. Timed function, flow, and adequacy was not assessed. Excessive amounts of water is present during operation of the pop ups primarily at the front possibly from poorly functioning pop ups or supply leaks. Recommend system maintenance, repair, and optimization be performed by a landscape professional.



14.1 Item 1(Picture)



14.1 Item 2(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ben Grove

Consideration Items

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3. Exterior

3.10 WINDOWS

Inspected

Low-E window orientation inspected. Windows were reviewed for proper orientation. A frequent construction error in the Las Vegas Valley is when Low-E windows are installed with the microscopic metal coating located inside the air gap on the inner pane of dual pane window. This orientation actually causes heat to radiate into the home and significantly increases cooling costs. We are delighted that we can offer this ancillary service our clients at no additional cost. Except where noted, the Low-E windows in this home were verified to have proper orientation. This is a positive finding.



3.10 Item 1(Picture) Informational photo

10. Interiors

10.7 SMOKE and CO DETECTOR(S)

10. Interiors**Inspected**

Recommend ensuring all required detectors are operable and have fresh batteries at move in.

13. Laundry**13.2 CLOTHES WASHER and DRYER HOOK-UPS****Inspected, Repair / Replace**

The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. The valves are corroded which could increase the chance of them leaking when the washing machine is connected.

14. Lawn Sprinklers**14.0 LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION****Informational**

The irrigation system is provided with limited review as a courtesy to our clients. The inspector does not have the ability to inspect each emitter and some of the irrigation lines and components are sub surface. The inspector operated the control panel in manual mode to ensure that the system is operational. The client is advised to consult with a licensed and qualified landscape contractor for a more detailed review and recommendations for any necessary repairs and modifications.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ben Grove

1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Items

1.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

A certified inspector shall not, while making an inspection: operated any system or component that does not respond to normal operating controls.

A certified inspector shall not, while making an inspection: operated any system or component that is shut down or otherwise inoperable.

1.1 ENVIRONMENTAL

Comments: Informational

Not included as part of a building inspection: Spectrum Inspection Group inspectors are not certified mold Inspectors, therefore we are unable to provide certified mold inspections. However, each of our visual inspections includes the observation of areas that, if indicated, may have potential water issues and/or sustained moisture intrusion issues which may or may not be conducive to the growth of mold. Additionally, our visual inspection will include disclosing areas that we deem suspicious in this regard. Spectrum Inspection Group, Inc makes no guarantee of discovery of existing mold issues undetectable by our standard of practices and procedures and cannot be held liable for such instances.

1.2 PICTURES

Comments: Informational

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

1.3 HOME WARRANTY

Comments: Informational

The inspection represents the condition of the visually inspected of the property on the date of inspection. Component conditions may change between date and time of inspection and the title transfer date. A walk-through prior to title transfer helps protect against against unexpected surprises and is highly recommended. The purchase of a home warranty, where applicable is also highly recommended. It is highly recommended the client research the Home Warranty companies available to ensure adequate coverage will be provided and available when needed. Please be advised that Spectrum Inspection Group Inc. does not provide referrals to specific to address items noted in the report. Were we to do this, the perception exists of an inpropriety. If this inspection was performed in conjunction with a sale of the property, it is recommended the client seek specific recommendation from their agent. It is always recommended the client use a licensed and qualified contractor to repair or correct any issues noted in the report. The Better Business Bureau of Southern Nevada can also provide direction toward specific contractors. Always verify the licensing status of any contractor with the Nevada State Contractors Board by calling 702-486-1100. Spectrum Inspection Group Inc. is a privately held Nevada Corporation, a member of the Better Business Bureau of Southern Nevada.

2. Structure

Styles & Materials		
Foundation Type and Material:	Wall Structure:	Roof Structure:
Post Tension Slab	Wood	Engineered Wood Trusses
Ceiling Structure:	Floor Structure:	
Not Visible	Concrete Slab	
Wood Trusses	Not Visible	
	Wood Joists	

Items

2.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

2.1 STRUCTURE INSPECTION LIMITATIONS

Comments: Informational

2.2 FOUNDATION / CONCRETE SLAB

Comments: Inspected

A Post Tensioned Slab is present in the property. This type of construction was implemented to serve homes that are built in areas known for soil movement. High tensioned wires are stretched tight within the concrete when curing and released to hold the slab from movement. this is an upgrade however cutting and or drilling the slab is not advised unless structural evaluation is done. No apparent problems were observed.



2.2 Item 1(Picture) Informational photo of stamp in garage indicating post tension foundation present

2.3 ROOF STRUCTURE

Comments: Inspected

The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.



2.3 Item 1(Picture) Informational photo

2.4 WALLS (Structural)

Comments: Inspected

While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

3. Exterior

Styles & Materials

Driveway Surface: Concrete	Walkway Surface: Concrete	Patio Surface: Concrete Tile On Concrete
Window Material: Double Pane	Cladding: Stucco	Soffit/Fascia: Stucco
Trim: Stucco	Exterior Door Type: Steel Sliding Glass	Fence: Concrete Block Metal
Gate: Metal		

Items

3.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

3.1 EXTERIOR INSPECTION LIMITATIONS

Comments: Informational

3.2 VEGETATION

Comments: Inspected, Repair / Replace

(1) Tree branches are in contact with the roof covers and structure. This condition can cause damage to roof covers and structure especially in periods of windy weather. All tree limbs in contact with structure or over hanging roof covers should be removed.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

(2) Due to possibly weather related increase in apparent insect activity, recommend a pest inspection by a licensed pest inspection company.

3.3 DRIVEWAY(S), PATIO(S), and WALKWAY(S)

Comments: Inspected

Except for typical hairline cracks and staining, the driveway, walkways and patio showed no visible signs of any significant deficiencies on the day of the inspection.



3.3 Item 1(Picture) Informational photo

3.4 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Comments: Inspected, Repair / Replace

(1) Except where noted, the porch and patio structures showed no signs of any significant deficiencies at the time of inspection.

(2) The balcony railing is missing post caps which can expose sharp edges which can be a hazard. Recommend replacement of missing caps by a qualified professional.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 GRADING, DRAINAGE, and RETAINING WALL(S)

Comments: Inspected

The grading and drainage at the property showed no signs of any significant deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.6 FENCES and GATES

Comments: Inspected

3.7 WALL CLADDING and TRIM

Comments: Inspected, Repair / Replace

(1) Except where noted, no significant defects were observed during our inspection of the stucco material. Note that hairline cracks, minor areas of wear, and minor cosmetic damage are typical with all wood frame stucco covered homes. Cracks do not need to be repaired until they exceed one sixteenth of an inch or routine maintenance is performed.

(2) Areas of stucco recommended for repair and maintenance include areas of damage primarily at the rear. Recommend repair to match existing finish of all areas of damage and cracks exceeding 1/16 th of an inch by a qualified professional to prevent water intrusion.



3.7 Item 1(Picture) rear

3.8 EAVES, SOFFITS and FASCIAS

Comments: Inspected

Eaves and soffits are finished with stucco and should be painted in accordance with the exterior walls as part of future maintenance at such time the finish becomes faded, worn, or cracked.

3.9 DOORS (Exterior)

Comments: Inspected

The exterior doors showed no signs of any significant defects on the day of the inspection.

3.10 WINDOWS

Comments: Inspected

Low-E window orientation inspected. Windows were reviewed for proper orientation. A frequent construction error in the Las Vegas Valley is when Low-E windows are installed with the microscopic metal coating located inside the air gap on the inner pane of dual pane window. This orientation actually causes heat to radiate into the home and significantly increases cooling costs. We are delighted that we can offer this ancillary service our clients at no additional cost. Except where noted, the Low-E windows in this home were verified to have proper orientation. This is a positive finding.



3.10 Item 1(Picture) Informational photo

3.11 MISCELLANEOUS

Comments: Inspected, Repair / Replace

The patio mist pump is missing a handle and the system was not properly operational. Recommend evaluation and repair by a qualified professional.



3.11 Item 1(Picture)



3.11 Item 2(Picture)

4. Roofing

Styles & Materials		
Roof Inspection Method:	Primary Roof-Type:	Primary Roof Covering:
Walked Roof	Hip	Concrete Tile
Primary Roof Slope:	Estimated Age Of Primary Roof:	Flashing:
Medium	16 To 20 Years	Metal
		Mastic
Valley Flashing Material:		
Sheet Metal		
Items		

4.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.

4.1 ROOF INSPECTION LIMITATIONS

Comments: Informational

4.2 ROOF COVERINGS

Comments: Inspected, Repair / Replace

(1) Concrete tile roof system over the majority of the roof structure. The tiles in this type roof systems are only the protective covering. The actual water proofing is performed by the underlayment attached to the roof decking under the tiles. This can not be seen nor inspected as it is not visible without removing the tiles.The life span for a concrete tile roof system may last fifty years or more. Common installation and/or shifting cracks observed. These are not significant to the integrity of this type of roof system. Sloped type construction noted.

The roof appears to be in the first third of its useful life. Periodic maintenance will extend the life of the roof for some considerable time yet. Except where noted, the roof appears intact and functional at the time of the inspection.

(2) Areas of tile recommend for repair include an area of broken and cracked tile with underlayment exposed primarily at the the east side, at least one broken tile at the front, and a broken edge tile at the rear. Recommend repair of all broken and dislocated tile according to standards by a roofing professional.



4.2 Item 1(Picture) rear



4.2 Item 2(Picture) front



4.2 Item 3(Picture) east



4.2 Item 4(Picture) east

4.3 FLASHINGS and PENETRATIONS

Comments: Inspected

All visible flashing materials showed no signs of any significant deficiencies on the day of the inspection.

4.4 CHIMNEY

Comments: Inspected

5. Plumbing

Styles & Materials

Water Source: Public	Waste Source: Public (to be verified by seller)	Main Water Shutoff Location: Meter Vault near Street Garage
Water Supply Pressure: 70-80 psi	Water Pressure Regulator: Yes	Interior Water Supply: Copper Where Visible
Water softener: Not installed but loop present	Waste/Drain/Vent Pipe Material: ABS Where Visible	Water Heater Capacity(s): 75 Gallon
Water Heater Power Source: Natural Gas	Water Heater Flue: Metal	Water Heater Location(s): Garage
Water Heater Manufacturer: Premier Plus	Number of Water Heaters: 1	Water Heater Age: 8 to 10 years
Gas Shutoff Location: Meter	Gas Type: Natural Gas	Gas Supply Line Material: Black Steel Where Visible

Items

5.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.

5.1 PLUMBING INSPECTION LIMITATIONS

Comments: Informational

Items excluded from inspection: Water quality, isolation valves / main shut-off valves, concealed plumbing, water treatment, and water heater relief valves.

5.2 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The photos show your shut off device at the buildings exterior and water meter box. The meter was not moving indicating that a leak in the supply lines is not present. While this does not guarantee that no leaks do or will exist it is the best that can be provided during a visual inspection.



5.2 Item 1(Picture)
Informational photo of water
meter and shut off at curb.



5.2 Item 2(Picture) Informational photo of water shut
off at garage.

5.3 WATER SUPPLY PIPING and FLOW/PRESSURE

Comments: Inspected

No defects were observed for the water supply piping to the main as identified in the Styles & Materials section. Water pressure recorded at the exterior main was (75) PSI. See Photo.



5.3 Item 1(Picture)
Informational photo

5.4 FIXTURES and FAUCETS

Comments: Inspected, Repair / Replace

The hose bib at the rear is drip leaking when turned off. Recommend repair or replacement by a plumbing professional.



5.4 Item 1(Picture) rear

5.5 DRAIN, WASTE and VENTS PIPING

Comments: Inspected

The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection.

NOTE: This statement applies to the visible areas only.

5.6 WATER HEATER(S) INSPECTION LIMITATIONS

Comments: Informational

Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

5.7 WATER HEATING SYSTEM

Comments: Inspected, Repair / Replace

(1) The gas fired water heater performed it's intended function, and showed no signs of leaking and or distress, on the day of the inspection. NOTE: The normal useful life of most water heating systems is 8 to 10 years.



5.7 Item 1(Picture)
Informational photo



5.7 Item 2(Picture) Informational photo

(2) Corrosion is present at the water heater plumbing. 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)

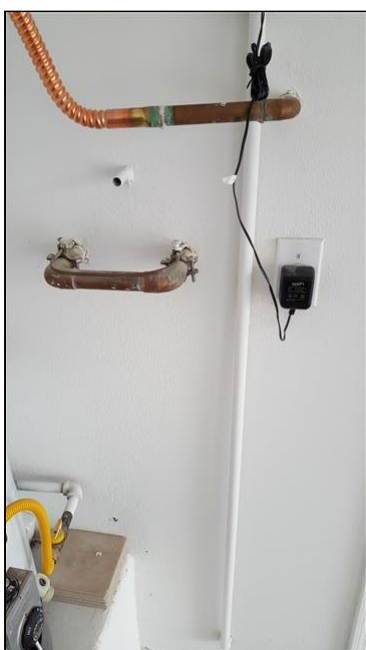


5.7 Item 4(Picture)

5.8 WATER TREATMENT

Comments: Inspected

A loop is provided in the garage for the installation of a water softner. This is a positive finding.



5.8 Item 1(Picture)
Informational photo

5.9 FUEL GAS SYSTEM

Comments: Inspected

(1) The gas meter and visible piping material displayed no visible signs of any deterioration, and or leaking. Leak detection was performed using our sense of smell trying to detect the sulphur product added to natural gas.



5.9 Item 1(Picture) Informational photo

(2) A gas stub is provided at the patio for the installation of a barbecue. This is a positive finding



5.9 Item 2(Picture)
Informational photo

5.10 GAS METER INSPECTION LIMITATIONS

Comments: Informational

Most or all of the interior gas piping is concealed by finished surfaces and is inaccessible for inspection.

6. Electrical

Styles & Materials

Electrical Service Conductors: Below Ground Service	Circuit Protection Type: Circuit Breakers	Branch Wiring: Copper
Wiring Type(s): Non Metallic Sheathed Cable (Romex)	Main Panel Location: Garage	Main Disconnect Location: In an exterior enclosure at the meter panel
GFCI Reset Locations: Bathroom Garage Kitchen	Arc Fault Protection Present: No	Sub Panel Location: Guest House

Items

6.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

6.1 ELECTRICAL INSPECTION LIMITATIONS

Comments: Informational

The accuracy of the electrical panel circuit index (labels) was not verified.

6.2 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

Comments: Inspected

No visible defects were observed during the inspection when reviewing the electrical service entrance.

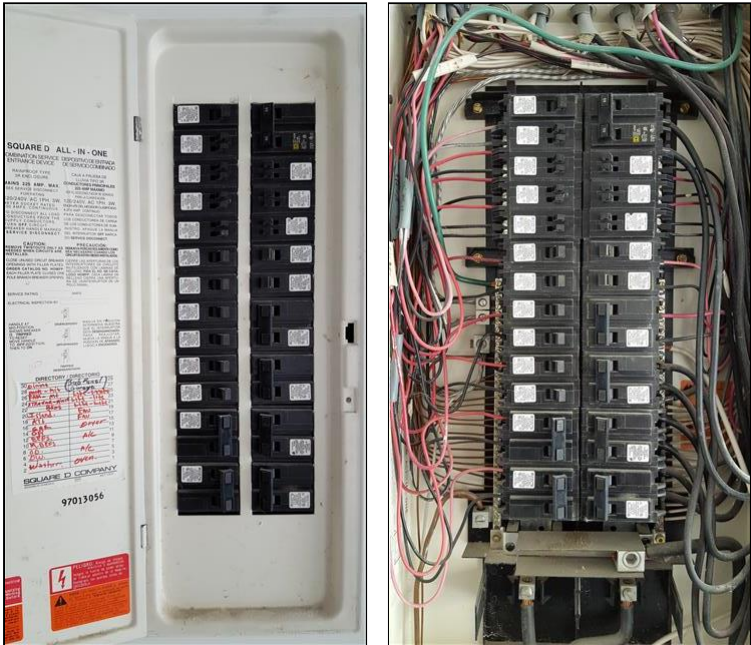


6.2 Item 1(Picture) Informational photo of main electrical disconnect

6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Comments: Inspected, Repair / Replace

(1) Except where noted, no deficiencies were noted in the main service panel at time of inspection.



6.3 Item 1(Picture)

Informational photo

6.3 Item 2(Picture)

Informational photo

(2) Two panel cover screw(s) are missing. Loose panel covers can be an increased fire hazard. Each screw hole should have installed in it a special, blunt-end screw made especially for this purpose.



6.3 Item 3(Picture)

6.4 WIRING

Comments: Inspected

The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

6.5 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected

Exterior outlets tested for function and GFCI protection.

6.6 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected, Repair / Replace

Lighting inoperative. It is thought the inoperative lighting may be the result of burned out bulbs but it is strongly recommended all bulbs be replaced and all lighting be verified to operate at the final walk through inspection to ensure a more serious condition does not exist.



6.6 Item 1(Picture) Attic

6.7 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair / Replace

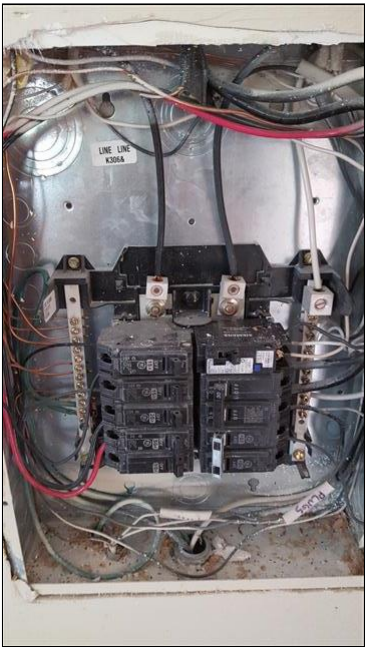
Repair as noted.

6.8 SUB PANEL(S)

Comments: Inspected



6.8 Item 1(Picture)
Informational photo



6.8 Item 2(Picture)
Informational photo

7. Heating and Cooling

Styles & Materials

Number of Heat Systems: Three	Heat Type: Forced Air Gas Heat Pump (air to air)	Heat System Location: Attic
Heat Energy Source: Electric Natural gas	Furnace Flue: Metal	Heat Source in Each Room: Yes
Cooling source in each room: yes	Air Handler Location: Attic	Number of AC Units: Three
Cooling Equipment Type: Split System	Cooling Equipment Energy Source: Electric	Compressor/Heat Pump Location: Exterior
Condensing Unit Age: 11-15 years 16-20 years	Cooling Equipment Tonnage: Unit One Five Tons Unit Two Three Tons Unit Three One and One Half Tons	Duct system: Insulated Flex Ducting
Filter Type: Disposable	Operable Fireplaces: One	Types of Fireplaces: Vented Gas Logs
Ceiling fans installed in home: Yes	Exterior ceiling fans present: No	

Items

7.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

7.1 HEATING and COOLING INSPECTION LIMITATIONS

Comments: Informational

Heat exchanger is not accessible.

Safety devices are not tested as part of a home inspection.

Home inspectors can not typically access or inspect indoor coil.

Home inspectors do not verify size of indoor coil and whether it matches the outside coil.

7.2 DUCT SYSTEM LIMITATIONS/ HUMIDIFIER

Comments: Not Present

No humidifier present.

7.3 HEATING SYSTEM(S)

Comments: Inspected

(1) No defects were observed when cycling the heating systems on the day of the inspection.



7.3 Item 1(Picture) Informational photo



7.3 Item 2(Picture) Informational photo

(2)



7.3 Item 3(Picture) Informational photo

7.4 COOLING SYSTEM(S)

Comments: Inspected, Repair / Replace



GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008

MODEL CPLE18-1
SERIAL NO. 0303472820

A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 12.6
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA 9.0 LRA 48
MAX. WORKING PRESSURE FLA 1.3 H.P. 1/8
FAN MOTOR 72
FACTORY CHARGE OZ. R22 LOW 150 HIGH 200
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 200

CAUTION
DO NOT TEST FOR ELECTRICAL POWER
BEFORE REPAIRING

ATTENTION:
REPAIRS TO THIS UNIT MUST BE MADE BY
A QUALIFIED SERVICE PERSONNEL

ETL
NATIONAL
ELECTRICAL
TESTING
LABORATORY

A large, white and black air conditioning unit is the central focus, sitting on a concrete pad. The unit has a black grille with a white grid pattern. The top of the unit is white, and the fan cover is a rusty, yellowish-brown color. In the background, a smaller, similar unit is visible, and the wall is made of light-colored bricks. Two grey pipes run vertically along the wall to the right of the units. The ground is covered with dry leaves and gravel.

[illegible][illegible]

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(2) An air temperature differential test was performed on the upstairs main house unit to determine if the difference in temperatures of the supply and return air are between 16 degrees F and 23 degrees F, which indicates that the unit is cooling as intended. The supply air temperature on the upstairs system read (79 degrees F), and the return air temperature was (77 degrees F). This indicates that the upstairs unit's range in temperature drop is less than normal. Recommend evaluation and repair by an HVAC professional.



7.5 Item 3(Picture) Upstairs supply



7.5 Item 4(Picture) Upstairs return

(3) An air temperature differential test was performed on the downstairs main house unit to determine if the difference in temperatures of the supply and return air are between 16 degrees F and 23 degrees F, which indicates that the unit is cooling as intended. The supply air temperature on the downstairs system read (58 degrees F), and the return air temperature was (78 degrees F). This indicates that the downstairs unit's range in temperature drop is normal.



7.5 Item 5(Picture) Downstairs return



7.5 Item 6(Picture) Downstairs supply

7.6 CEILING FANS

Comments: Inspected, Repair / Replace

(1) A ceiling fan in the second floor family room is noisy and not properly operable. Recommend repair or replacement as necessary by a qualified professional.



7.6 Item 1(Picture) upstairs family room

(2) The ceiling fan remote control was not located for the dinette fan at the time of the inspection. The fan was not tested. Recommend inquiry with the owner regarding the whereabouts of a remote or other control.

7.7 DISTRIBUTION SYSTEM(S)

Comments: Inspected

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

8. Attic

Styles & Materials

Method Used to Observe Attic:	Attic Access:	Attic Ventilation:
Entered	Hatch	Vents in Field of Roof
Attic Insulation:	Location of attic access:	
Blown	Hallway	
Batt	Upper Floor	
Fiberglass		

Items

8.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

8.1 ATTIC INSPECTION LIMITATIONS

Comments: Informational

Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

8.2 ATTIC ACCESS and GENERAL CONDITIONS

Comments: Inspected

The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any significant deficiencies on the day of the inspection.

8.3 ATTIC INSULATION

Comments: Inspected

The depth of the attic insulation meets or exceeds standards at the time of construction where your Inspector measured it at several locations.Please note that within reason, most attics benefit from added insulation.



8.3 Item 1(Picture) Informational photo

8.4 ATTIC MOISTURE and VENTILATION

Comments: Inspected

The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

9. Garage

Styles & Materials

Garage Door Type:	Garage Type:	Garage door material:
Two automatic	Attached	Metal
Garage Walls:	Garage Ceilings:	Garage Flooring:
Finished Walls	Finished Ceilings	Concrete

Items

9.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

9.1 GARAGE INSPECTION LIMITATIONS

Comments: Informational

9.2 GARAGE DOOR(S) and OPENER(S)

Comments: Inspected, Repair / Replace

- (1) The garage overhead door has a safety pressure/tension reversing mechanism that was tested and found to be operating properly. This feature should be verified periodically in accordance with the garage door opener's homeowners manual. Additionally, this door is equipped with a safety light beam sensors which reverses the door when the light beam gets crossed. This feature was observed to be operating properly. This is deemed to be a positive finding.
- (2) The west garage door has minor damage and is not smoothly operable. Recommend maintenance, adjustment, and repair as necessary by a garage door professional to restore proper operability.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 FIRE WALL and PASSAGE DOOR

Comments: Inspected, Repair / Replace

- (1) The fire rated assembly was intact with no visible holes and or defects noted on the day of the inspection. The fire door between the house and garage tested positive for self closing function.
- (2) Recommend removal of doorstop from fire door to ensure door closes as intended.



9.3 Item 1(Picture)

9.4 GARAGE OUTLETS & LIGHTING

Comments: Inspected

The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

9.5 GARAGE WALLS and CEILINGS

Comments: Inspected

The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.

9.6 GARAGE FLOOR

Comments: Inspected

The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.

10. Interiors

Styles & Materials		
Ceiling Materials:	Wall Material:	Floor Covering(s):
Sheetrock/Drywall/Gypsum Board	Sheetrock/Drywall/Gypsum Board	Carpet
		Natural Stone
Window Type/Design:	Interior Door Type:	Smoke Detectors Present:
Sliding	Wood Hollow Core	Yes
Fixed		
Double-hung		
Steps:	Stairway Railings:	
Carpet	Handrail-Yes	
	Wood	

Items

10.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

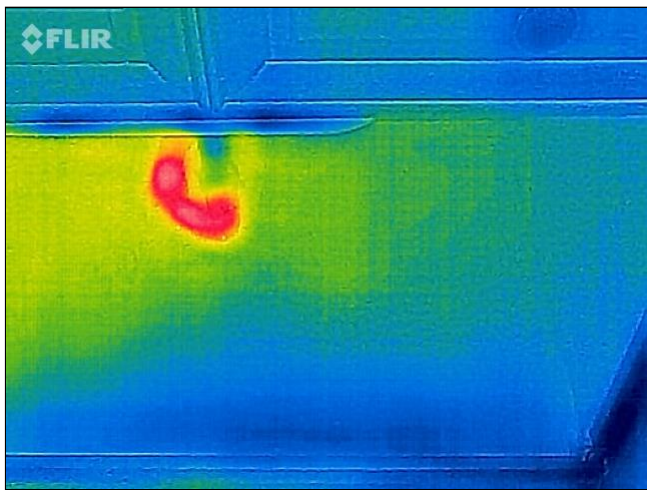
10.1 LIMITATIONS to the INTERIOR INSPECTION

Comments: Informational

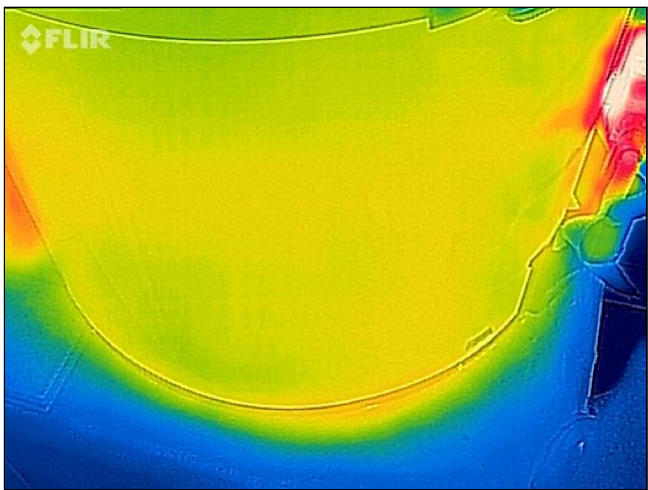
10.2 GENERAL COMMENTS ABOUT THE INTERIOR

Comments: Informational

The inspector used a Flir (brand) Thermal Imaging Camera to look more closely at the components and the systems of the home. If any anomalous conditions were found utilizing this method, they are notated in their respective sections of the report. A thermal imaging camera detects minute differences in temperature. Often this device can be utilized to detect moisture or water intrusions, insulation or the lack thereof, and other anomalous conditions that are virtually invisible to the naked eye. The detection of these conditions, however, is not guaranteed. This finding and the representative photographs depicted with this finding are provided for informational purposes only.



10.2 Item 1(Picture) Informational photo of thermal image



10.2 Item 2(Picture) Informational photo of thermal image

10.3 CEILINGS and WALLS

Comments: Inspected, Repair / Replace

(1) Cracks are present at the casita walls and ceilings. The areas tested dry by thermal image at the time of inspection. Recommend repair to match existing finish.

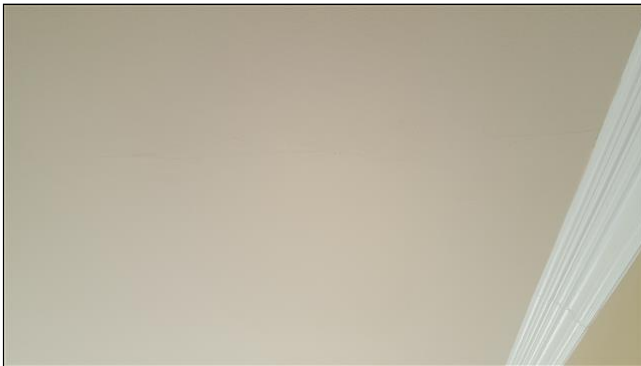


10.3 Item 1(Picture) casita



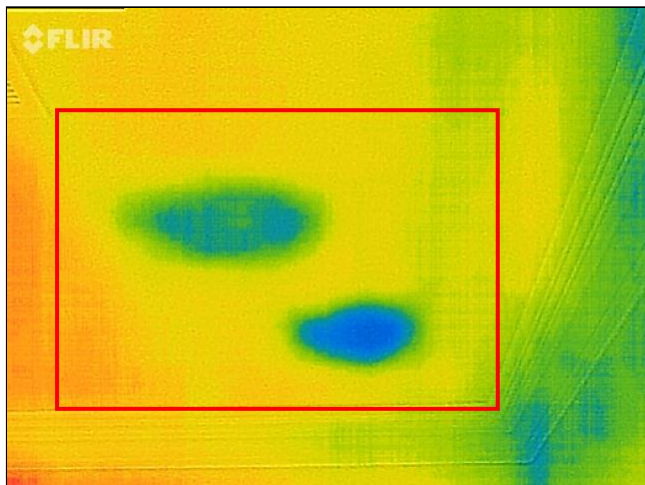
10.3 Item 2(Picture) casita

(2) Minor cracks are evident in the walls and/or ceilings, and evidence of possible prior or current water intrusion. Recommend evaluation and repair of roof as detailed in 4.2(2) and continued monitoring and repair if further defects become apparent. Recommend repair to drywall defects to match existing finish as desired.

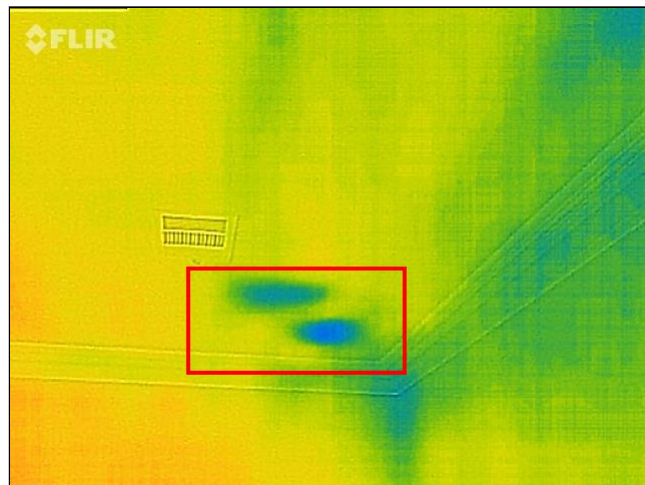


10.3 Item 3(Picture) master bedroom, representative photo

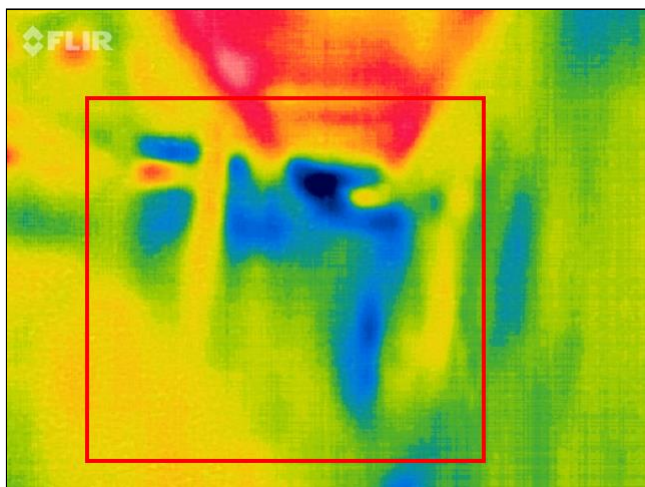
(3) The master bedroom and upstairs ceilings were evaluated by thermal image in the area of the observed roofing defects. Multiple areas of apparent water intrusion were observed where indicated by thermal image at the east side of master bedroom ceiling and in the attic. Recommend evaluation of the roofing material including the underlayment in the areas noted by a licensed roofing professional and necessary repair to standards. Recommend repair to affected structure and wall finish by a qualified professional.



10.3 Item 4(Picture) master ceiling



10.3 Item 5(Picture) master ceiling



10.3 Item 6(Picture) attic



10.3 Item 7(Picture)

10.4 FLOORS

Comments: Inspected

The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.

10.5 WINDOWS

Comments: Inspected, Repair / Replace

(1) Evidence of water intrusion is present around the west facing living room windows. Recommend evaluation and repair to the window seals and flashing as necessary by a window professional, and repair to the affected structure by a qualified professional.



10.5 Item 1(Picture)

(2) The upper window at the north facing living room window has discoloration which could indicate a thermal seal defect. Recommend evaluation by a window professional



10.5 Item 2(Picture)

(3) The sliding window at the north facing living room window is missing a metal component of the frame which covers the edge of the glass pane. Recommend repair by a window professional to prevent losing of the glass pane.



10.5 Item 3(Picture)

10.6 DOORS AND CLOSETS

Comments: Inspected, Repair / Replace

The door at the casita bathroom contacts the vanity top during operation.

10.6 Item 1(Picture) Casita
bathroom

10.7 SMOKE and CO DETECTOR(S)

Comments: Inspected

Recommend ensuring all required detectors are operable and have fresh batteries at move in.

10.8 STAIRWAY(S) AND RAILING(S)

Comments: Inspected

The interior stairs and railings were observed to be in good condition and meet current standards for riser height, tread depth and railing safety requirements.

10.9 FIREPLACE(S) & CHIMNEY(S)

Comments: Inspected

The gas fireplace(s) was tested /operated for several minutes with no defects noted.



10.9 Item 1(Picture) Informational photo

11. Kitchen

Styles & Materials

Sink: 1 Bowl Stainless Steel	Garbage Disposall: Yes	Countertop: Granite Slab
Cabinetry: Wood	GFCI Outlets: Yes	Microwave: Microwave Installed
Dishwasher Installed: Yes	High Loop/Air Gap Installed: Yes	Exhaust/Range Hood: Exhaust Fan Built into the Microwave that Re-circulates Through a Filter
Cooking Fuel: Natural Gas Electric	Cooktop: Natural Gas	Oven(s): Electric

Items

11.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

11.1 KITCHEN INSPECTION LIMITATIONS

Comments: Informational

11.2 SINK(S) and GROUT/CAULKING

Comments: Inspected

The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.3 COUNTERTOP and CABINETRY

Comments: Inspected

The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.4 KITCHEN ELECTRICAL

Comments: Inspected, Repair / Replace

The kitchen outlets at the island are not GFCI protected as required. Since the kitchen has been remodeled, all counter top outlets should be upgraded to GFCI protection according to current standards. Recommend installation of GFCI protection at the island and kitchen countertop outlets by an electrical professional.



11.4 Item 1(Picture) island



11.4 Item 2(Picture) island

11.5 RANGE(S), OVEN(S), and COOKTOP(S)

Comments: Inspected

The burners and oven elements operated normally at time of inspection.



11.5 Item 1(Picture) Informational photo



11.5 Item 2(Picture) Informational photo



11.5 Item 3(Picture) Informational photo



11.5 Item 4(Picture) Informational photo



11.5 Item 5(Picture) Informational photo

11.6 GARBAGE DISPOSAL(S)

Comments: Inspected

The disposal was operated and functioned normally at time of inspection.

11.7 DISHWASHER(S)

Comments: Inspected, Repair / Replace

The dishwasher was observed to have water inside at the end of its cycle. Recommend evaluation and necessary repair by an appliance professional.



11.7 Item 1(Picture)

11.8 BUILT-IN MICROWAVE

Comments: Inspected

The microwave oven, fan / light controls were tested and functioned as intended at time of inspection. Testing for leakage is not within the inspection scope.



11.8 Item 1(Picture) Informational photo

11.9 RANGE HOOD/EXHAUST

Comments: Inspected

The kitchen cooking vent system performed its intended function on the day of the inspection. Vents and connections within walls and other inaccessible areas cannot be inspected.

11.10 REFRIGERATOR

Comments: Inspected

(1) Bar refrigerator appears to be working properly at the time of inspection



11.10 Item 1(Picture) Informational photo

(2) Refrigerator is present but has not been installed, therefore was not evaluated during this inspection.



11.10 Item 2(Picture)

12. Bathrooms

Styles & Materials

Number of Bathrooms: Four	Countertop Material: Natural Stone	Tub: Fiberglass/Acrylic/Plastic Stamped Steel with a porcelain finish
Bathroom Ventilation: Exhaust Fan Window	GFCI Protected Outlets: Yes	Shower Wall Material: Natural Stone
Wash Basins: Cast Porcelain Finish		

Items

12.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

12.1 FAUCETS / BASINS / DRAINS

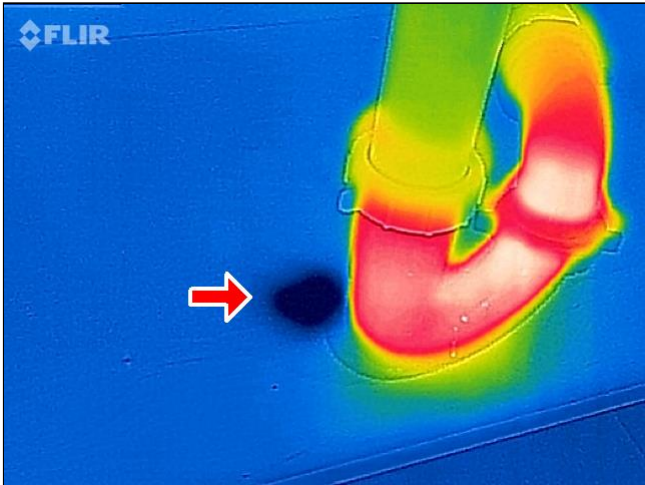
Comments: Inspected, Repair / Replace

(1) The tub/shower faucet at the downstairs guest bathroom has abnormally low cold water supply. Possible causes include, but not limited to, the faucet itself, supply valves and lines, or associated plumbing. Recommend evaluation and repair by a plumbing professional.

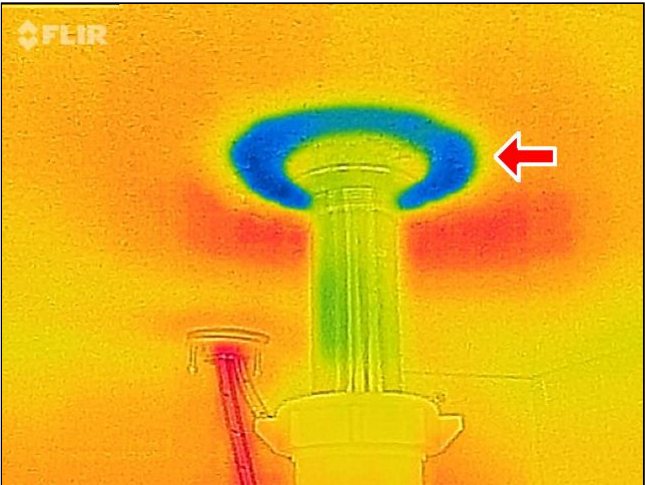


12.1 Item 1(Picture)
downstairs guest bathroom

(2) The sinks at the master bathroom are leaking around the drain. Recommend repair by plumbing professional.



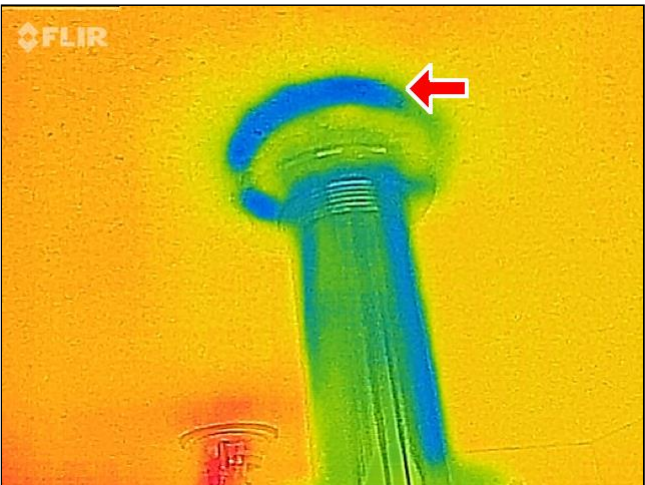
12.1 Item 2(Picture)



12.1 Item 3(Picture)



12.1 Item 4(Picture) right master

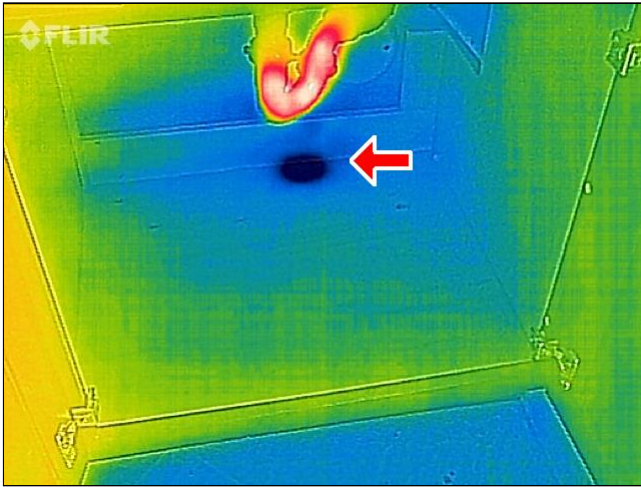


12.1 Item 5(Picture)



12.1 Item 6(Picture) left master

(3) Water is present at the casita sink where indicate from an apparent leak. Recommend evaluation and repair by a plumbing professional.



12.1 Item 7(Picture)



12.1 Item 8(Picture)

12.2 COUNTERTOP and CABINETRY

Comments: Inspected

The counter tops and cabinets were in acceptable condition on the day of the inspection.

12.3 TOILET(S)

Comments: Inspected

The toilets flushed and were not loose on the day of the inspection.

12.4 SHOWER WALLS and ENCLOSURE

Comments: Inspected, Repair / Replace

(1) Cracked grout at the casita shower is present. The shower accumulates water at the far end. After operating the shower, evidence of water intrusion is evident by thermal image outside the shower in the corner at the exterior bathroom wall. Recommend evaluation and necessary repair by a tile professional.



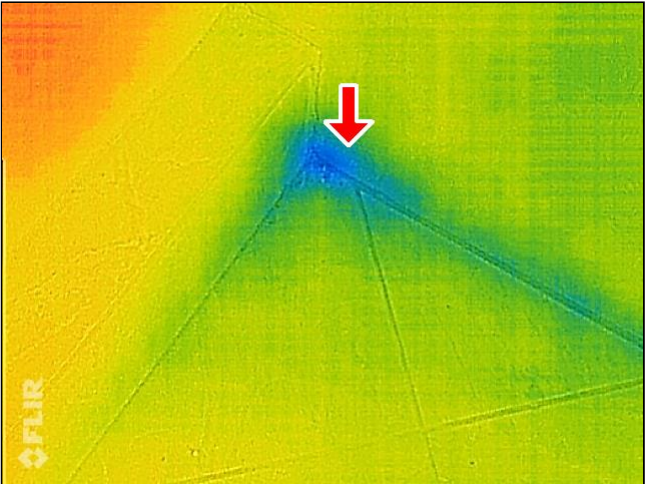
12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)

(2) Grout at the master bathroom shower is deteriorated. Missing or deteriorated caulking and grout can promote water penetration into the adjoining structure. The old caulking and any loose grout should be removed and the openings resealed and regouted.



12.4 Item 5(Picture) master bathroom shower



12.4 Item 6(Picture) master bathroom shower

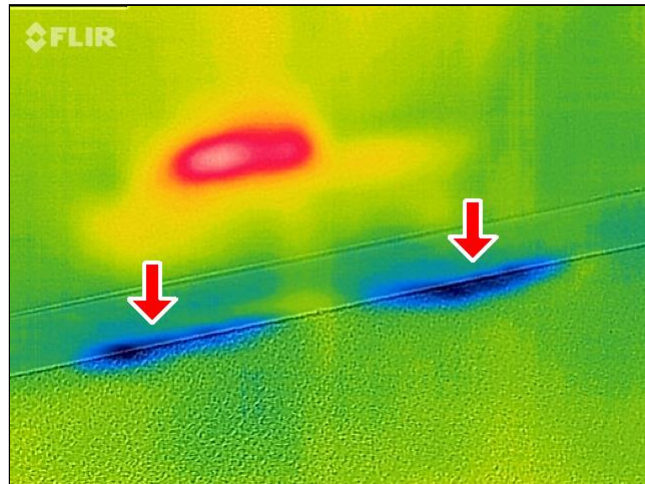
12.5 BATHTUB(S)

Comments: Inspected, Repair / Replace

The tub/shower faucet at the upstairs guest bathroom leaks water at the wall and has a shower diverter not properly operable. After operating the faucet, evidence of water intrusion is present at the guest bedroom wall opposite the bathroom which indicates the faucet could be leaking water into the wall. Recommend evaluation and repair or replacement of the faucet by a plumbing professional. Since the possibility of persistent water intrusion into structure is present, we recommend a mold inspection by a licensed mold inspection company.



12.5 Item 1(Picture) upstairs guest bathroom



12.5 Item 2(Picture)

12.6 FLOOR and WALLS

Comments: Inspected

The bathroom flooring was in acceptable condition on the day of the inspection.

12.7 BATH ELECTRICAL

Comments: Inspected

The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.

12.8 BATHROOM VENTILATION

Comments: Inspected

The bathroom vents are verified serviceable. The client is advised that unless the vent(s) are visually accessible within the crawl spaces or attic, and can be seen by the inspector, it cannot be verified that this ventilation / exhaust system vents to the exterior of the structure. Vents and connections within walls and other inaccessible areas cannot be inspected.

13. Laundry

Styles & Materials

Laundry Tub:	Dryer Power Source:	Visible Clothes Dryer Vent Material:
Plastic	Gas	Smooth Wall Metal
	220 Electric	
	Both (your choice)	
Washing Machine Water Shut Off Valve:	Laundry Ventilation:	GFCI Protection:
Present	Exhaust Fan	Yes

Items

13.0 IMPORTANT CLIENT INFORMATION

Comments: Informational

13.1 LAUNDRY APPLIANCES and PLUMBING INSPECTION LIMITATIONS

Comments: Inspected



13.1 Item 1(Picture) Informational photo

13.2 CLOTHES WASHER and DRYER HOOK-UPS

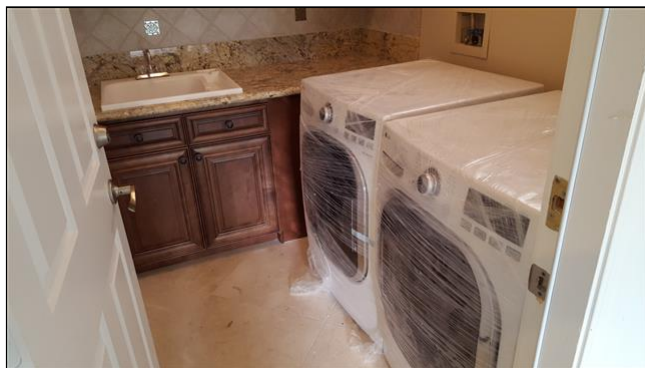
Comments: Inspected, Repair / Replace

The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. The valves are corroded which could increase the chance of them leaking when the washing machine is connected.

13.3 LAUNDRY AREA VENTILATION

Comments: Inspected

The laundry room ventilation / exhaust fan is verified serviceable. The client is advised that unless the vent is visually accessible within the crawl spaces or attic, and can be seen by the inspector, it cannot be verified that this ventilation / exhaust system vents to the exterior of the structure. Vents and connections within walls and other inaccessible areas cannot be inspected.



13.3 Item 1(Picture) Informational photo of laundry area

13.4 DRYER VENT

Comments: Inspected

The dryer vent line piping has been inspected where visible and accessible. Vents and connections within walls and other inaccessible areas cannot be inspected. The dryer vent should be kept clear of lint and other debris to ensure proper function. A vent clogged with debris or lint will decrease the efficiency of the dryer, and may be considered a potential fire hazard. The building should never be left unoccupied when the dryer is in use.



13.4 Item 1(Picture) Informational photo

13.5 CLOTHES WASHER

Comments: Not Inspected

Washer and dryer were present but not connected, they were not operated during the inspection.

13.6 CLOTHES DRYER

Comments: Not Inspected

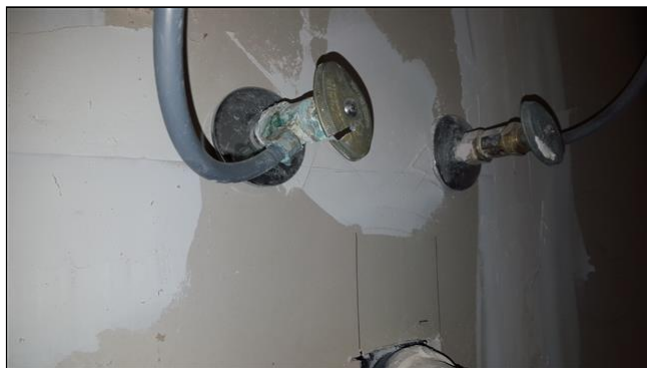
Washer and dryer were present but not connected, they were not operated during the inspection.

13.7 LAUNDRY TUB

Comments: Inspected, Repair / Replace

The laundry faucet has abnormally low water supply. Possible causes include, but not limited to, the faucet itself, supply valves and lines, or associated plumbing. Recommend evaluation and repair by a plumbing professional.

Corrosion is present at the laundry faucet supply valves. 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.



13.7 Item 1(Picture)



13.7 Item 2(Picture)

14. Lawn Sprinklers

Styles & Materials

Electric Sprinkler Timer:
Installed not Inspected

Sprinkler System:
Sprinkler System Installed - Limited Inspection Only

Items

14.0 LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

Comments: Informational

The irrigation system is provided with limited review as a courtesy to our clients. The inspector does not have the ability to inspect each emitter and some of the irrigation lines and components are sub surface. The inspector operated the control panel in manual mode to ensure that the system is operational. The client is advised to consult with a licensed and qualified landscape contractor for a more detailed review and recommendations for any necessary repairs and modifications.

14.1 SPRINKLER SYSTEM

Comments: Inspected, Repair / Replace

The sprinklers were operated via manual cycle with the control box at the exterior. Timed function, flow, and adequacy was not assessed. Excessive amounts of water is present during operation of the pop ups primarily at the front possibly from poorly functioning pop ups or supply leaks. Recommend system maintenance, repair, and optimization be performed by a landscape professional.



14.1 Item 1(Picture)



14.1 Item 2(Picture)

Spectrum Inspection Group Inc.
Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement. Usage of this report any item or information contained in this report by the Client indicates acceptance of this report and all of the conditions and terms contained herein.
2. The Client understands that the report and any information therein is intended for the sole use of the Client and shall not be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the principals associated with this single transaction.
3. Nothing in the report, and no opinion of the Inspector, should be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service and the accompanying report is completed in accordance with the Standards of Practice as specified by the State of Nevada Real Estate Division NAC 645D, and according to these standards, is intended to provide an opinion, through visual observation, as to the apparent general condition of a building's observable structure, components, systems or parts thereof, including the identification of significant observable deficiencies therewith, as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, foliage, debris, ceilings, furnishings, inaccessibility or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.
5. The inspector may, in his sole discretion, comment on any of the following items, which are clearly apparent to the visual inspection, but has no duty to do so, and is not liable for failure to do so. The following are NOT included in the inspection: • Latent or concealed defects • Any condition not apparent to visual inspection at the time of the inspection • Hazardous or contaminant conditions • Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, petroleum product contamination, or other environmental (such as water or soil), allergens, hazardous waste, or health hazards including molds, but not limited to. • Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing • Code, installation or zoning violations • Termites or other wood destroying insects, rodents or other pests, dry-rot, molds or fungus • Radio controlled devices, computers, remote controlled devices, or low-voltage systems or relays • Security or intercom systems, or other communications systems • Elevators, lifts or dumbwaiters • Thermostatic, time clock or photoelectric controls • Water softener or purifier systems • Furnace heat exchangers • Any solar heating system and freestanding appliances or other things that are not real property • Window coverings • Private water or sewage systems • Landscape or farm irrigation systems • The condition and/or irrigation of trees, shrubs or vegetation of any kind • Any item which is hidden from view or impractical to test • Any system or component not listed in the Standards of Practice of the American Society of Home Inspectors or NAC 645D as an observation requirement •

Any item, structure, system, component, condition, or application noted in the report as not inspected, not determined, or not reported on • Quote uniform building code, or other uniform state or local code, statute, or regulation, permit, or zoning violations

6. The report is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may, in his sole discretion, infer and extrapolate opinions which cannot be confirmed during the inspection. Such inferred and extrapolated opinions shall put the client on notice to perform further inspection or testing as needed.

7. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT. Conditions of the property may exist which are not visually apparent to the inspector at the time of the inspection, and therefore are not within the scope of the inspection report.

8. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints not less than thirty days prior to taking any legal action thereupon on such claims or complaints. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

9. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

10. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer. The Inspector/Inspection Company does not insure or warranty the inspection, or waives any claim of insurance or warranty. It is also understood and agreed that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection of the property without invasive or destructive testing and production of a written inspection report as described herein. It is also understood and agreed that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

11. The full report is provided to the client via the internet. While browsing the report on the internet there are links provided for each component, finding, or application. This report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the ves in the accompanying links to each item in the report to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for a hard copy of the report if internet access is unavailable.

TECHNICAL (IN DEPTH) INSPECTION DEFINITIONS AND LIMITATIONS: The client is advised that this inspection company does not offer intrusive or destructive inspections. If an intrusive or destructive inspection is desired then the client is advised to contact a licensed and qualified General Contractor.