



Protecting your most valuable investment

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SUMMARY REPORT

Client: John and Denise Jones
Realtor: Phillip Marlowe, I Spy Real Estate
Inspection Address: 7575 W. Main St, Las Vegas, NV 89102
Inspection Date: 1/9/2011 Start: 9:00 am End: 11:00 am
Inspected by: Peter Hawley

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 HomeCheck Home Inspection and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Residence

Site & Other Observations

Renovations & Additions

Needs Service

- The inspector recommends questioning the seller to determine if any of the updates were performed during their ownership, whether permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on materials or workmanship is recommended, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. It appears the in ground swimming pool and spa were added after the original construction of the home. Permit search services are available upon request.

Exterior House Components

Exterior House Doors

Needs Service

- The rear exterior door has a double deadbolt locking system requiring the use of a key to open the door when locked. We recommend that all exterior doors be "openable" from the inside without the use of keys or any other devices.

Roof

Concrete Tile Roof

General Comments

Needs Service

- There is an area in the backyard where the tree branches are in contact with the roofing material. We recommend the branches be trimmed back away from the structure to avoid any possibility of future damage of the roofing material by the tree limbs.

Electrical

Pool Equipment Sub Panel

Grounding

Needs Service

- The inspector noted neutral wires connected to the ground bus in the sub panel. Neutral and ground wires should not be mixed on the same bus bars in a sub panel. The inspector recommends having a qualified electrical expert correct the condition for preventive safety considerations.

Heat A/C

HVAC Split Systems

Return-Air Compartment

Needs Service

- Proper filtration is essential and necessary for proper system operation. 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.

Living Area

Living Room

Outlets

Needs Service

- The Inspector noted outlets that are not secure to the structures framing. Repair is recommended as a preventive fire and safety consideration.

Dining Room

Lights

Needs Service

- The lights did not illuminate. New bulbs or replacement of the fixture may be needed.

Bathrooms

Master Bathroom

Tub-Shower

Needs Service

- Caulking inside the tub where the tub structure meets the tile wall is missing or degraded. We recommend all areas that could potentially be exposed to water be sealed with an approved caulking or sealant.

Garage

Triple-Car Garage

Entry Door Into the House

Needs Service

- Garage to house access door does not completely self close and self latch, compromising the fire resistive capabilities. Tightening the spring loaded hinge is recommended in order to provide an intended fire safety function.

Outlets

Needs Service

- Some of the receptacles in the garage did not trip when tested. All receptacles in wet locations, on the exterior of a house or in the garage should be protected by a GFI circuit.

Pool/Spa

Pool & Spa

Skimmer

Needs Service

- The skimmer weir is missing. This "door" at the front of the skimmer prevents the materials collected in the skimmer during regular operation from returning to the pool area after the pump has shut off. We recommend the weir be re-installed to maximize the efficiency of the filtration system.

Tiles

Needs Service

- There are several missing or damaged tiles at the waterline of the pool. These missing tiles can be a source of water loss from the pool and can lead to other more serious issues from the repeated water



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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John and Denise Jones

INSPECTION ADDRESS

7575 W. Main St, Las Vegas, NV 89102

INSPECTION DATE

1/9/2011 9:00 am to 11:00 am

REPRESENTED BY:

Phillip Marlowe
I Spy Real Estate



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GENERAL INFORMATION

Inspection Address: 7575 W. Main St, Las Vegas, NV 89102
Inspection Date: 1/9/2011 Time: 9:00 am to 11:00 am

Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Peter Hawley

Client Information: John and Denise Jones

Buyer's Agent: Phillip Marlowe
I Spy Real Estate
Las Vegas, NV 89147
Phone: 702-555-1199

Inspection Fee: \$ 395.00

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Structure Occupied: Yes
Number of Stories: Two

Structure Style: Single Family

Structure Orientation: South

Estimated Year Built: 2001
Unofficial Sq.Ft.: 3007

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

General Property Conditions

This property is currently occupied

PLEASE NOTE:

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

The observations and opinions expressed within this report are those of this inspection company and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NAHI - The National Association of Home Inspectors, 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.

Inspection Address: 7575 W. Main St, Las Vegas, NV 89102
Inspection Date/Time: 1/9/2011 9:00 am to 11:00 am

Report File: Sample

SCOPE OF WORK

You have contracted with Peter Hawley to perform a generalist inspection in accordance with the standards of practice established by NAHI the National Association of Home Inspectors, 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then 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 be 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 Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern 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 within the contingency period.



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Tel: 702-400-6889 Fax: 702-474-9464

Email Address: Peter@HomeChecknv.com

INVOICE

Invoice No. Sample

2/25/11

Client:

John and Denise Jones

Client's Agent:

Phillip Marlowe
I Spy Real Estate

Las Vegas, NV. 89147
702-555-1199

Inspection Address:

7575 W. Main St
Las Vegas, NV. 89102

Inspection Date/Time:

1/9/2011
9:00 am-11:00 am

Residential 2500 to 3000 sq ft

395.00

Total Due: \$ 395.00

This inspection is done in accordance to national standards and within Nevada State regulations.

Payment is due prior to the delivery of the complete report

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Narratives - Page 6

Residence

All residences are subject to the forces of nature, which is why we evaluate their components, such as foundations, roofs, walls, floors, etc. Regardless, it's important to maintain a residence and keep its walls sealed, because they provide the only barrier against deterioration. Unsealed cracks around windows and doors can permit moisture intrusion, which is the principle cause of the deterioration of any surface.

Site & Other Observations

Renovations & Additions

The inspector recommends questioning the seller to determine if any of the updates were performed during their ownership, whether permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on materials or workmanship is recommended, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

It appears the in ground swimming pool and spa were added after the original construction of the home.

Permit search services are available upon request.

Exterior House Wall Finish

House Wall Finish Type

The house walls are finished with stucco.

House Wall Finish Observations

The house wall finish is in acceptable condition.

Exterior House Components

Fascia & Trim

The fascia board and trim are in acceptable condition.

Exterior House Doors

The rear exterior door has a double deadbolt locking system requiring the use of a key to open the door when locked.

We recommend that all exterior doors be "openable" from the inside without the use of keys or any other devices.

Sliding Glass Doors

The sliding glass door is tempered and in acceptable condition.

Porches or Stoops

The porch is in acceptable condition.

Windows

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

Screens

Solar type screens are installed on this house adding to the overall comfort and livability of the home. Solar screens are also effective at reducing energy costs through-out the year and add a positive aspect to the home.

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Lights

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

Outlets

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

Steps & Handrails

The steps are in acceptable condition.

The Site

We evaluate the following exterior features: driveways, walkways, fences and gates, steps and handrails, guardrails, yard walls, carports, patio covers, and decks. However, we do not evaluate detached structures, such as storage sheds, and remotely controlled components, such as automatic driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, landscape lighting, and irrigation.

Grading and Drainage

Drainage Mode

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains.

Drainage Swales

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

Landscaping Observations

General Observations

There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist.

Irrigation and Sprinklers

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

The hose bibs are functional, but we may not have located and tested every one on the property.

Site Components

Driveways

The driveway is in acceptable condition.

Walkways

The walkways are in acceptable condition.

Yard Walls

The yard walls may have some cosmetic damage but are functional.

Fences and Gates

Since this home has a pool on site, for information on the fences and gates, refer to pool section.

Foundation

All foundations are dependent on the soil beneath them, but soil is not uniform. Soil that might appear to be firm can liquefy and become unstable during seismic activity. Also, expansive soil can swell to twice its volume with the influx of water and move structures with relative ease, raising and lowering them and causing cracks in foundations, house walls, yard walls, and other hard surfaces. In fact, expansive soil accounts for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the standard of the year in which they were built. As generalists, we identify foundation types and look for any evidence of significant movement. 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 a slab foundation that did not include cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including wide ones in slab foundations called cold-joint separations that typically contour the footing and the slab floor, but others can be more structurally significant and reveal the presence of expansive soil that can predicate more or less continual movement.

We will certainly alert you to any large or suspicious cracks. However, we are not specialists and, in the absence of any significant 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 counsel of any such expert.

Slab Foundation

General Comments

As noted by the stamp in the concrete in the garage, the foundation to this home is a post tension foundation. Any modification or work done on this type of foundation should be performed by a licensed contractor familiar with post tension construction. No drilling, cutting or modification should be performed by the homeowner.

Method of Evaluation

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.

Roof

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

Concrete Tile Roof

General Comments

There is an area in the backyard where the tree branches are in contact with the roofing material. We recommend the branches be trimmed back away from the structure to avoid any possibility of future damage of the roofing material by the tree limbs.

Identification of Roof Structure

The roof structure consists of a prefabricated truss system.

Method of Evaluation

Walking on a tile roof within the warranty period by other than the installer sometimes will void the warranty therefore the roof cover was evaluated from the ground, using visual aid and from second story windows, if available. The roof was NOT fully accessible for inspection due to restrictions such as the steep roof slope, high elevation or architectural obstructions.

Estimated Age

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

Roofing Material

The visible portions of the roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

The visible roof flashings are in acceptable condition.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Fireplace

General Prefabricated

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Weather Cap-Spark Arrestor

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

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

Fireplace

The fireplace is in acceptable condition.

Damper

The damper is functional.

Ornamental

The ornamental gas log fire is functional.

Glass Doors

The fireplace glass doors are functional.

Hearth

The hearth is in acceptable condition.

Mantle

The fireplace mantle is in acceptable condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed. 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

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

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

Main Panel Observations

The panel and its components have no visible deficiencies.

Panel Cover Observations

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

Wiring Observations

The visible portions of the wiring has no visible deficiencies.

The residence is wired predominantly with a modern vinyl conduit known as Romex.

Circuit Breakers

Effective January 1, 2002, arc-fault circuit interrupter (AFCI) protection must be provided for all 120 Volt, single phase, 15 and 20 Amp outlets in dwelling bedrooms. An outlet is defined as a point in the wiring system where electric current is taken to supply a load. This would include receptacle outlets, lighting outlets, as well as outlets for paddle fans and hardwired smoke detectors, but not switches.

Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection.

There are no visible deficiencies with the circuit breakers.

Grounding

The main ground for the electrical service has been verified. The service appears to be grounded to the rebar in the foundation of the structure. (UFR ground)

Pool Equipment Sub Panel

Sub Panel Location

The sub panel is located in the pool equipment area.

Sub Panel Observations

The electrical sub panel has no visible deficiencies.

Panel Cover Observations

The exterior panel cover is in acceptable condition.

The interior cover is in acceptable condition.

Wiring Observations

There are no visible deficiencies with the wiring in the sub panel.

Circuit Breakers

The circuit breakers have no visible deficiencies.

Grounding

The inspector noted neutral wires connected to the ground bus in the sub panel. Neutral and ground wires should not be mixed on the same bus bars in a sub panel. The inspector recommends having a qualified electrical expert correct

the condition for preventive safety considerations.

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

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

Water Meter Leak Check

We checked the meter, and confirmed that water is not moving through it. Had there been movement and no fixtures in use, it would have indicated a subterranean or concealed leak somewhere in the system. Fortunately, this is not the case.

Polyethylene Water Pipes

The residence is served by Polyethylene (non metallic) potable water pipes that are in satisfactory condition.

Determination of the type of water piping in this structure is per a notice placed in the electrical panel, and piping observed in attic.

Pressure Regulators

A functional pressure regulator is in place on the plumbing system.

Recirculating Systems

The residence has a circulating system, or hot water loop, that we did not evaluate. However, the components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions.

General Gas Components

Gas Main Shut-Off Location

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

Gas Water Heaters

Age Capacity & Location

Hot water is provided by a 50 gallon water heater that is located in the garage.

Water Shut-Off Valve & Connectors

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

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

Vent Pipe & Cap

The vent pipe is functional.

Relief Valve & Discharge Pipe

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

Drain Valve

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

Drain Pan & Discharge Pipe

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Seismic Straps

Although compliant at the time of construction, we recommend all water heaters be strapped within current guidelines for safety reasons

Waste & Drainage Systems

Type of Material

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

Drain Waste & Vent Pipes

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

Heat A/C

We evaluate systems in accordance with industry standards, which means that we do not dismantle and inspect the concealed portions of coils, combustion chambers, electronic air-cleaners, humidifiers, ducts, and in-line duct-motors or dampers. However, we are commonly asked if a system is large enough to serve a residence, but many factors can influence performance, such as the orientation of a residence to the sun, the amount of its insulation, the thermal value of its glazing, and the location of a blower-fan. Therefore, questions regarding the appropriate size of a system are best answered by a specialist. Depending on the climate zone, the components of most heating and air-conditioning systems have a design-life of twenty to twenty-five years, but can fail prematurely with poor maintenance. Therefore, systems that are older than twenty years are not as reliable or efficient as newer ones, and it's essential that any recommendation we may make for service or a second opinion be scheduled before the close of escrow, because our service does not include any form of warranty or guarantee. Regardless, the maintenance of heating and air-conditioning systems is essential for clean air, and filters should be changed every two to three months to optimize performance. In addition, furnaces and air-conditioning coils should be serviced seasonally, or prior to the season in which they are likely to be used, which is not only a sensible investment in energy conservation but an investment in health and safety.

HVAC Split Systems

Age & Location

Central heat and air-conditioning are provided by dual systems, consisting of:
One - 5.0 ton unit
One - 3.0 ton unit

Furnace

The furnace is functional.

Vent Pipe

The vent pipe has no visible deficiencies.

Circulating Fan

The circulating fan is functional. No abnormal noise were noted during operation of the heater or air conditioner.

Gas Valve & Connector

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Proper filtration is essential and necessary for proper system operation. 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.

Evaporator Coil

The evaporator coil is functional.

Condensate Drainpipe

The condensate drainpipe discharges correctly outside the residence.

Drip Pan

The drip pan is functional.

Condensing Coil

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, between 16 and 22 degrees.

Thermostats

This home has an electronic programmable thermostat or multiple electronic programmable thermostats. This can eliminate usage of the heater and air conditioner unit when it is not necessary, and can be a source of significant energy conservation if used properly. We recommend consultation with the owner and reading of the instruction manual for complete instructions.

Registers

The registers are reasonably clean and functional.

Flexible Ducting

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

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

Environment

The science of environmentally safe homes is relatively new and developing, and the public has learned that seemingly innocent things like carpets and other products can harbor pollutants. In fact, the Environmental Protection Agency (EPA) reports that indoor air quality ranks fifth among potential indoor pollutants. Any residence built before 1978 could contain such infamous contaminants as asbestos and lead, but products containing them were sold after that, and other contaminants continue to become known. There are other lesser known contaminants, one of which is a wood preservative called Chromate Copper Arsenate (CCA) from which arsenic and chromium can be released. It is commonly found in the lumber used to construct decks, walkways, patio covers, picnic tables, and play equipment, to name some common usages. The lumber is recognizable by its greenish tinge, and exposure to it by ingestion, inhalation, or skin absorption poses a known risk to human health and the environment. Children are at the greatest risk, relative to their body weight and other mitigating factors. Health and safety however are personal responsibilities, and homeowners should make sure they're familiar with any contaminant that could pose a health risk to themselves or their families and schedule an evaluation by an industrial hygienist, and particularly if a family member suffers from allergies or asthma.

Microbial Growth Concerns

Potential Contamination

Microbial growths are known to exist in all areas and homes are no exception. Although no evidence of any growth may have been noted, an independent investigation done by a qualified indoor environmental professional may be a consideration.

Living Area

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, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on typical cosmetic deficiencies. For instance, 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, therefore, we'd be happy to elaborate on why cracks occur and how they should be repaired.

Living Room

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

The window is functional.

Outlets

The Inspector noted outlets that are not secure to the structures framing. Repair is recommended as a preventive fire and safety consideration.



Dining Room

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

The window is functional.

Lights

The lights did not illuminate. New bulbs or replacement of the fixture may be needed.

Outlets

The outlets that were tested are functional.

Family Room

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

The window is functional.

Lights

The lights are functional.

Outlets

The outlets that were tested are functional.

Kitchen

We test kitchen appliances for their functionality and not their performance or the variety of their settings or cycles. However, if they are older than ten years they are not likely to be efficient. Regardless, we do not inspect the following items: portable dishwashers, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning cycles of ovens, and concealed or under-cabinet lighting, which is often installed after the initial construction and rarely wired to National Electrical Code standards.

Kitchen

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

The window is functional.

Sink & Countertop

The sink and countertop are functional.

Cabinets

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

Valves & Connectors

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

Faucet

The sink faucet is functional.

Trap and Drain

The trap and drain are functional.

Garbage Disposal

The garbage disposal is functional.

Gas Cooktop

The gas cook top is functional.

Built-in Electric Oven

There is an open electrical junction box that should be sealed.

Dishwasher

The dishwasher is functional.

Exhaust Fan or Downdraft

The stove exhaust fan only works as a diverter and grease trap. It is not vented to the exterior which is common for this era of construction.

Built-in Microwave

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

Lights

The light is functional.

Outlets

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

Hallway

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

Hallway

No Recommended Service

We have evaluated the hallway, and found it to be in acceptable condition.

Stairs

Stairs can be dangerous, and particularly for children and the elderly. For this reason, risers and treads should be a uniform height and width, and the stairs should have a secure handrail, and if small children occupy the residence suitable precautions should be taken to protect them.

Main Stairs

No Recommended Service

We have evaluated the stairs and landing, and found them to be in acceptable condition.

Bedrooms

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, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic damage. Note: In 2002, the National Electrical Code (NEC) was revised to require arc fault circuit interrupt (AFCI) outlets in sleeping quarters. Although our inspection is not for code-compliance, we recognize that this is an essential safety feature that could prevent fires when people are resting or sleeping, and recommend that bedrooms include this essential safety feature.

Master Bedroom

Location

The master bedroom is located on the first floor

Doors

The door is functional.

Flooring

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

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

Closets

The closet and its components are functional.

Lights

The lights are functional.

Outlets

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

Upstairs Bedroom(s)

Location

These bedrooms are located above the first floor.

Doors

The door is functional.

Flooring

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

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

Closets

The closet and its components are functional.

Lights

The lights are functional.

Outlets

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

Bathrooms

Our evaluation of bathrooms does not include the evaluation of steam showers, saunas, or window treatments, and we do not comment on cosmetic imperfections, such as dull or deteriorated finishes or mineral scaling common to most bathroom fixtures. Also, we do we leak-test shower pans, which is the responsibility of a termite inspector, or valves that are not in daily use, such as the shut-off valves below sinks and toilets, and the overflow aperture of sinks and tubs. However, old valves have a tendency to leak when turned off and on for the first time in years, for which reason we recommend replacing all valves that are older than ten years with new ones that include resilient braided stainless steel hoses.

Master Bathroom

Size and Location

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

Doors

The door is functional.

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

The window is functional.

Cabinets

The cabinets are in acceptable condition.

Sink Countertop

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

The sink and its components are functional.

Tub-Shower

Caulking inside the tub where the tub structure meets the tile wall is missing or degraded. We recommend all areas that could potentially be exposed to water be sealed with an approved caulking or sealant.

Toilet

The toilet is functional.

Exhaust Fan

The exhaust fan is functional.

Lights

The lights are functional.

Outlets

The outlets are functional and include ground-fault protection.

Upstairs Guest Bathroom

Size and Location

The upstairs guest bathroom is a full, and is located adjacent to the hallway.

Doors

The door is functional.

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Cabinets

The cabinets are in acceptable condition.

Sink Countertop

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

The sink and its components are functional.

Tub-Shower

The tub/shower is functional.

Toilet

The toilet is functional.

Exhaust Fan

The exhaust fan is functional.

Lights

The lights are functional.

Outlets

The outlets are functional and include ground-fault protection.

Half Bathroom

Size and Location

This guest bathroom is a half, and is located adjacent to the hallway.

Doors

The door is functional.

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Sink Countertop

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

The sink and its components are functional.

Exhaust Fan

The exhaust fan is functional.

Toilet

The toilet is functional.

Lights

The lights are functional.

Outlets

The outlets are functional and include ground-fault protection.

Laundry

We do not test clothes dryers or washing machines and their water supply and drainpipes. However, the water to washing machines is commonly left on, and their hoses can leak under pressure and continue to flow. Therefore, we recommend replacing older rubber hoses with a braided stainless steel type that are more resilient. Also, homeowners need to be aware that the new washing machines can discharge a greater volume of water than the drainpipes in older homes can handle, which in turn causes back-ups and overflows that can only be prevented by installing a larger diameter drainpipe.

Laundry Room

Location

The laundry room is located on the first floor

Doors

The door is functional.

Flooring

The floor has no significant defects.

Walls & Ceiling

The walls and ceiling are in acceptable condition.

Exhaust Fan

The exhaust fan is functional.

Valves & Connectors

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

Trap & Drain

The trap and drain are functional.

Gas Valve & Connector

The gas valve and connector are functional.

220 Volt Receptacle

A 220 volt receptacle for the dryer is not in use and was not tested.

Dryer Vent

The visible portion of the dryer vent is functional.

Lights

The lights are functional.

Outlets

The outlets that were tested are functional.

Attic

We do not enter any attic that have less than thirty-six inches of headroom or are restricted by ducts or insulation that obscure the attic floor and make mobility hazardous. In which case, we inspect them as best we can from the access point. When evaluating the type and amount of insulation, we only use generic terms and approximate measurements, and do not sample or test the material for specific identification, and we do not probe or move any insulation in an attempt to expose components.

Primary Attic

Attic Access Location

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

Method of Evaluation

We evaluated the attic by entering the attic space.

Framing

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

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

Electrical

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

Heat Vents

The heat vents appear to be functional.

Plumbing Vents

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

Exhaust Ducts

The visible portions of the exhaust ducts are functional.

Water Pipes

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

Batt & Cellulose Insulation

There are various types of insulation used in this structure and appears to be compliant with current standards.

Garage

Garage sizes are not uniform, and it would be prudent for you to measure the garage door opening and parking space to ensure that they accommodate your vehicles. In addition, the vast majority of garages are built on-grade and are susceptible to moisture intrusion. In fact, evidence of moisture intrusion typically appears as salt crystals, a white powder, on the slab or side walls, which is known as efflorescence, and which occurs when moisture passes through concrete and activates minerals. This is not particularly significant, but can have an adverse affect storage items.

Triple-Car Garage

Slab Floor

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

Walls & Ceiling

The walls are sheathed and in acceptable condition.

Ventilation Ports

The ventilation ports are functional.

Firewall Separation

The firewall separating the garage from the residence is functional.

Entry Door Into the House

Garage to house access door does not completely self close and self latch, compromising the fire resistive capabilities. Tightening the spring loaded hinge is recommended in order to provide an intended fire safety function.

Garage Door & Hardware

The garage door and its hardware are functional.

Automatic Opener

An automatic opener was not installed on the single car garage.

Lights

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

Outlets

Some of the receptacles in the garage did not trip when tested. All receptacles in wet locations, on the exterior of a house or in the garage should be protected by a GFI circuit.

Pool/Spa

Our inspection of pools and spas is purely visual and does not include leak tests, which are conducted by specialists using sophisticated instruments. However, such tests are certainly worthwhile because the cost of repairing a leak typically involves refurbishing an entire pool or spa. Some water is lost by evaporation, and particularly in summertime, but pools and spas can leak, and owners would become aware of it when water has to be added regularly. However, when we arrive on-site the water level could be perfect and would not alert us to a loss. Therefore, you should ask the sellers about water use, or have them ask the service person, and guaranty that there are no leaks, because we do not perform leak tests or offer any form of warranty or guarantee.

Pool & Spa

Enclosure Safety Observations

The pool fence system does appear to provide the intended safety function and does appear to be in good condition. The current standards for acceptance are walls to be 60" minimum height, with openings no larger than 4", and all gates to be self closing and self latching. There may be additional requirements specific for this area. Inspector recommends consulting the city building and safety department along with any applicable home owners associations or regulatory agencies for complete regulations.

Interior Finish

The interior finish is plaster, which is in acceptable condition. However, such surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finished surface.

Deck & Coping Stones

The deck is in acceptable condition.

Skimmer

The skimmer weir is missing. This "door" at the front of the skimmer prevents the materials collected in the skimmer during regular operation from returning to the pool area after the pump has shut off. We recommend the weir be re-installed to maximize the efficiency of the filtration system.

Tiles

There are several missing or damaged tiles at the waterline of the pool. These missing tiles can be a source of water loss from the pool and can lead to other more serious issues from the repeated water



Suction Line Covers

There are either two suction line covers in the spa, or one that is an anti vortex and child-safe type.

Pool Light

The pool light is functional and has ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

Spa Light

The spa light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

Ladder & Rails

The pool ladder rails are functional.

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Pool-Spa Motors

This pool and spa share a common pump and motor.
The pool motor is a functional newer type with a weather-resistant plastic casing.

Supply & Return Lines Etc

The visible portions of the supply and return lines and their valves are in acceptable condition.

Filter

The filter is functional.

Heater

The pool or spa heater is functional, but should be kept clean and serviced seasonally.

Solar System

There is a roof mounted solar system attached to this pool. The solar heating system was started and no visible defects or leaks were noted from the ground. Inspection of the solar system is outside the scope of this inspection.

Electrical Issues

The outlets in the general vicinity of the pool and spa are functional.

REPORT CONCLUSION

7575 W. Main St, 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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