

The Uniform Building Inspection Report



Single Family Residence:
[REDACTED]

Prepared Exclusively for:
[REDACTED]

Inspection Date:
[REDACTED]

Report Number:
[REDACTED]

Inspection Company:
INSPECT LV
7345 S. Durango Dr. #B107-159
Las Vegas, Nevada 89113
(702) 210-5333

Inspector:
Andrew Aliotti, CPI
IOS.0002659-RES



"Expect What You Inspect"



INSPECT LV

7345 S. Durango Dr. #B107-159, Las Vegas, Nevada 89113

Phone: (702) 210-5333

Address of inspection: [REDACTED]

Inspection Date: [REDACTED]

Client: [REDACTED]

Inspector: Andrew Aliotti

Phone: [REDACTED]

Lic. Number: IOS.0002659-RES

Email: [REDACTED]

Present at Inspection: Did Not Attend

REALTORS

INVOICE

Buying Agent:

Report Number:

Company:

Inspection Type: Visual

Phone:

Base Fee (3001-3500 sq ft):

Email:

PSR New Construction:

Present at Inspection:

Convenience Fee (2.90%):

Listing Agent:

Company:

Total:

Phone:

Paid by: Credit Card

Email:

Present at Inspection:

GENERAL INFORMATION

Structure Type: Single Family Residence

Occupancy Status: Not Occupied

Approx Sq Ft: 3064

Approx Year Built: 2023

Weather Conditions: Clear

Approx Temp: 70 degrees F

Inspection Start: 10:00 AM

Building Orientation: Southerly

Sub Area: No

OutBuildings: No

Pool and/or Spa: No

Water On: Yes

Electricity On: Yes

Gas On: Yes

NOTICE: Client is responsible for payment prior to the release of any information regarding our inspection of the Property, whether in the written report or verbally. The written report, and all information obtained during the inspection is the exclusive property of INSPECT LV and the Client, and not considered transferrable to third parties. Unauthorized use is strictly prohibited.

This Report Has Been Prepared Exclusively For: [REDACTED]

Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course or action, or path of resolution recommended.

[+] Positive attribute for the property.

[A] APPEARANCE: Generally, perceived as cosmetic in nature.

[B] BUILDING STANDARDS: The Finding did not appear to conform to current building standards and practices in effect at the time of construction or installation.

[C] CAUTION: Caution is advised. This Finding could be, or could become hazardous under certain circumstances.

[D] DAMAGE: Damage was observed and could be damaging to itself or other components if left uncorrected.

[E] EFFICIENCY: Repair, alteration, or replacement usually improves the efficiency of component or system.

[F] FAILURE: The system or component failed to operate or to operate properly.

[H] HAZARD: The Finding should be considered hazardous.

[M] MONITOR: Monitor this finding on a regular basis. Corrections by a qualified and licensed contractor, if or when necessary, are recommended.

[N] NOTICE: Discretion advised. The significance of the finding is uncertain. Further study is advised.

[P] PREVENTATIVE MAINTENANCE: This is generally regarded to be a recurring maintenance issue. Preventive maintenance should be performed to restore the component(s) to proper condition.

[R] REVIEW BY SPECIALIST: The most suitable course of action for addressing this finding is to defer the issue to a licensed and qualified contractor.

[T] TYPICAL/COMMON: This finding appears to be typical and consistent with the age of the structure.

[U] UPGRADE RECOMMENDED: To perform this modification, addition or repair would be considered an upgrade that may improve safety or efficiency.

[Note] Provided for informational purposes or to benchmark the property condition at the time of the inspection.

IMPORTANT:

Each section includes a list of Findings, if any, and a list of Components noted during the inspection. Please understand that some Components require additional maintenance and consideration, and that the survey of some Findings, or some Components may be limited. Some Finding information may be far-reaching. Some Component information contains disclosures.

Grounds Survey Findings:

-Scope of Grounds Review-

If present, all accessible vegetation, grading, site drainage, driveways, ground cover surfaces, walkways, retaining walls, gates, stoops, steps, pre-cast ornamentals, statuary, and non-abutting decks were observed and reviewed. The visible components of grounds electrical systems and site irrigation systems were provided with a limited duration review. Control panels were not operated, and settings and conformity to delineated municipal schedules were not reviewed or commented upon. Components located below grade that contain latent issues were not commented upon. Exterior water features, fountains, and ponds were reviewed for any potential electrical or accessibility safety hazards. Visible material defects or potential concerns if any, are reported below. Grounds systems or components are indicated by type or described in the components section. The condition of GROUNDS systems or components may be addressed in this section or may be reported in other sections of this report.

02-135: Efflorescence present on concrete surface(s). [M] [A]

VARIOUS LOCATIONS: Efflorescence is a natural occurrence. The potential for efflorescence exists in all Portland cement-based products. Efflorescence is a salt that is left on the surface of concrete upon drying and is generally a cosmetic concern in nature. If the efflorescence is considered unsightly by the homeowner, it can be removed with a brush and water. For more stubborn areas, add a cup of white vinegar to a bucket of water. Efflorescence that is severe, recurring, or accompanied by degradation of the concrete surface may indicate the application of excessive moisture, an elevated concentration of salts in the applied water, numerous cycles of wetting and drying and/or a more substantial presence of salts within the surrounding environment. No action is deemed necessary to address this issue other than to improve component appearance. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.



Photo 02-135(1):

02-156: Excessive paver settling / heaving. [R] [B]

MULTIPLE LOCATIONS: Some settling of the masonry driveway should be expected. However, settling or heaving in excess of a 1/4 inch is unacceptable. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. Any photographs depicted are only representative photographs of this finding.



Photo 02-156(1): Driveway



Photo 02-156(2): Rear patio



Photo 02-156(3):

07-135: Construction debris on site. [R] [B]

MULTIPLE LOCATIONS: Nails, screws, wire, garbage and other construction debris were observed on grade in the front and rear yard area in several locations. Refer to the photographs for further clarification. The Nevada Performance Guidelines published by the Southern Nevada Home Builders Association, reviewed and accepted by the Nevada State Contractors Board states that the final grade soil should be free of construction debris to a depth of at least 5 inches. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 07-135(1): Courtyard



Photo 07-135(2): Rear yard

Grounds Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

IRRIGATION:

Irrigation or sprinkler system not inspected (00)	00a(1) Automatic sprinkler irrigation
00b PVB located and verified	

SITE ELEMENTS, GRADING, DRAINAGE:

01a Enclosed plant area next to foundation	01c Yard drains (if visible and discovered)
01e(1) Low to moderate slope	01k Expansive/clay type soil

RETAINING WALLS:

03a Concrete/masonry	03b(2) Part of fence system
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MISC. GROUNDS DEVICES & OUTBUILDINGS:

No outbuildings noted (02-2)	02b(1) Gas outlet
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FENCES & GATES:

04a(1) Masonry	04b Stucco or EIFS coated fence
04d Metal, chain link or wire	

GROUNDS/PARKING LIGHTING:

No grounds lighting systems noted (06)	06c 110/120 volt lighting/outlets
06f Timer, photo elect. motion detection	05b(3) Brick, block or stone walk/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

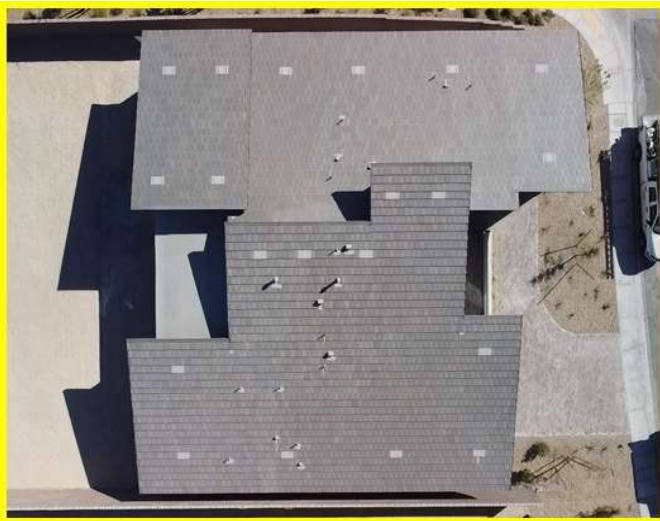
05b(6) Brick, block or stone deck/patio	
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Exterior / Roof Survey Findings:

-Scope of Roof/Exterior Review-

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, and other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section listed below. Wall cladding, flashing, trim, eaves and fascia's, barge rafters/rafter tails, doors, windows, exterior closet areas, and garage doors, if present, were observed and reviewed. Windows that had security bars with release mechanisms were not tested. Satellite dishes, if present, may be disclosed in the components section of this report but were not reviewed. Any visible signs of leaks, water intrusion, or abnormal condensation on surfaces, if discovered, may be reported in this section and/or other sections of this report. Visible material defects or potential concerns, if any, are reported below. Exterior systems or components are indicated by type or described in the components section. The condition of EXTERIOR systems or components may be addressed in this section or may be reported in other sections of this report.

11-010: Roof fully viewed. [Note]



Informational Photo 11-010(1):



Informational Photo 11-010(2):



Informational Photo 11-010(3):



Informational Photo 11-010(4):



Informational Photo 11-010(5):



Informational Photo 11-010(6):

11-330: Clean debris from roof. [R] [T]

COVERED PATIO: Although typical or common for the age of the structure or component, modifications may be in order. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 11-330(1):

13-145: Wire lath protruding from stucco siding. [R] [B]

EAST: This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. Any photographs depicted are only representative photographs of this finding.

This Report Has Been Prepared Exclusively For: [REDACTED]



Photo 13-145(1):



Photo 13-145(2):

14-235: Window screen(s) missing. [F] [R]

WEST BEDROOM: The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 14-235(1):



Photo 14-235(2):

15-235: Patio door faulty or otherwise amiss. [N]

LIVING ROOM: The sweep at the base of the door appeared folded at the depicted section. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 15-235(1):



Photo 15-235(2):

15-295: Hinge screw(s) missing. [F] [R]

FRONT DOOR: When hinge kits are provided to the builder or installing contractor the kit usually contains all 1/2 screws. The installer is suppose to omit one of the 1/2 inch screws and install a 3 inch screw on the casing side of the hinge to pull the hinge into the king stud (2X4) and provide full support. The installer correctly omitted the 1/2 inch screw but did not install the 3 inch screw. This is the most important fastener of the hinge. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 15-295(1):

15-300: Threshold improperly supported. [N] [R]

GARAGE: Movement noted when traversed. No shims or caulking was observed. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 15-300(1):



Photo 15-300(2):

16-110: Vehicle door out of position. [R] [B]

GARAGES: Overhead garage doors should be installed per the manufacturer installation instructions and create a seal with the garage floor at the time of the walkthrough. 1/2 inch gaps at the sides and top are the maximum acceptable measurement between the structure and the garage door. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. Any photographs depicted are only representative photographs of this finding.



Photo 16-110(1): 2-car garage



Photo 16-110(2): 2-car garage



Photo 16-110(3):

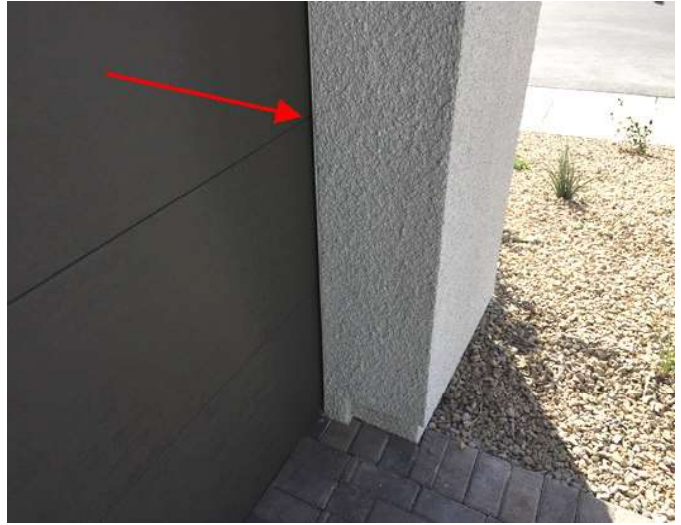


Photo 16-110(4):

16-230: Garage door pressure / tension reverse failed to actuate. [R] [C]

2-CAR GARAGE: The overhead door motor would not reverse when upward pressure was applied during the closing cycle. It is a simple but critical adjustment that needs to occur. The guidance is generally contained in the garage door opener homeowners manual or can be obtained on the internet. Failure of a system or component. The system or component fails to operate or to operate properly. Correction or modification decreases the probability of excessive deterioration. If this initial path of resolution fails to provide desired results it is recommended this finding and all associated components be reviewed and corrected as needed by a licensed and qualified Overhead Door Contractor.



Photo 16-230(1):

17-120: Paint, stains, damage and building material noted on surfaces not intended. [R] [B]

MULTIPLE LOCATIONS: Refer to the photographs for further clarification. The photographs depicted are only representative photographs of this finding. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. The client is reminded that this is not a punch list inspection. It is a general review of the overall property condition. There are many more sub-standard locations than what it depicted in this report. It is highly advised that the Superintendent do a critical walkthrough of the property and have all repairs accomplished in conformance with current building standards and practices.



Photo 17-120(1): Garage



Photo 17-120(2): Garage



Photo 17-120(3): Garage



Photo 17-120(4): Paint overspray on multiple windows



Photo 17-120(5): Paint overspray on multiple windows



Photo 17-120(6): Multiple locations



Photo 17-120(7): West



Photo 17-120(8): West

17-125: Paint observed not in conformance with performance standards. [B] [R]

MULTIPLE LOCATIONS: The industry standard for painting is outlined in the RS Means Residential and Light Construction Standards manual. The standard, PDCA P5-94, 5.6 delineates a "properly painted surface" as: One that is uniform appearance, color and sheen. It's one that is free from foreign material, lumps, skins, runs, sags, holidays, misses, strike through, or insufficient coverage. It's a surface which is free of drips, splatters, spills, or overspray which were caused by the contractors' work force. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position. Normal lighting conditions are described as those in place when the project is finished. This includes but is not limited to design lighting (e.g. wall washers, spots and floods, etc) and natural lighting (e.g. skylights, clear view windows, window walls, and window treatments, etc). PDCA Standard P1.92.2.4 states, "The contractor will produce a properly painted surface." Refer to the photographs for further clarification. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

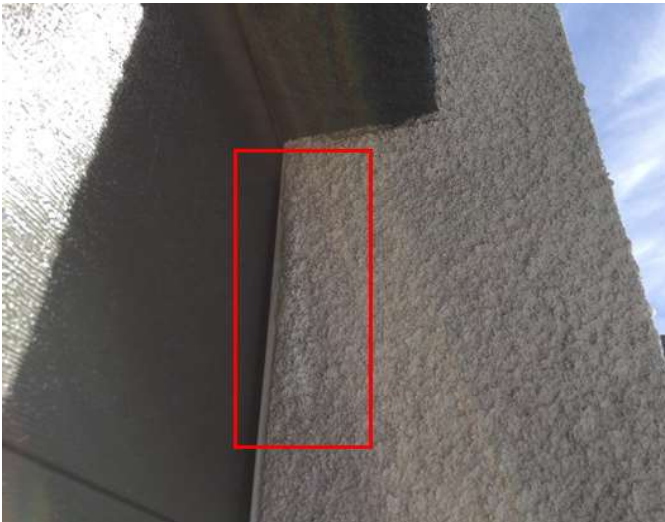


Photo 17-125(1): South

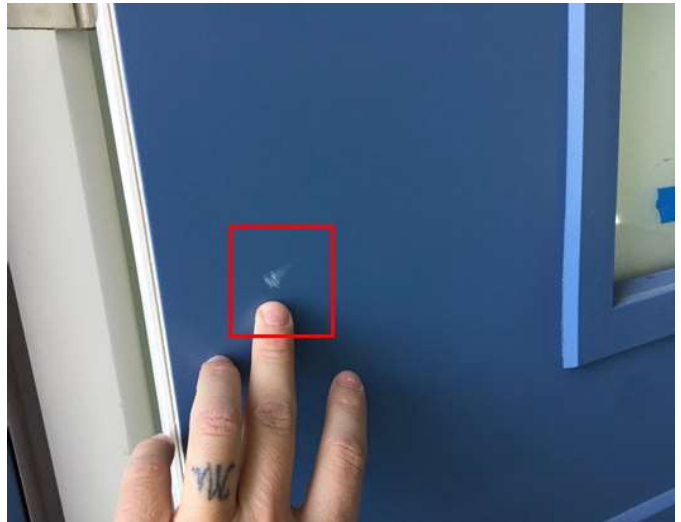


Photo 17-125(2): Front door



Photo 17-125(3): Front door



Photo 17-125(4): East



Photo 17-125(5): East



Photo 17-125(6): North



Photo 17-125(7): North



Photo 17-125(8): South



Photo 17-125(9): North

Exterior Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

WINDOWS:

10a Multi-glaze (Insulated glass)	10c(2) Vinyl sash
10h Sliding sash	10n Picture windows(s)

ENTRY DOORS:

12a Hollow core. NFPA Life Safety Code states that all ways out must be opened easily from inside. Tools, keys, or special effort should not be needed to escape.	12b Solid core. NFPA Life Safety Code states that all ways out must be opened easily from inside. Tools, keys, or special effort should not be needed to escape.
12c(1) Large glass pane(s)	12c(2) Small glass pane(s)

VEHICLE DOORS & SAFETY REVERSE DEVICES:

14a(1) Automatic Opener	14a(2) One or more types of obstruction sensors were observed. These features are not required to be reviewed.
14a(3) Safety reverse features tested. One or more overhead doors are equipped with an obstruction sensor safety reverse device. Test operation routinely.	14a(3a) Infrared sensor reversed when tested.
14b(1) Sectional	14g Metal (frame/skin)

GUTTERS / ROOF DRAINS:

11-1 No gutters installed	11-2 No roof drain(s) noted
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WALL CLADDING MATERIALS, FLASHING & TRIM:

16h(1) Stucco (all applications)	
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EXTERIOR WALL FLASHING

16q(1) Wall flashing visible	16r Exterior trims (all types)
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EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(6) Visible fascias	16s(1) Eaves with covered soffit(s)
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ROOF & DECK FLOOR WATERPROOFING / FLASHING MATERIALS:

15c(1) Concrete tiles can last 50 years or more. However, the roof is not maintenance free. Repairing slipped or damaged or tiles is a recurring preventive maintenance issue. Roof underlayment typically lasts from 10 to 25 years depending on the materials, weather, and other conditions. Roofs should be inspected annually and after major weather events.	15h(2) The roof appeared to be a single-ply membrane roof system. The most commonly used materials are Polyvinyl Chloride (PVC), Thermoplastic Polyolefin (TPO) and Ethylene Propylene Diene Terpolymer (EPDM). This type roof is often referred to as a "rubber" roof. When properly installed, this type of roof system normally lasts 20-50 years with minimal maintenance. However, roofs should be inspected annually and after major weather events.
15n(1) Mineral flashing is petroleum impregnated and repels water but tends to split over time from exposure to the elements. Renewing this flashing is a normal recurring maintenance issue.	15p Metal flashing

ROOF / DECK STYLES:

13m Shed	13r Flat or near flat roofs require frequent maintenance to achieve their full potential. National Roofing Contractors Association (NRCA) recommends repair and maintenance to be carried out bi-annually. It is recommended a licensed and qualified Roofing Contractor review the entire roof no more than 1 year from now and make all repairs deemed necessary.
13s Up to 3/12 pitch	13t 4 to 6/12 pitch

ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof and all roof penetrations whether fully traversed or not.

17h Robotic Drone

HVAC Survey Findings: (Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

-Scope of HVAC/Fireplace Review-

Utilizing normal operating controls and within the limits of visibility, heating/cooling equipment, automatic safety controls, flues & vents were observed and reviewed. All readily accessible cover panels were removed from any furnaces or forced-air units which were not located in confined spaces, such as an attic, basement, or crawl space. Heat exchangers, if present, are considered to be visually restricted and were not reviewed. Venting and availability of make-up combustion air for gas operated appliances was verified. If present and visible, fans, pumps, piping, supports, dampers, ducting, related insulation, registers, system returns, radiators, fan coil units or convectors were observed and reviewed for proper operation. The inspector reviewed any primary heating and cooling systems, and verified the presence of heating and cooling sources for each habitable room. If installed, the fireplace(s) and any accessible parts of any chimney(s) were observed. Visible material defects or potential concerns, if any, are reported below. Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section. The condition of HVAC systems or components may be addressed in this section or may be reported in other sections of this report.

21-005: Air conditioning differential test satisfactory. [+/]

The temperature of the air at the HVAC return was compared to the temperature of the closest air register in each system. This means of measuring differential provides a representative indication only. Fully accurate differential testing would require the insertion of thermometers at the plenum on each side of the evaporator coil. The indications observed on the inspectors laser thermometer testing equipment show the differential observed on the unit to be within the allotted parameters. Adequacy, efficiency or even distribution of the system is outside the scope of this inspection. This is a positive finding. The photographs depicted are only representative photographs of this finding.



Positive Photo 21-005(1): Inlet temp



Positive Photo 21-005(2): Outlet temp



Positive Photo 21-005(3): Inlet temp



Positive Photo 21-005(4): Outlet temp

21-015: Heat system operation verified. [+/]

The client is advised that all heating systems for the home were reviewed. All systems operated properly when utilizing normal operating controls. Adequacy, efficiency or even distribution of the system is outside the scope of this inspection. Any photographs depicted are only representative photographs of this finding.



Positive Photo 21-015(1):



Positive Photo 21-015(2):

22-125: Ducting not supported. [R] [B]

ATTIC: Supports should be installed at least once every four (4) feet. The maximum allowable flexible duct sag between supports is one-half inch (1/2") per foot. Refer to the photographs for further clarification. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. Any photographs depicted are only representative photographs of this finding.



Photo 22-125(1):

22-141: Ducting radius appeared insufficient. [B] [R]

ATTIC: Flexible duct should be installed without kinks or sharp bends, which restrict airflow. All bends should be gradual with the radius of each bend not exceeding the diameter of the flex duct. The duct also did not appear properly supported. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

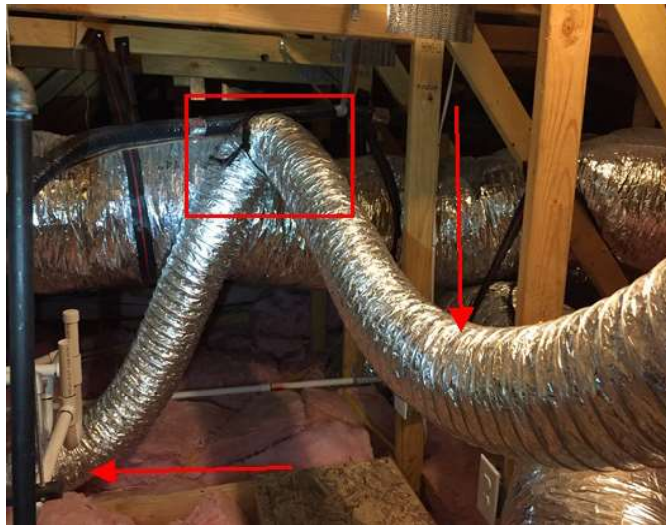


Photo 22-141(1):

23-115: Refrigerant line insulation missing. [E] [P]

WEST: Section of foam pipe insulation missing on the refrigerant line. This may result in a measurable efficiency degradation. Fully wrapping the insulation and wall flashing with a 20 mil PVC tape can reduce the frequency of this recurring preventive maintenance issue. Painting the PVC tape (the type and color of paint is of no significance) to protect the tape from exposure to the sun will greatly reduce the frequency of this recurring maintenance issue. The appropriate maintenance should be performed to restore the component to proper condition. Correction of this issue usually results in an increase of efficiency. Correction or modification decreases the probability of excessive deterioration.



Photo 23-115(1):

23-165: Condensate drain improper. [R] [F]

ATTIC: Noted at the North system. The secondary line appeared to run uphill. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 23-165(1):

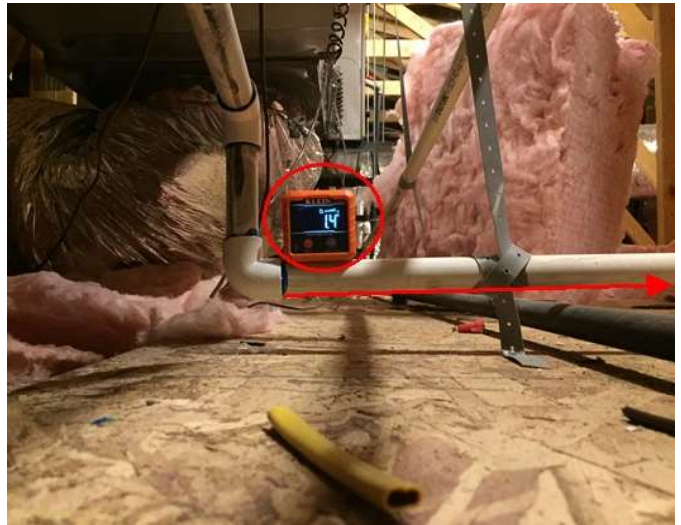


Photo 23-165(2):

This Report Has Been Prepared Exclusively For: [REDACTED]

HVAC / Fireplace / Stove Components:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system
20h Cooling Distribution Methods

20i Condenser/Compressor Information: Client advised to verify accuracy of all information. It is beyond the scope of our inspection service to ascertain if systems are matched.

20i Condenser Unit #2: Carrier
MFR DATE: 2023
TONS: 3
REFR: R-410A
MAX AMPS: 25
BREAKER AMPS: 25
 Δ T: 16 degrees (AC Mode)
HEAT PUMP: No

20c(1) Condenser/evaporator separate (split system)
20h(2) Blower into ducting
20i Condenser Unit #1: Carrier
MFR DATE: 2023
TONS: 4
REFR: R-410A
MAX AMPS: 50
BREAKER AMPS: 50
 Δ T: 18 degrees (AC Mode)
HEAT PUMP: No

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)

22d Zoning System

HEATING SYSTEM(S):

21-2 Heating Systems Information: Client advised to verify accuracy of all information. It is beyond the scope of our inspection service to ascertain if systems are matched.

21-2 Heating System #2 Location: Attic

21e Forced air heat

21n Visually restricted heat exchanger. It would be prudent to have a licensed and qualified HVAC contractor inspect the Heat Exchanger for cracks, holes or leaks as my inspection is mechanically limited since the furnace requires dismantling to examine this particular area. A deteriorated heat exchanger will allow deadly products of combustion into your living area

25a Heat Distribution Methods

21-2 Heating System #1 Location: Attic

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.

21m(3) Automatic safety controls. This includes pilot lights, thermocouples, limit switches, safety disconnects, panel switches, etc. However, these features if present were not reviewed or tested.

24b Disposable or washable filters. Filter maintenance is recommended.

25a(2) Ducting (forced air)

FIREPLACE(S), STOVE(S):

23d(1) Gas fireplace/stove

CHIMNEY / VENT SYSTEM(S):

23j(2) Metal chimney

23j(3) Direct vent system

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(5) Not reviewed

APPLIANCE VENT(S):

This Report Has Been Prepared Exclusively For: [REDACTED]

41a(1) Sheet-metal appliance vents

41a(2) Plastic pipe appliance vents

Plumbing Survey Findings:

-Scope of Plumbing Review-

The accessible portions of all hot water systems, visible sections of potable water supply and distribution systems, including pipes, supports, and insulation, and functional flow were observed and reviewed for proper operation. All accessible water handling fixtures, faucets & valves, interior drain, waste & vent systems, functional drainage and sump pumps, if present, were observed and reviewed for proper operation. Functional flow of drain systems for clothes washers, roofs, floors, and decks was not performed. If present, all accessible interior and exterior fuel and or natural gas distribution systems were observed and reviewed. The inspector did inspect all accessible plumbing components for visible evidence of leaks and cross-connections. Regardless of which type, clothes washer hoses should be replaced about every three to five years. Check the hoses for damage or leaks about once a year as part of your recurring homeowner maintenance plan. The clothes dryer venting system was not reviewed. Laundry dryer vents are a leading cause of residential fires. It is highly recommended the dryer vent be accessed and cleaned and cleared immediately upon taking possession of title. The structure was reviewed for any indications of questionable or defective plumbing installed, and if present, the inspector recommended further review be performed by a licensed and qualified plumbing contractor. If the structure is over 20 years old, it is also highly recommended to have a sewer scope inspection performed by a licensed and qualified plumbing contractor. Visible material defects or potential concerns, if any, are reported below. Plumbing systems or components are indicated by type or described in the components section. The condition of PLUMBING systems or components may be addressed in this section or may be reported in other sections of this report.

43-010: Water meter reviewed with no movement observed. [+/]

The client is advised that one of the first actions taken by the inspector is to review the flow indicator on the water meter for any movement. Sometimes flow at the meter can be used as an indicator to discern possible leaks in components including but not limited to: toilets, icemakers, irrigation system valves underground piping; etc... No movement was noted on the flow indicator. This is deemed to be a positive finding.



Positive Photo 43-010(1):

42-145: Potable water pipe(s) unprotected in attic area. [B] [R]

Plastic water pipe in the attic was noted to be above the interior insulation envelope in several area and not insulated. This condition may result in excessive water usage in the summer with the home owner being required to run the water for an extended period of time before cold water may be obtained. In the colder months the pipes are exposed to potential freeze. National building standards require all piping to be protected from freeze. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 42-145(1):

42-180: Fire sprinkler piping not protected from freeze. [R] [B]

ATTIC: According to The National Fire Sprinkler Association (NFSA) Insulation for Fire Sprinklers Guide, Fire sprinkler systems have proven to be effective in providing protection of lives and property when properly designed, installed, and maintained. Areas where temperatures reach or drop below freezing at any point throughout the year require sprinkler systems to be protected against freezing. The industry accepted practice is to provide protection for water-filled piping in sprinkler systems when they are subject to freezing and exposed to temperatures below 40 °F (4°C) as required in NFPA sprinkler installation standards. This finding did not appear to meet building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 42-180(1):



Photo 42-180(2):



Photo 42-180(3):



Photo 42-180(4):



Photo 42-180(5):



Photo 42-180(6):

42-255: Water-hammer or pipe rattle noted. [R] [F]

ALL BATHROOMS: Loud clunking or banging noises known as “water hammer” should not occur with normal use of the system. Notify the contractor of water hammer. Contractor should correct as necessary during the warranty period. Correction of water hammering may include adjustment of pressure regulator or the use of arrestor device. Due to the velocity of the flow of water, its weight, waste debris it may be carrying, and its varying temperature that causes pipes to expand and contract, the water system may emit audible noises. A “ticking” sound in drain line pipes is common due to expansion or contraction of the pipes as warmer or cooler water is run through the pipes. The Contractor is not responsible for sounds caused by homeowner’s installation of new fixtures or other plumbing system devices. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 42-255(1):

45-075: Dryer vent faulty or otherwise amiss. [F] [R]

ATTIC: What appeared to be the dryer vent was gapped at the roof deck. The appropriate maintenance should be performed to restore the component to proper condition or replace if necessary. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 45-075(1):

This Report Has Been Prepared Exclusively For: [REDACTED]

Plumbing Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

LAUNDRY FACILITIES AND VENTING:

40n No washer noted	40o No dryer noted
40a Washer connections	40c Gas dryer connections
40h Dryer vent terminates atop the roof. This vent arrangement must be inspected and cleaned often.	40d Laundry sink

WATER HEATING SYSTEM(S):

43a(1) Natural gas water heater(s)	43a(1)a Full-way valve installed
43a(1)b Hot-water line insulated	43a(1)d Service valves installed (tankless)
43a(1)e Corrosion free nipples	43a(1)h Gas sediment trap (dirt leg) installed
43a(1)i TPRV line sloped downward and standardly terminated	43a(1)p Direct vent
43c Tankless water heater(s)	

WATER HEATING SYSTEM AUTOMATIC SAFETY CONTROL DEVICE(S):

43k Temperature, pressure relief valve (TPRV)	43n Thermocouples, other safety control devices
---	---

WATER TREATMENT DEVICES / PIPING:

43h(2) Soft water loop. A "soft water loop" means all plumbing fixtures in the home are provided with soft water, except exterior hose bibs and cold water side of the kitchen sink faucet.	43h(3) Water treatment device. Testing or analysis of water quality is not provided within the scope of our inspection service.
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WATER HEATING SYSTEM LOCATION(S), AGE(S) & SIZE(S):

Locations Entered (43)	43 Water heater #1 Location: Garage Size: n/a MFRDate: 2023
------------------------	--

MAIN WATER SOURCE & SHUTOFF LOCATION / VACUUM BREAKERS / ANTI-SIPHON DEVICES:

45c Spade type main water valve installed	45e Water pressure regulator installed
42a Municipal water supply indicated	42d Hose bib anti-siphon devices
45a Main water valve located: at the municipal connection	45f Water supply approximate size: 3/4 inch

FUNCTIONAL FLOW & DRAINAGE:

47a Functional water flow tested	47b Functional drainage tested
----------------------------------	--------------------------------

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

44a Natural gas	44 Energy source shutoff location: at the municipal connection
-----------------	--

INTERIOR WATER SUPPLY / DISTRIBUTION PIPING:

41c Copper/brass water line(s) visible	41e(1) Plastic water line visible
41e(3) Cross-linked polyethylene (PEX) water line(s) visible	41e(2) Flexible faucet fixture supply connector(s) visible

FUEL DISTRIBUTION PIPING & SUPPORTS:

41g Steel gas/oil line(s) visible	41j Flex gas/oil connector(s) visible
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WASTE AND VENT PIPING SYSTEM:

This Report Has Been Prepared Exclusively For: [REDACTED]

41q Plastic drain line(s) visible

41q(1) Acrylonitrile butadiene-styrene (ABS)

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

46a1 Main sewer cleanout location: Front yard

Electrical Survey Findings:

-Scope of Electrical Review-

Within the limits of visibility, the service entrance conductors, service equipment, main over-current device, main & sub distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, their over-current devices, and the compatibility of the ampacities and voltages, were observed and reviewed. All accessible lighting fixtures, switches, and receptacles were reviewed with respect to their operation, and polarity and grounding, on the interior and exterior of the structure, in attached garages and attached carports. All accessible ground fault circuit interrupters were tested by the introducing an artificial fault into the system. Photovoltaic solar electric systems, if present, were not reviewed and it is highly recommended to obtain all documentation pertaining to any installed system. Low-voltage systems including but not limited to internet systems, networking systems, alarm/security systems, intercom systems, audio/visual systems, and home automation systems were not reviewed. Visible material defects or potential concerns, if any, are reported below. Electrical systems or components are indicated by type, or described, in the components section. The condition of ELECTRICAL systems or components may be addressed in this section or may be reported in other sections of this report.

52-240: Conduit knock out seal(s) missing from main panel. [B] [R]

The appropriate maintenance should be performed to restore the component to proper condition. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 52-240(1):

52-380: Electrical breaker(s) faulty or otherwise amiss. [C] [R]

MAIN PANEL: The depicted breaker did not appear to be properly installed. This may be due to the improper fitment of the deadfront cover. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. This finding could be, or could become hazardous under certain circumstances.

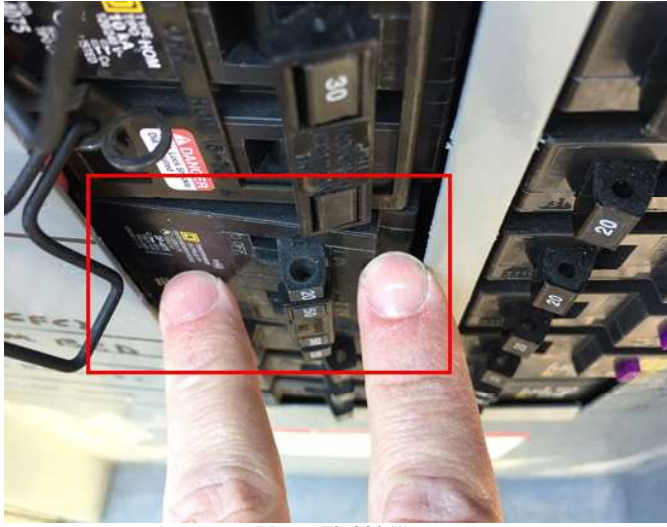


Photo 52-380(1):



Photo 52-380(2):

52-390: Electrical breaker found in open / off position. [N] [R]

MULTIPLE LOCATIONS: The depicted breakers were found in the open/off position. A circuit found in the off position may be that way due to an unsafe condition or a repair in progress. Standard practice is to leave it off and document the finding. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. Discretion advised. The significance of the finding is uncertain. Further study is advised.



Photo 52-390(1): Main panel



Photo 52-390(2): Sub panel

52-410: Ungrounded conductor not re-identified. [R] [B]

MAIN PANEL: Recommend wrapping the conductor(s) with black electrical tape or coloring with black permanent marker. This should be done at both ends of the run. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended this finding and all associated components be reviewed and corrected as needed by a licensed and qualified Electrical Contractor. Any photographs depicted are only representative photographs of this finding.

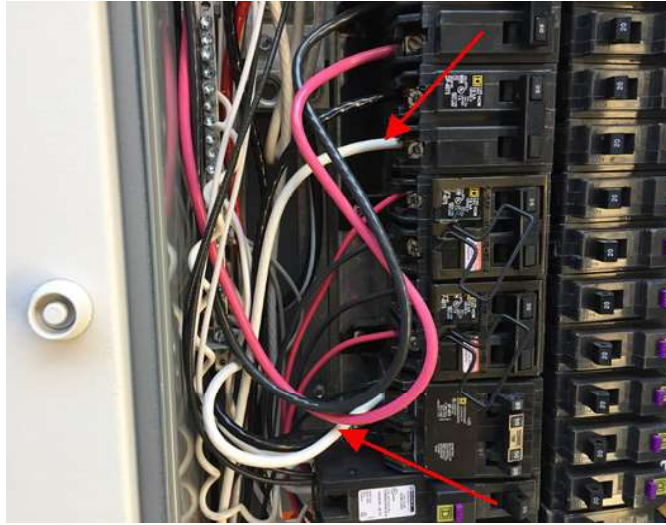


Photo 52-410(1):

52-510: Double stab observed at breaker. [B] [R]

MAIN PANEL: This finding did not appear to meet building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

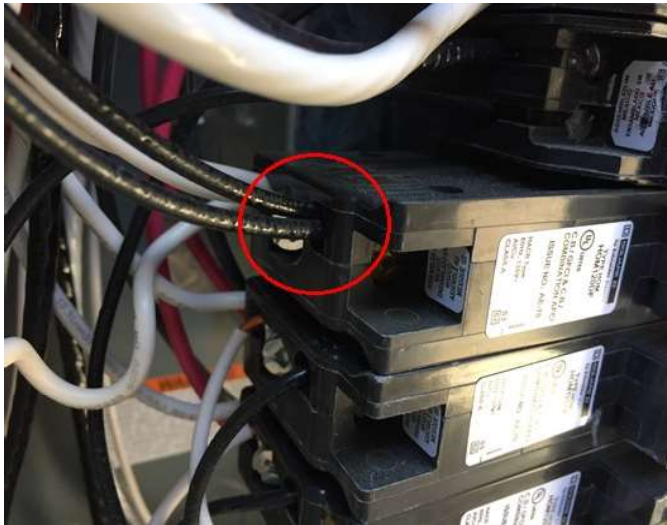


Photo 52-510(1):

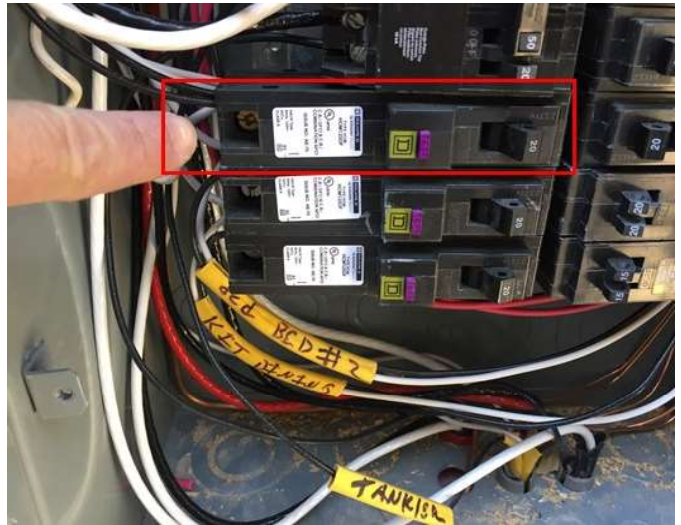


Photo 52-510(2):

53-260: Conduit not secured. [N] [R]

WEST: Non-metallic Liquid-tight at 3 ton condenser unit was not clamped to structure. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 53-260(1):

54-270: 3-way or 4-way switch inoperative (fails to control from each location). [N] [R]

DINING ROOM: If one switch is in the "off" position the other switch in the circuit becomes inoperable. This is generally an indication that a two-way switch has been installed in a three or four way circuit. Discretion advised. The significance of the finding is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 54-270(1):

55-009: AFCI and GFCI breakers tested. [+]

These safety devices are required by current building standards and practices. All accessible breakers properly tripped when tested. These components should be tested every 30 days to ensure proper operation. This is deemed to be a positive finding.



Positive Photo 55-009(1): Purple = GFCI/AFCI combo; White = AFCI



Positive Photo 55-009(2): AFCI's

Electrical Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

SERVICE DROP / LATERAL & SERVICE PANEL:

51a Underground service lateral	51e Exterior main service panel
51h Multiple disconnects	51k Copper entrance conductors

SERVICE AMPERAGE / VOLTAGE / ETC:

52b 110/120 volt service	52c 220/240 volt service
52d Single phase	52h Over 200 amp service

DISTRIBUTION SYSTEM(S):

53a Sub-panel(s)	53b Circuit breakers
53f Non-metallic sheathed cable ("Romex")	53j Copper wires
53k(1) Stranded aluminum wire noted in single branch circuit(s). Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.	

GROUNDING METHOD / GFCI / AFCI:

54 Grounding method not ascertained	54e Ground Fault Circuit Interrupters tested (GFCI locations may be partially or fully compliant)
54f Arc Fault Circuit Interrupters tested (AFCI locations may be partially or fully compliant)	

MAIN / SUB-PANEL LOCATION(S):

59a Main-Panel (Square D) Located on the exterior wall of the garage	59b Sub-Panel #1 (Square D) Located in the garage
--	---

Bathroom Survey Findings:

-Scope of Bathrooms Review-

Bathroom electrical systems, including any ventilation systems, if present and visible, were observed and reviewed. Bathroom ventilation fans assist with removal of moisture laden air. Dust and debris clogging the fan can reduce their efficiency and may result in damage to interior components of the bathroom, or possibly even result in a fire. Fan covers should be removed and cleaned, and the accessible portions of the fan interior vacuumed to remove any dust and debris as part of your recurring homeowner maintenance plan. All non-electronic water handling fixtures, including but not limited to faucets, spigots, toilets, urinals, bidets, and steamers were observed and reviewed if accessible, and water service was present. The inspector did not operate any shut-off valves or manual stop valves. Any hydro-jet (Jacuzzi) tubs were filled, operated and GFCI protection for the pump was verified. The inspector did not determine adequacy of spa jet water force or bubble effect. Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Visible material defects or potential concerns, if any, are reported below. Bathroom specific systems or components are indicated by type or described in the components section. The condition of BATHROOM systems or components may be addressed in this section or may be reported in other sections of this report.

61-330: Shower tile or grout chipped. [F] [R]

S/E BED ENSUITE: Grout voids noted. Left uncorrected, this condition can result in accelerated deterioration, and conditions conducive to the growth and establishment of mold or mildew. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

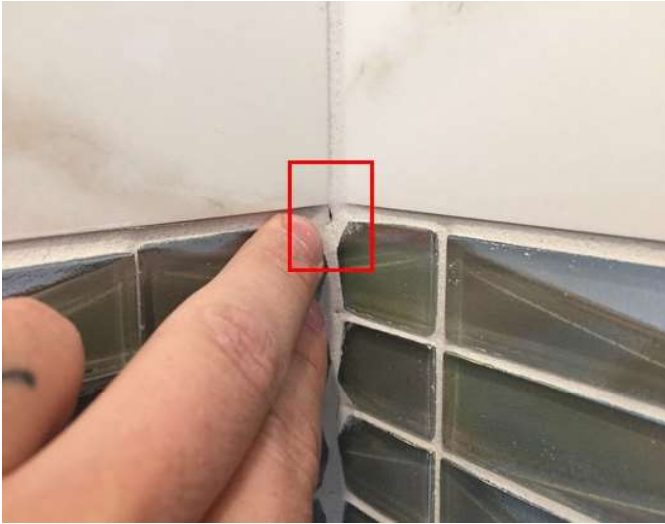


Photo 61-330(1):



Photo 61-330(2):

61-341: Ceramic tile installation uneven or out of line. [F] [R]

MULTIPLE LOCATIONS: Tile surface should be straight and reasonably flat allowing for individual characteristics of the tile (i.e., Mexican Saltillo tile). Tile should not exceed the manufacturer's recommendations or 1/16 inch lippage in absence of manufacturer's recommendations. Report any uneven or out of line tile to the contractor. Contractor should make necessary repairs during the warranty period. Inherent characteristics of the tile dictate the installation of tile. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 61-341(1): Hall bathroom

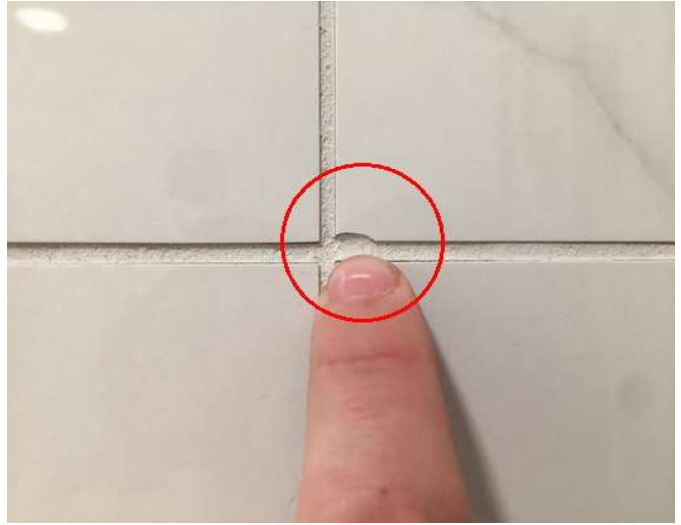


Photo 61-341(2): Hall bathroom- chipped tile

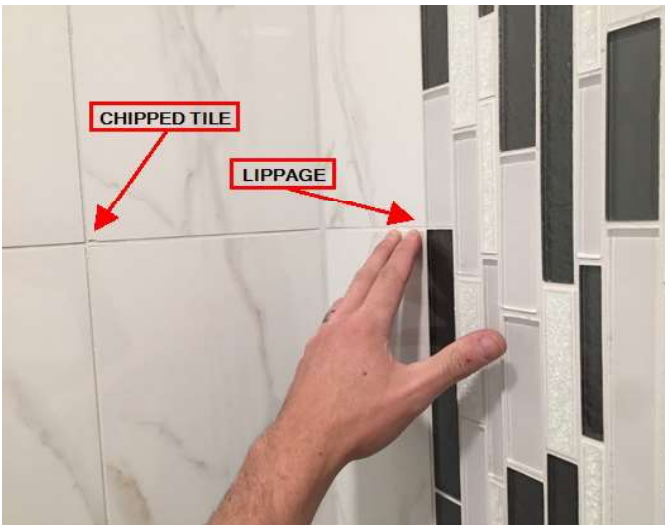


Photo 61-341(3): Hall bathroom

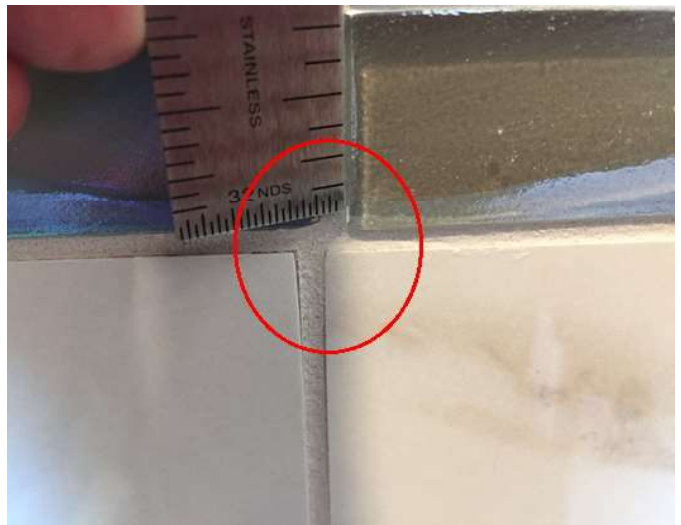


Photo 61-341(4): S/E bedroom ensuite

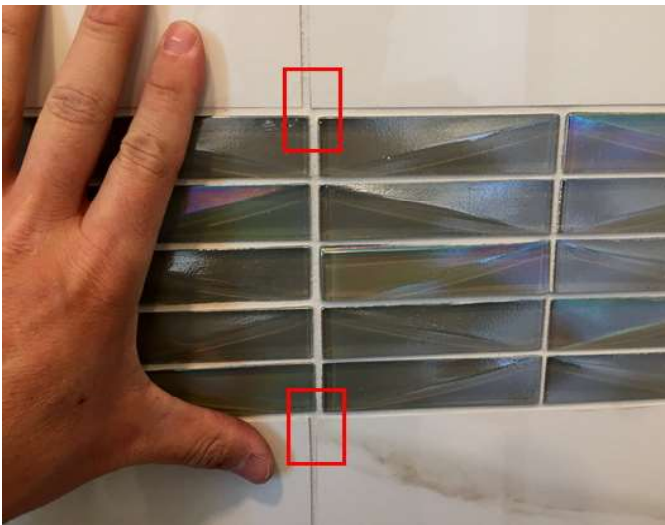


Photo 61-341(5):

62-160: Toilet tank not square on the bowl. [F] [R]

This Report Has Been Prepared Exclusively For: [REDACTED]

HALL BATH: The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 62-160(1):

62-165: Toilet seat missing. [R] [F]

ALL BATHROOMS: The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 62-165(1):

65-105: Bathroom exhaust fan inoperative. [R] [F]

MAIN BATH: The appropriate maintenance should be performed to restore the component to proper condition or replace if necessary. Failure of a system or component. The system or component fails to operate or to operate properly. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 65-105(1):



Photo 65-105(2):

68-130: Towel holder faulty or otherwise amiss. [F] [R]

MULTIPLE LOCATIONS: Most hand towel holders and toilet paper holders were not installed level. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 68-130(1):

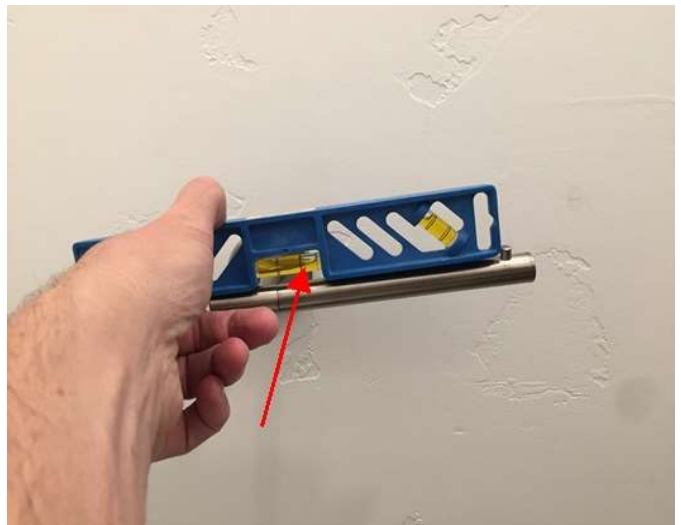


Photo 68-130(2):

Bath Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

BATHTUB TYPE(S):

60c Fiberglass

SHOWER FLOOR TYPE(S):

60f(2) Tile (all types)

WATER CLOSET(S):

63a(1) Down-flush toilet

TUB/SHOWER WALLS:

62a Floated tile (all types)

62h(3) The inspector could not ascertain whether the tub and/or shower door(s) were safety glaze

62d Drywall or plaster (all types)

62n No tub/shower enclosure

VENTILATION, SUPPLEMENTAL HEATING & ELECTRICAL:

66a(1) Openable window(s)

66b Exhaust fan(s)

PLUMBING AND ACCESSORIES:

61a "Washer-less" faucet(s)

61d Pop-up stoppers

61n Under-sink valves

61c Diverter valve(s)

61e Drain access available

COUNTERTOP / BACKSPLASH:

65e(1) Engineered / man-made materials

EXTRA HEATING:

66g GFCI Receptacle(s)

WASH BASIN(S):

64f Vitreous china

64g(2) The wash basin(s) is/are installed in or under the countertop material(s)

FLOOR(S):

67b(1) Tile (all types, may be simulated)

Interior Survey Findings:

-Scope of General Interior Review-

Accessible wall, ceiling, and floor surfaces were observed and reviewed. If present, all accessible interior steps, stairways, balconies, railings, counters, cabinets & doors were reviewed. All accessible windows were reviewed for opening, locking mechanisms, and operation. If present, fire separation walls, ceilings, & doors between attached garage(s) and living space or other dwellings were observed. If the structure is not a new build, conditions such as marred, damaged, or patched interior surfaces are common and to be expected. All accessible interior surfaces are reviewed for evidence of past or present moisture intrusion. The client is advised to consider all Findings associated with moisture, including but not limited to exhaust fan failures, poor ventilation, vapor barrier defects, damage, leaks, and stains, even if dry, as conditions conducive to the formation and establishment of biological growth, whether direct concern regarding potential mold or mildew was indicated by the inspector or not. Any installed smoke alarms should be replaced with combination smoke and carbon monoxide (CO) alarms upon taking possession of title. These devices must be powered by electrical wiring if provisions are present. If smoke alarms were not original to construction, combination alarms should be installed in accordance with National Fire Protection Association recommendations or in other locations required by applicable laws, codes or standards. For the best protection, interconnect all alarms throughout the home so when one sounds, they all sound. Ceiling fans, if present, were observed and reviewed unless wireless remotes were required for operation. Central vacuum system, if present, was reviewed and only operated, via the power switch, physically located on the unit. If installed, any laundry room venting system was observed and reviewed. Built-in bedroom closet systems, if present, were not reviewed if storing personal effects or if the property was occupied. This is a "Real Property" inspection. Real property components are only those fixtures or appurtenances physically attached to the property that cannot be removed without causing significant disturbance or damage. Interior systems or components are indicated by type or described in the components section. The condition of INTERIOR systems or components may be addressed in this section or may be reported in other sections of this report.

71-170: Drywall nail heads visible. [R] [B]

MAIN BED CLOSET: The Nevada State Contractors Board performance guideline manual states "nail-pops" to be unacceptable. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 71-170(1):

71-430: Paint noted on surfaces not intended to be painted. [R] [B]

MULTIPLE LOCATIONS: Refer to the photographs for further clarification. The photographs depicted are only representative photographs of this finding. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation.



Photo 71-430(1): S/E bedroom ensuite

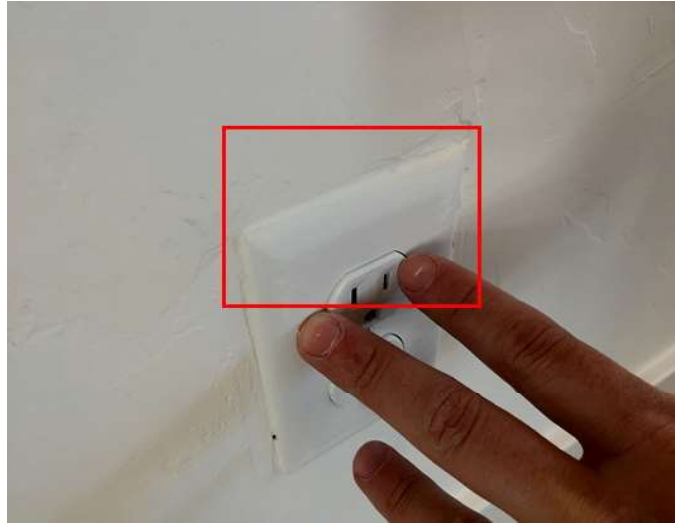


Photo 71-430(2): Outlet covers

71-435: Painting observed not in conformance with performance standards. [B]

MULTIPLE LOCATIONS: The Industry Standard for painting is outlined in the RS Means Residential and Light Construction Standards manual. The standard, PDCA P5-94, 5.6 delineates a "properly painted surface" as: One that is uniform appearance, color and sheen. It's one that is free from foreign material, lumps, skins, runs, sags, holidays, misses, strike through, or insufficient coverage. It's a surface which is free of drips, splatters, spills, or overspray which were caused by the contractors' workforce. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position. Normal lighting conditions are described as those in place when the project is finished. This includes but is not limited to design lighting (e.g. wall washers, spots and floods, etc) and natural lighting (e.g. skylights, clear view windows, window walls, and window treatments, etc). PDCA Standard P1.92.2.4 states, "The contractor will produce a "properly painted surface." Numerous areas of the interior of this structure do not meet the aforementioned minimum performance standard guidelines. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. The photographs depicted are only representative photographs of this finding.



Photo 71-435(1): Laundry



Photo 71-435(2): S/W bedroom



Photo 71-435(3): S/W bedroom



Photo 71-435(4): S/W bedroom



Photo 71-435(5): Hall coat closet



Photo 71-435(6): West bedroom

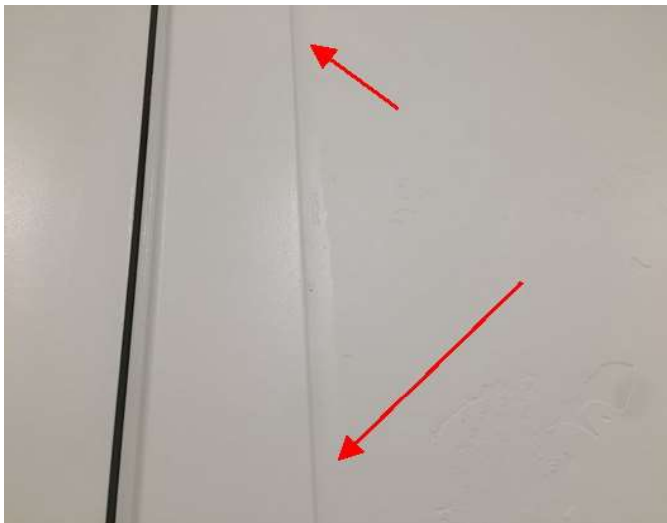


Photo 71-435(7): Hall bathroom



Photo 71-435(8): Hall bathroom



Photo 71-435(9): Bedroom ensuite- end grain exposed; no return



Photo 71-435(10): Pantry

71-475: Fire resistant ceiling holed. [C] [R]

2-CAR GARAGE: The ceiling and walls are required to provide fire separation. The appropriate maintenance should be performed to restore the components to proper condition. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 71-475(1):

72-105: Floor or flooring uneven. [R] [B]

MULTIPLE LOCATIONS: Unevenness of floors or ceilings should not exceed 1/8 inch in 4 feet and should be level within 1/4 inch in 10 feet. High spots can be felt when traversed. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. The photographs depicted are only representative photographs of this finding.



Photo 72-105(1): Laundry- 7/16" out



Photo 72-105(2): Laundry- 7/16" out



Photo 72-105(3): S/W bed- 9/16" out



Photo 72-105(4):

72-219: Floor tile observed to exceed 1/16" lippage. [N] [R]

MAIN BATHROOM: The Nevada State Contractors Board residential construction performance guideline manual states the tile should be reasonably straight and flat allowing for individual characteristics of the tile. The tile should not exceed the manufacturers recommendation or 1/16" lippage in the absence of manufacturers recommendations. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 72-219(1):



Photo 72-219(2):

73-340: Pocket door off track. [F]

LAUNDRY ROOM: Pocket door would contact jamb during operation. The pull was also jammed. The installation does not appear to be in conformance with manufacturer's guidance or specifications. Failure of a system or component. The system or component fails to operate or to operate properly. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 73-340(1):



Photo 73-340(2):

74-155: Window difficult to operate. [R] [F]

WEST BEDROOM: Window would hit frame during operation, when closing. The sash may be bowed or warped slightly. Pushing outward at the location with the arrow creates enough clearance for the window to easily close. Failure of a system or component. The system or component fails to operate or to operate properly. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

This Report Has Been Prepared Exclusively For: [REDACTED]



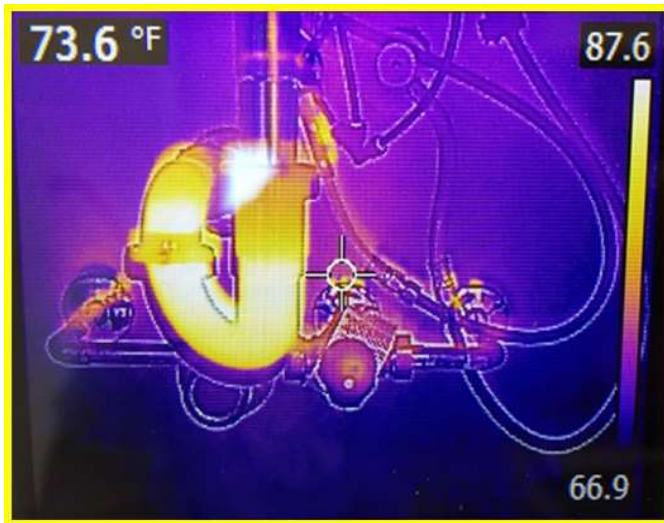
Photo 74-155(1):



Photo 74-155(2):

76-005: Infrared thermal imaging utilized. [Note]

The client is advised your inspector utilized infrared thermal imaging in reviewing the home. Infrared thermography is used to help identify issues including but not limited to missing insulation, overheating electrical components such as breakers and accessible wiring, and detect moisture. Infrared thermography is extremely beneficial in identifying temperature variations that could be indicative of adverse issues that cannot be detected with the naked eye. The photographs depicted are only representative photographs of this finding. This finding is provided for informational purposes.



Informational Photo 76-005(1):



Informational Photo 76-005(2):

76-360: Cabinetry needs maintenance, repairs or adjustments. [F] [R]

MULTIPLE LOCATIONS: The cabinetry was reviewed for proper alignment. Gaps between matched door or drawer edges that exceed parallel alignment by more than 1/8 inch in 30 inches or the uniformity of any door or drawer edge to any other that exceeds 1/8 inch are not acceptable as delineated by the Residential Construction Performance Guidelines Manual promulgated by the Nevada State Contractors Board. Cabinet and vanity doors, drawers, and other operating parts should function properly. A warped door or drawer up to 1/8 inch in 30 inches may be considered acceptable. Mouldings should fit securely and be level and plumb. All joints should fit within a 1/16 of an inch or less unless otherwise specified and be securely attached. Splices should meet a minimum of 8 lineal feet to all edges. The cabinet/vanity surface finish should not wear off under normal use during the warranty period. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. The photographs depicted are only representative photographs of this finding.



Photo 76-360(1): Powder room



Photo 76-360(2): Kitchen- cabinet doors above fridge drag during operation



Photo 76-360(3): Kitchen- rough cut

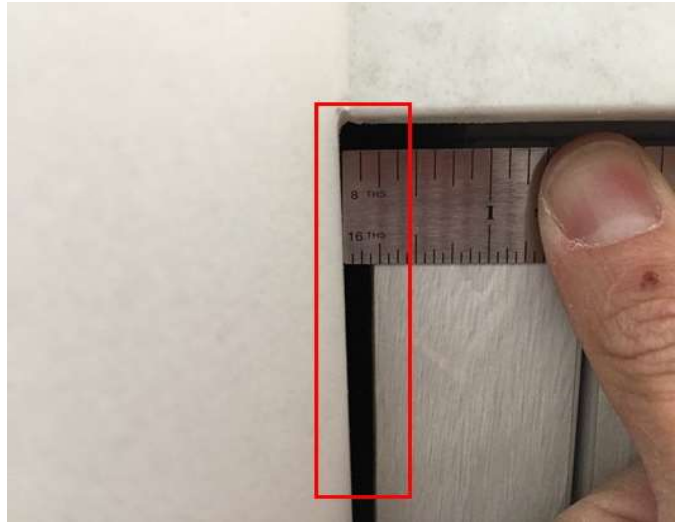


Photo 76-360(4): Kitchen- gap at sink basin



Photo 76-360(5): Kitchen- gap at sink basin



Photo 76-360(6): Kitchen



Photo 76-360(7): Kitchen

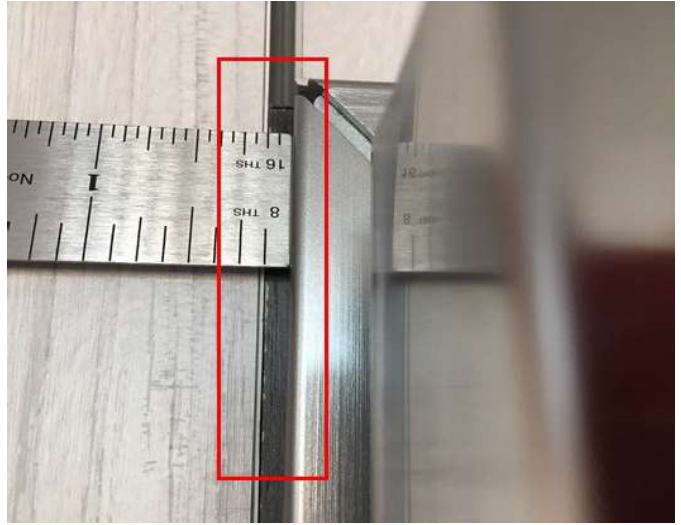


Photo 76-360(8): Kitchen- fridge trim



Photo 76-360(9): Kitchen- fridge trim



Photo 76-360(10): Kitchen- rough cut



Photo 76-360(11): Kitchen- damage at fridge enclosure

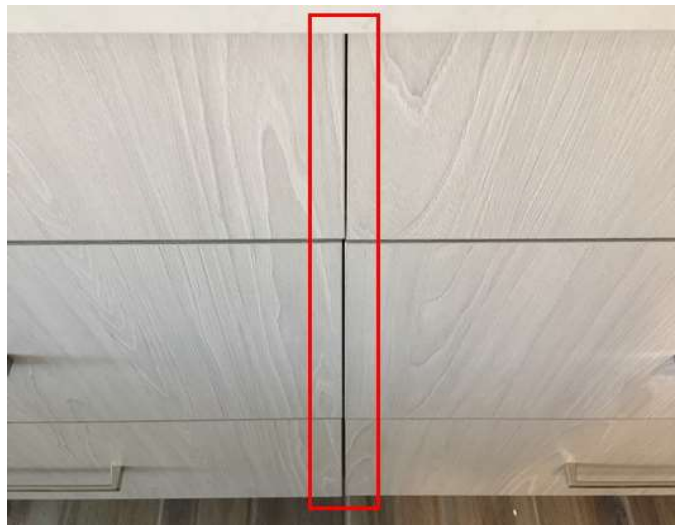


Photo 76-360(12): Kitchen

76-370: Builder repairs in progress. [Note]

This Report Has Been Prepared Exclusively For: [REDACTED]

Noted at numerous locations. The builder has identified many interior and exterior areas that need attention, and flagged them with painters tape. To avoid confusion, the inspector has purposely omitted most deficiencies flagged by the builder since they are already aware of its existence. It is important to understand that the property condition will change between the time of the inspection and the final walk-through. This finding is provided for informational purposes. The photograph depicted is only a representative photograph of this finding.



Informational Photo 76-370(1):



Informational Photo 76-370(2):



Informational Photo 76-370(3):



Informational Photo 76-370(4):



Informational Photo 76-370(5):



Informational Photo 76-370(6):



Informational Photo 76-370(7):



Informational Photo 76-370(8):



Informational Photo 76-370(9):



Informational Photo 76-370(10):



Informational Photo 76-370(11):



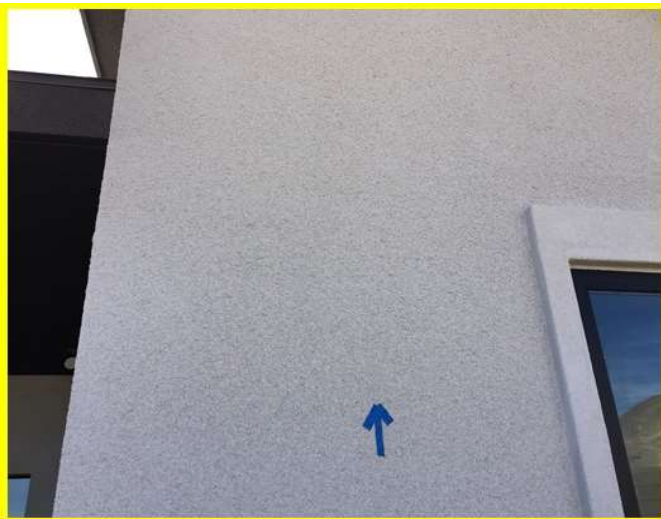
Informational Photo 76-370(12):



Informational Photo 76-370(13):



Informational Photo 76-370(14):



Informational Photo 76-370(15):



Informational Photo 76-370(16):



Informational Photo 76-370(17):



Informational Photo 76-370(18):



Informational Photo 76-370(19):



Informational Photo 76-370(20):



Informational Photo 76-370(21):



Informational Photo 76-370(22):



Informational Photo 76-370(23):



Informational Photo 76-370(24):



Informational Photo 76-370(25):



Informational Photo 76-370(26):



Informational Photo 76-370(27):



Informational Photo 76-370(28):



Informational Photo 76-370(29):



Informational Photo 76-370(30):



Informational Photo 76-370(31):



Informational Photo 76-370(32):

Interior Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

WALLS & CEILINGS:

70b Drywall | 70q Fire separation walls and ceilings were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71b Bypass door(s) | 71d Pocket door(s)
71e Hinged door(s) | 71f Sliding door(s) / wall(s)
71g(1) Metal door(s) | 71g(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)
71h Dead bolt(s) | 71m Weather stripped
71n Fire resistant door(s). NFPA 80 requires that fire doors and other opening protectives such as shutters and windows are operable at all times. Operability of these systems includes opening, closing and latching. Fire doors must be kept closed and latched or arranged to self close and self latch, especially, during the time of a fire. In addition, blocking or wedging of doors in the open position is prohibited, as it violates the required operation and closing feature of the door. | 71p(1) Self-closing door(s)
71q A representative number of doors were tested.

WINDOWS:

75a A representative number of windows were tested | 75b Low emissivity (Low-E) windows oriented properly

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings |

FINISH FLOORING:

73e(1) Tile (all types) |

MISCELLANEOUS SYSTEMS:

74a(1) Smoke alarm | 74a(2) Carbon monoxide alarm
74b Intruder Alarm | 74c(3) Interior cabinetry
74g Fire sprinklers | 74l A representative number of cabinetry was tested.

Kitchen Survey Findings:

-Scope of Kitchen Review-

Where visible, kitchen specific water supply and distribution systems, including visible piping, faucets, supports, sinks, garbage disposals, and insulation were observed and reviewed. Kitchen specific electrical, lighting, and venting systems were observed and reviewed. Verification of GFCI protection at applicable electrical receptacles was performed. Kitchen flooring, counters, and all accessible cabinetry were observed and reviewed. Built-in appliances such as refrigerators, wine coolers, ovens, ranges, dishwashers, and trash compactors, if installed, were reviewed. Reverse osmosis and water filtering systems, if installed, were reviewed mechanically but water quality testing was not conducted. Visible material defects or potential concerns, if any, are reported below. Kitchen area specific systems or components are indicated by type or described in the components section. The condition of KITCHEN systems or components may be addressed in this section or may be reported in other sections of this report.

81-015: Oven temperature(s) verified. [+/]

BUILT-IN OVEN: The oven, when tested at 350 degrees Fahrenheit, heated to 359 degrees Fahrenheit. Allowable tolerance is 350 +/- 25 degrees F, and the oven was operating within the allowable tolerance. This is a positive photo.



Positive Photo 81-015(1):

81-025: Microwave oven operation verified. [+/]

The inspector placed a container of room temperature water in the microwave and operated the unit for 1 minute. The unit heated the water significantly. Refer to the photograph for further clarification. This is deemed to be a positive finding.



Positive Photo 81-025(1):

81-105: Oven temperature(s) not verified [N]

The oven range was brand new and still had packing materials affixed. This condition precluded review. The client is advised that the inspector cannot be held responsible for areas, items, or issues that the inspector could not gain access to and / or review during the course of the inspection. A thorough and complete final walk-through inspection is advised. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.



Photo 81-105(1):



Photo 81-105(2):

81-165: Range needs maintenance. [N]

The range burner appeared to be intentionally disassembled. The installation does not appear to be in conformance with manufacturer's guidance or specifications. Review of the range was precluded. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.



Photo 81-165(1):

82-115: Range hood needs maintenance. [R] [N]

The range had what appeared to be a power cord protruding from top of the unit. I recommend verifying this installation was complete and performed in accordance with manufacturer installation instruction. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 82-115(1):

83-005: Dishwasher reviewed. [+/]

The client is advised that the inspector operated the dishwasher through a normal cycle with no apparent adverse mechanical or electrical conditions observed (unless noted elsewhere in this report). This is a positive finding.



Positive Photo 83-005(1):

83-115: Dishwasher maintenance and/or repairs needed. [F]

The dishwasher door has no spring tension and literally falls open, with force, because the door is heavy. Failure of a system or component. The system or component fails to operate or to operate properly. It is recommended this finding and all associated components be reviewed and corrected as needed by a licensed and qualified Appliance Repair Contractor.



Photo 83-115(1):

83-130: Dishwasher faulty or otherwise amiss. [R] [N]

The dishwasher did not appear to be mounted square to the countertop. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 83-130(1):

88-005: Refrigerator / freezer temperatures verified. [+/]

The refrigerator and freezer temperatures were measured and appear to be within the acceptable ranges. It is advised to keep the refrigerator temperature at or below 40° F (4° C). The freezer temperature should be 0° F (-18° C). Check temperatures periodically. Appliance thermometers are the best way of knowing these temperatures and are generally inexpensive.



Positive Photo 88-005(1): Freezer



Positive Photo 88-005(2): Fridge

88-175: Refrigerator maintenance and/or repairs needed. [B] [R]

The doors did not appear properly adjusted. 1/8 inch displacement observed at the bottom portion of the doors. The installation does not appear to be in conformance with manufacturer's guidance or specifications. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

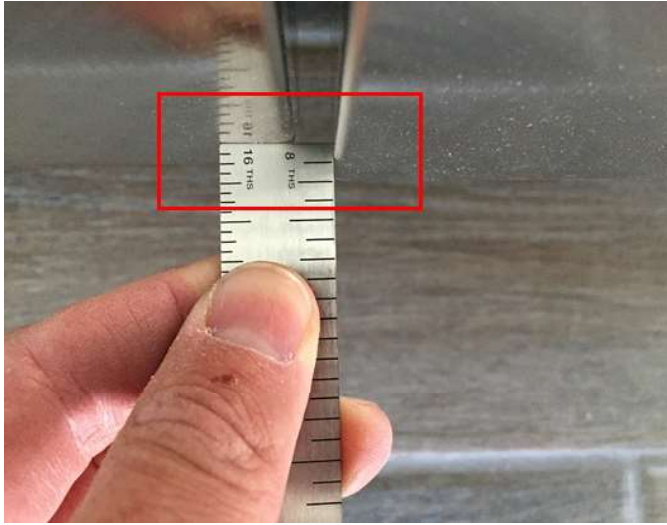


Photo 88-175(1):



Photo 88-175(2):

88-235: Review of icemaker not provided. [R] [N]

KITCHEN: Icemaker appeared to be intentionally off. No ice was observed in the tray. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.

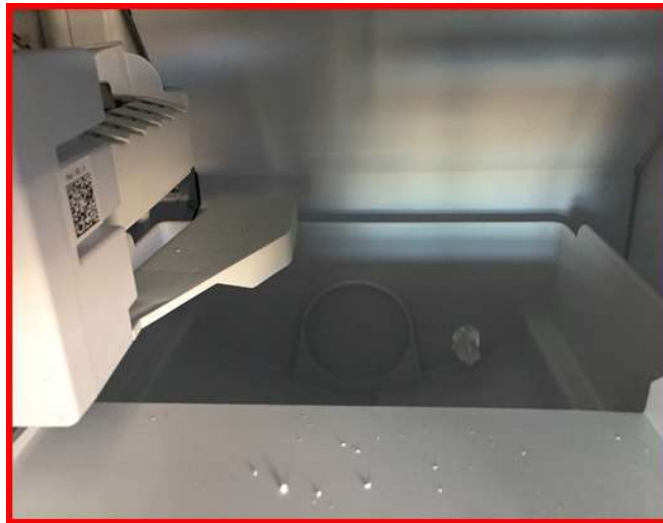


Photo 88-235(1):

Kitchen Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

RANGE(S) / COOKTOP(S):

80a(1) Gas range or cooktop

OVEN(S):

83a(1) Gas

83b Free-standing

83e Self-cleaning

83h Microwave

| 83a(2) Electric (240v)

| 83c Built-in

| 83g Convection

CABINETS:

84a Modular wood

VENTILATION:

81a Mechanical exhaust

SINK(S):

82a(2) Engineered / man-made materials

82g Washer-less faucet

| 82f Let-in

| 82i Dishwasher airgap

REFRIGERATOR(S):

85c Electric

| 85d Built-in

COUNTERTOP & BACKSPLASH:

86e Engineered / man-made materials

LIGHTING AND ELECTRIC:

87a Countertop receptacle outlets

87c(1) LED lighting

| 87a(1) GFCI protection

OTHER APPLIANCE(S):

88d Disposal(s)

| 88e Dishwasher(s)

Structure Survey Findings:

-Scope of Structure Review-

Visible portions of the foundations, stem wall, structure walls, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation of the attic and area of the foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire-stops. The inspector did look for evidence of past or present leaks. The location of any load bearing wall was not verified by the inspector. Visible material defects or potential concerns, if any, are reported below. Structure specific systems or components are indicated by type or described in the components section. The condition of STRUCTURE systems or components may be addressed in this section or may be reported in other sections of this report.

92-130: Framing member faulty or otherwise amiss. [R] [P] [B]

ATTIC: The factory setting allows for a high degree of quality control. Incorrectly manufactured trusses are quite rare, but not unheard of. For simple joints, the plate should be centered, although this isn't always true for larger joints with multiple members coming together. Misaligned plates are not as strong as the designer intended. You should always see a metal connector plate on both sides of a joint. Missing plates are almost always due to improper handling during construction, but if there are no marks in the wood, then the plate was never installed. The Truss Plate Institute (TPI) publication QST-88, Quality Standard For Metal Plate Connected Wood Trusses, says that the gap under a plate should not exceed 10 percent of the tooth length or 1/16," whichever is greater. It also says that such a gap should not exceed 1/3 of the plate contact area on each member in the joint. Repair is not as simple as hammering the plate back in because the fingers on the plate are designed to be pressed one time into undisturbed wood. The normal repair is to install a plywood or OSB gusset plate, nailed or screwed in place. These are usually much larger than the metal plate being replaced. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 92-130(1):



Photo 92-130(2):

94-195: Debris present in attic. [B] [R]

Construction debris is noted to be left in the attic. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards. The photographs depicted are only representative photographs of this finding.



Photo 94-195(1):



Photo 94-195(2):

95-145: Insulation out of position. [E] [B]

ATTIC: Correction of this issue usually results in an increase of efficiency. This finding does not appear to conform to building standards and practices in effect at the time of construction or installation. It is recommended the builder or responsible prime contractor review this issue and correct as required in order to provide conformance with residential construction performance standards.



Photo 95-145(1):



Photo 95-145(2):

Structure Components & Applications:

The following is a list of components and application noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

ROOF / CEILINGS FRAMING:

90a(1) Truss roof system | 90c Plywood/OSB roof deck

FLOOR TYPE / FRAMING:

90j1 Concrete slab floor | 90j2 Post-tension slab . Inspect LV highly advises to not cut, core, or drill into this slab without the assistance of a qualified professional.

WALL TYPE / FRAMING:

90t Wood framing |

APPROXIMATE ERA OF CONSTRUCTION:

91g 1996 to Present |

ATTIC VENTILATION:

92a Attic ventilation |

VISIBLE FOUNDATION AND/OR BASEMENT STRUCTURES (if basement present):

93m Bolted sill plate | 93a Concrete pier and/or perimeter foundation

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence | 94b(2) Home Owner's Association

INSULATION TYPE(S):

95a(1) Fiberglass (batt or loose) | 95f Radiant barrier

ATTIC OBSERVATION EXTENT AND METHOD:

99-1 Attic Access Location: in the main bedroom closet | 96b Partially viewed
96c(1) From access opening | 96c(2) From inside attic

SUB-AREA OBSERVATION EXTENT AND METHOD:

97e This type of construction has no sub-area |

ATTIC INSULATION THICKNESS:

95e(5) 9 to 12 inches (attic) | 95e(6) Over 12 inches (attic)
95e(7) Thickness varies (attic) |

FLOOR INSULATION THICKNESS:

95e(1) None (floor) |

This Report Has Been Prepared Exclusively For: [REDACTED]

DECLARATION:

INSPECT LV performs all home inspections in conformity with [NAC 645D](#).

This report is not intended to document any cosmetic deficiencies that would be apparent to a layperson nor to be a comprehensive "punch list" of items that require repair or general maintenance. Rather it is designed to primarily identify material defects. The International Association of Certified Home Inspectors (InterNACHI) defines Material Defect as a "specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people". This report contains many Property deficiencies as well as some informational aspects and positive attributes that were observed by the inspector. However, it does not include every condition, good or bad, that existed or ever could exist. This report only represents the condition of the visually inspected areas of the Property while the inspector was on site. The photographs depicted in this report are only representative photographs and may not represent the totality of all conditions. Property conditions may change between the conclusion of this inspection and the title transfer date. A thorough final walk-through prior to title transfer helps protect against unexpected surprises and is highly recommended. The purchase of a home warranty, where applicable, is also recommended. It is important to research the home warranty companies available to ensure adequate coverage will be provided and available when needed.

INSPECT LV does not provide contractor referrals to address items noted in this report. Were we to do that, the perception exists of impropriety. INSPECT LV views the perception of impropriety to be an impropriety. If this inspection was performed in conjunction with a sale of the Property, it is recommended the Client seek specific recommendations from their Agent. It is always advised the Client uses a licensed and qualified contractor to further review or repair any items noted in this report. Whether deemed necessary or not, all contractor recommendations should be abided during your due diligence/contingency period. Always verify the licensing status of any contractor with the Nevada State Contractors Board by calling (702) 486-1100 or visiting their [website](#).

INSPECT LV is a privately held Nevada Corporation, a member of the Southern Nevada Association of Professional Property Inspectors (SNAPPI), Better Business Bureau of Southern Nevada (BBB), International Association of Certified Home Inspectors (InterNACHI), and Las Vegas REALTORS (LVR).