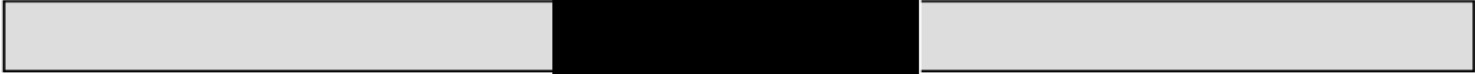


# Inspection Report



**[Redacted] Home Inspections**

**[Redacted]-RES**

**Las Vegas, Nevada**

**7 [Redacted] 2**

## General Summary

4/21/2023

Home Inspections

Las Vegas, Nevada

7 2


Address

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace

-  (2) The sliding glass door was difficult to open and close and should be adjusted.

The screen door was not present at the time of inspection.



Sliding Glass Door



No Screen Door

## 2.2 WINDOWS

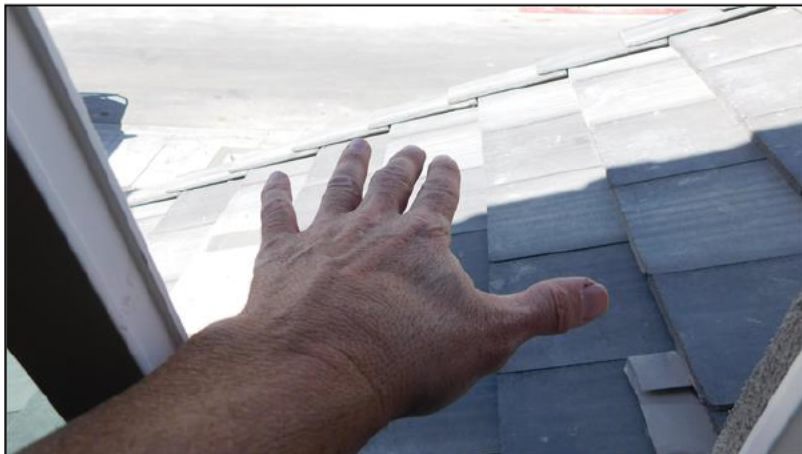
### Inspected, Repair or Replace



(2) There were no window screens installed at any of the windows.



Missing Screens



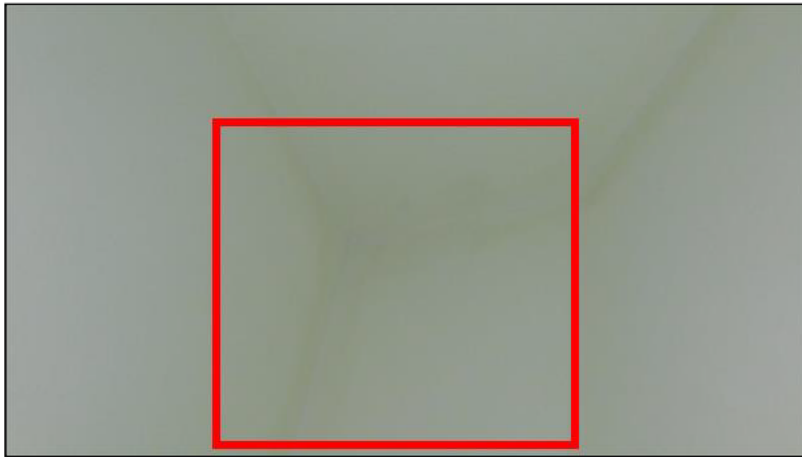
Missing Screens

## 4. Interiors

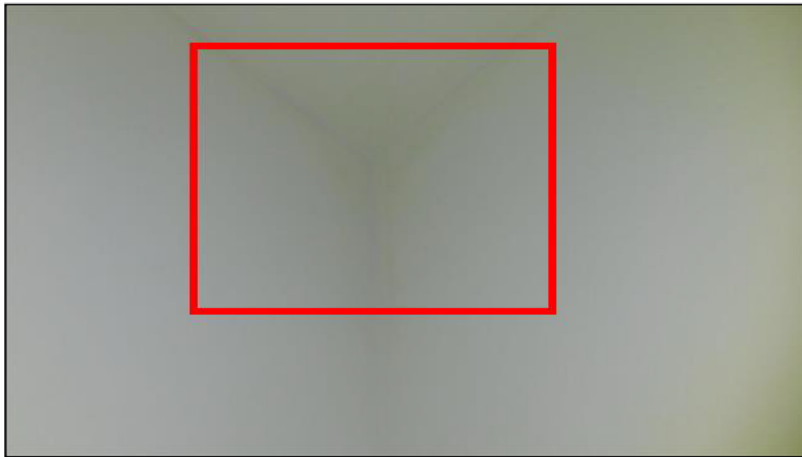
### 4.1 CEILINGS

#### Inspected, Repair or Replace

- (2) The paint at the ceiling/walls in the living room closet was light and should be touched-up.



Light Paint



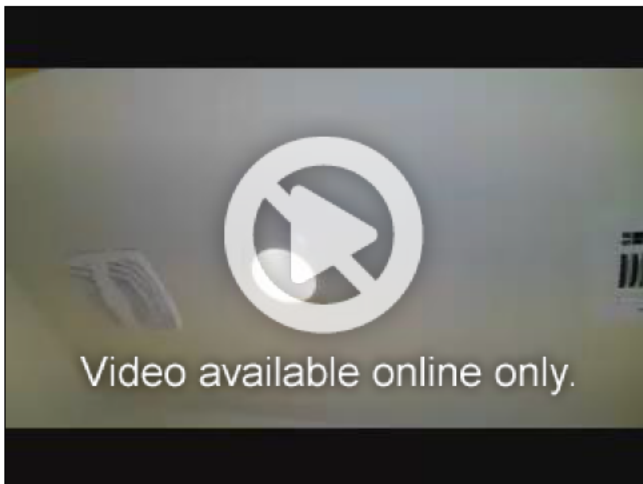
Light Paint

## 9. Insulation and Ventilation

### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

- (2) The master water closet exhaust fan appeared to be rather loud when tested. We advise this be further evaluated by the builder and repair/replace as necessary.



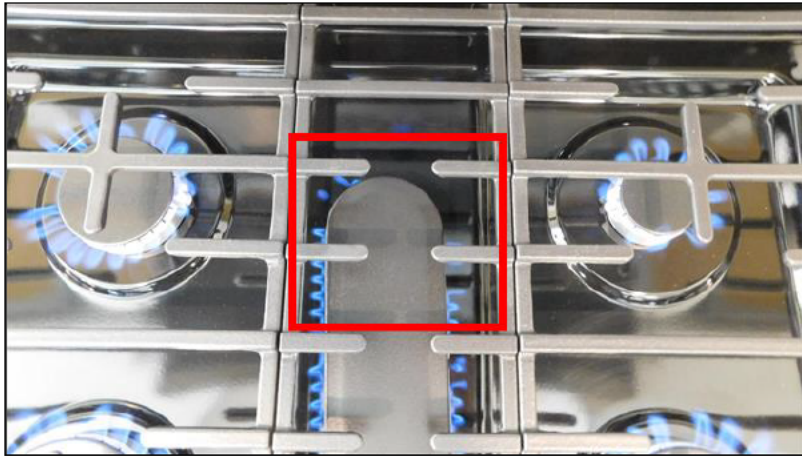
Loud Fan

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

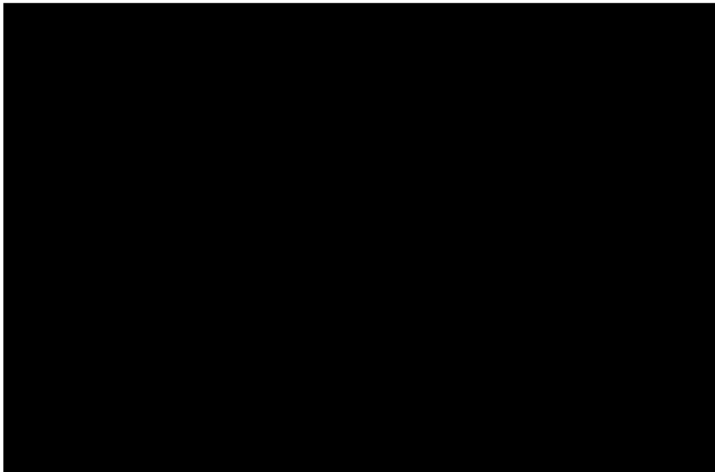
- 📍 (2) The middle burner at the cooktop partially lit. We advise this be repaired by the builder.



Partially Lit

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To [REDACTED]



# INVOICE

Home Inspections  
Las Vegas, Nevada  
7-2  
Inspected By:

Inspection D  
Report ID: 20230421-

Customer Info:	Inspection Property:
<p>Real Estate Professional: mark Realty</p>	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000	350.00	1	350.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid  
**Note:** Online