

The Uniform Building Inspection Report - Condensed



Single Family Residence:

123 New Build Ave, Las Vegas, Nevada 89166

Prepared Exclusively for:

Mrs. Client

Inspection Date:

2/23/2024 9:00 AM

Report Number:

0223240900MDH

Inspection Company:

INSPECT LV

7345 S. Durango Dr. #B107-159

Las Vegas, Nevada 89113

(702) 210-5333

Inspector:

Michael Hughes

IOS.0002480-RES



"Expect What You Inspect"

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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.

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

[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.

IMPORTANT: The condensed version of the full report is not the entire report and should not be considered exclusive. The condensed report does not contain any informational or positive Property attributes. Clients and their representative(s) must read the full report to have read the entire report. It is always recommended the Client use a licensed and qualified contractor to further review or repair any issues noted in this report during the due diligence/contingency period to protect the Clients' interests. INSPECT LV provides one (1) qualifying re-inspection at no additional charge for this Property. INSPECT LV will not knowingly endorse any unlawfully accomplished repairs as per [NRS 624.031](#).

Grounds Survey Findings:

No Grounds / Parking Area Findings Noted.

Exterior / Roof Survey Findings:

11-220: Roof tiles chipped. [B] [R]

ROOF: Roofing material should be free of cracks, chips or breaks at the time of the homeowner walkthrough. Chips larger than a 1/2 inch are unacceptable. Notify the contractor of any cracked, chipped or broken roofing. Contractor should replace affected tiles during the warranty period. Contractor should repair and/or replace any damaged material promptly. Contractor will make all reasonable efforts to match existing materials as closely as possible; however, the contractor does not guarantee an exact match of either texture or color. Roofing contractors may not be held responsible for damage caused by others. 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.

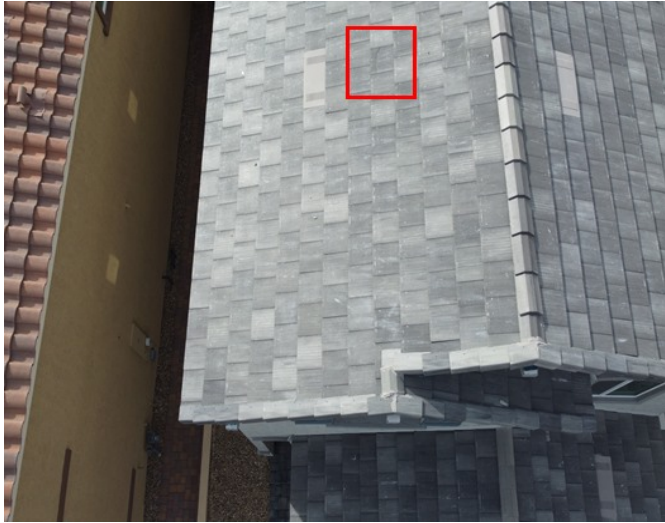


Photo 11-220(1):

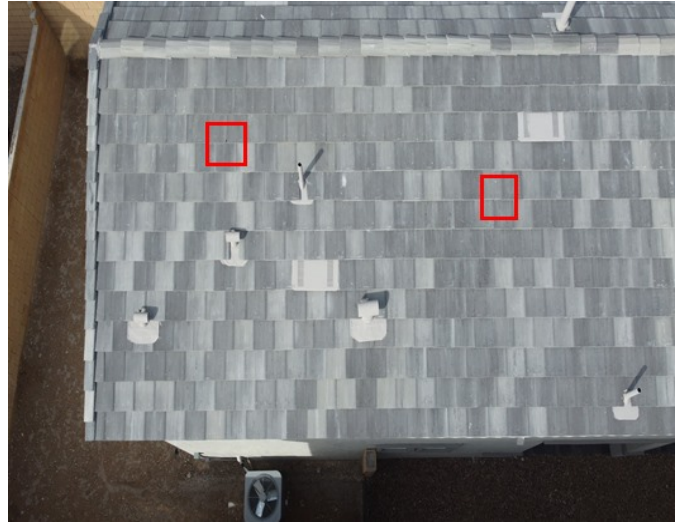


Photo 11-220(2):

13-130: Stucco siding uneven / not uniform. [B] [R]

EAST SIDE NEAR PVB AND GATE : Stucco should be straight and true within 1/4 inch in 10 feet. Visually, this means that any eye-catching out of plane areas should not occur. Stucco shall be applied with sufficient material and pressure to ensure proper coverage. Holidays, shiners, hollows or voids greater than 1/8" are unacceptable. All corners whether squared or mitered should be clean and tight in base screeds, casing beads or control joints. 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 13-130(1):



Photo 13-130(2):



Photo 13-130(3):

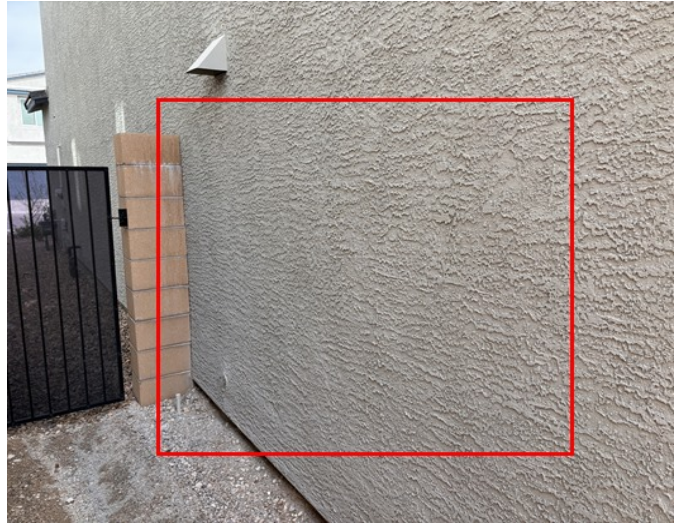


Photo 13-130(4):



Photo 13-130(5):



Photo 13-130(6):

13-390: Fascia loose at joint. [B] [R]

LOCATION BELOW PHOTOS: MULTIPLE LOCATIONS: Several mending plates are observed to be missing at the jointed areas of the fascia. Left uncorrected this condition may allow separation and warping to occur. 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.

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Photo 13-390(1): front left corner



Photo 13-390(2): front right corner

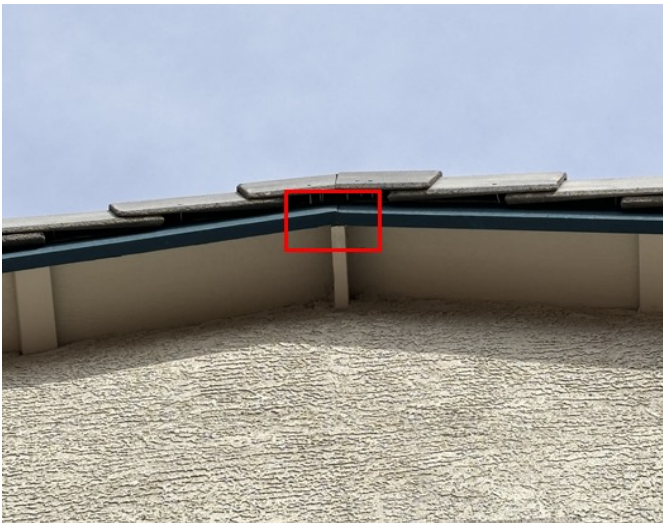


Photo 13-390(3): rear

14-130: Window glazing damaged. **[B] [D]**

NEAR THE FRONT ENTRY : The glazing on the outer inner pane of glass has damaged glazing and is spotting. This issue doesn't conform to manufactures installation 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.

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Photo 14-130(1):

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

LOCATION BELOW PHOTOS: MULTIPLE LOCATIONS: Refer to the photographs for further clarification. Our inspection service is a general review of the overall property condition and there were many more sub-standard locations than what was depicted in this report. 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 17-120(1): front left near walkway



Photo 17-120(2):

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Photo 17-120(3): rear patio



Photo 17-120(4): rear wall

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

LOCATION BELOW PHOTOS: MULTIPLE LOCATIONS: The industry standard for painting is outlined in the Painting Contractors Association Industry Standards. Specifically, the standard, PDCA P1 2.6 delineates The painting and decorating contractor will produce a “properly painted surface.” A “properly painted surface” is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses, or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by the painting and decorating contractor’s workforce. In order to determine whether a surface has been “properly painted” it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions and from a normal viewing position.” 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): front



Photo 17-125(2): front



Photo 17-125(3): front

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

23-140: Refrigerant line insulation gapped. [B]

ATTIC: In addition to resulting in a loss of efficiency this condition can allow condensate to form on the exposed piping and drip into the area below the piping resulting in water damage. This issue doesn't conform to manufactures installation 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 23-140(1):

Plumbing Survey Findings:

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

ATTIC: Any photographs depicted are only representative photographs of this finding. 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):

Electrical Survey Findings:

No Electrical Findings Noted.

Bathroom Survey Findings:

61-365: Shower / tub fiberglass damaged. [DI] [R]

MAIN BATHROOM: Tubs and shower pans should be free of cracks. Report to the contractor at the homeowner walk through any tub or shower pan cracks. Contractor should repair tub or shower pan, during the warranty period, if crack is identified and determined to be the result of a defect in material or installation. If it is necessary to replace a fixture the contractor will make all reasonable efforts to match surrounding materials as closely as practical; however, the contractor does not guarantee an exact match. Tubs and shower pans should not crack with normal use and care. 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.

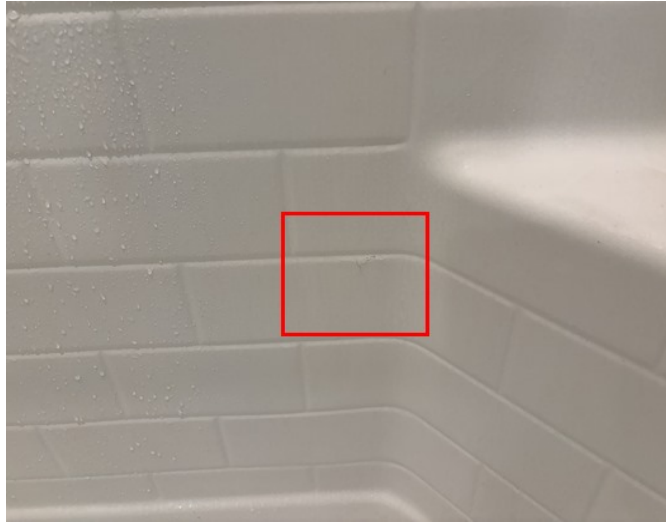


Photo 61-365(1):

61-595: Tub spout loose / not secure. [B] [N]

UPPER HALL BATHROOM: These loose components can cause the fittings to weaken and result in a leak. 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 61-595(1):

Interior Survey Findings:

71-165: Corner beads showing. [B] [R]

MULTIPLE LOCATIONS DOWN STAIRS NEAR THE HALF BATHROOM : All joints should be installed in such a manner that they will blend with the surrounding textures or paints, installed at the time of close, and should not be noticeable under natural lighting conditions. Report any visible flashing joints in the drywall to the contractor. Contractor should repair as needed during the warranty period. If repairs are required, contractor will make all reasonable efforts to match existing materials and textures as closely as possible, however, the contractor does not guarantee an exact match of either texture or color.



Photo 71-165(1):

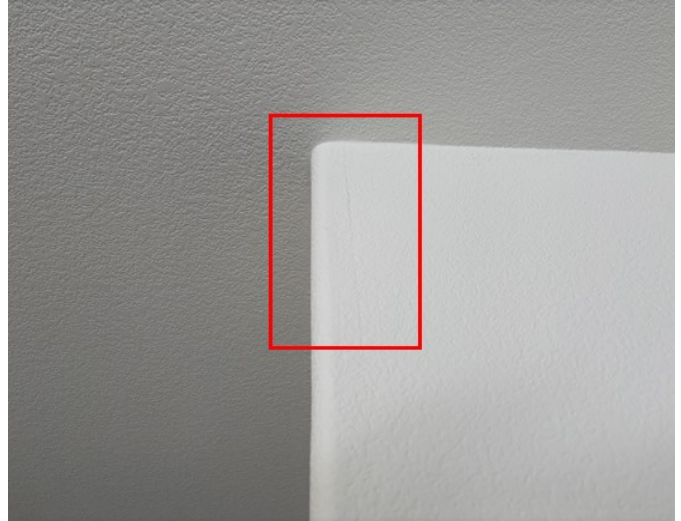


Photo 71-165(2):



Photo 71-165(3):

72-115: Floor or flooring creaks. [B] [R]

MAIN BEDROOM CLOSET : Floors should not squeak at the time of the walk or closing. Over time of walking on the floor, noises can appear. Slight floor noises are considered normal. Report squeaky floors to the contractor. Contractor should repair the squeaks as necessary during the warranty period. A squeak-proof floor cannot be guaranteed due to seasonal weather conditions that cause the framing to expand and contract. It is recommended the builder or responsible prime contractor review this issue and correct as required to provide conformance with residential construction performance standards.

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Photo 72-115(1):

72-220: Floor tile or stone cracked. **BI|R**

MULTIPLE LOCATIONS IN THE BATHROOMS : Tiles should not be cracked, or loose. Hollow sounding tile is acceptable if not extensive and tile is solidly bonded. Report cracked or loose tile to the contractor. Contractor should repair or replace the cracked or loose tile during the warranty period. Contractor will make all reasonable efforts to match existing materials as closely as possible; however, the contractor does not guarantee an exact match of either texture or color. Care should be taken not to drop large heavy objects on the tile that can break or dislodge tile pieces. Significant component damage and/or ongoing damage apparent. Corrections 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 72-220(1): upper hall bath



Photo 72-220(2): upper hall bath

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Photo 72-220(3): master



Photo 72-220(4): master



Photo 72-220(5): near master shower



Photo 72-220(6): near master shower

72-235: Floor tile or stone faulty or otherwise amiss. **B1**

LIVING ROOM: The tile near the front entry closet is a different color than the rest of the installed tile. This issue doesn't conform to manufacturers installation 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.

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Photo 72-235(1):

73-370: Bypass door faulty or otherwise amiss. **[B]**

BOTH SPARE BEDROOMS : The door in the N/W bedroom has been cut not in a straight line and the closet door in the N/E guest bedroom doesn't open and close freely. This issue doesn't conform to manufactures installation 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 73-370(1):



Photo 73-370(2):

Kitchen Survey Findings:

87-265: Cabinet drawer(s) difficult to operate. [B]

KITCHEN : The drawer near the oven is grabbing and doesn't operate properly. This issue doesn't conform to manufactures installation 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 87-265(1):

Structure Survey Findings:

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

ATTIC: What appeared to be excessive construction debris was noted. 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):

95-110: Insulation appeared to be insufficient. [B] [R]

ATTIC: When reviewing the blown-in cellulose fiber insulation in the attic, several areas were observed where insulation was less than the thickness needed to provide R-30 insulation value; the minimum requisite for our region. To achieve R-30 insulation value, unsettled cellulose fiber insulation should measure approximately 9 inches thick, which will eventually become approximately 8 inches thick when settled. It is expected that cellulose, even stabilized, will settle as much as 20% of the applied thickness. Cellulose insulation will likely continue to settle for up to two years; however, most of the settling will occur in the first several months. Unfortunately, insufficient insulation is a common issue in Las Vegas. Municipal inspectors do not carry ladders and physically review insulation levels. The builder merely provides the municipal inspector with a certificate attesting that the minimum required amount of insulation has been provided; the certificates are often inaccurate. 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 95-110(1):

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95-116: Attic scuttle cover not insulated. [B] [E]

ATTIC: The backside of the cover(s) should be properly insulated to maintain the requisite ceiling R-value. Often, the insulation is never installed or becomes displaced. Repair, alteration or replacement usually improves the efficiency of the component or system. 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 95-116(1):

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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 by 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).