

A and S Property Inspector

Property Inspection Report



, Las Vegas, NV
Inspection prepared for: xxxxxxxx xxxxxxxx
Real Estate Agent: . . -

Date of Inspection: 10/22/2014
Age of Home: 1980 Size: 1598
Weather: Clear Dry

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds

Page 8 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • Observed wires coming from garage vent. unknown. this needs to be checked for use of wires by a licensed electrician • Outlet cover missing and are not waterproof • Junction box missing cover plate
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Junction box missing cover plate



Observed wires coming from garage vent. unknown. this needs to be checked for use of wires by a licensed electrician

Page 10 Item: 16	Patio and Porch Condition	<ul style="list-style-type: none"> • Sagging/buckling on roof decking • Exposed nails on roofing material. Recommend sealing all fastener heads • Holes in roof • Flashing appears inadequate • The structure covering the patio was poorly attached to the home at the time of the inspection. The Inspector recommends corrections by a qualified contractor.
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Exterior Areas

Page 11 Item: 2	Window Condition	<ul style="list-style-type: none"> • Observed some window glass broke/damaged
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Roof

Page 14 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Recommend roofing contractor to evaluate. • Appears to have been prior repairs
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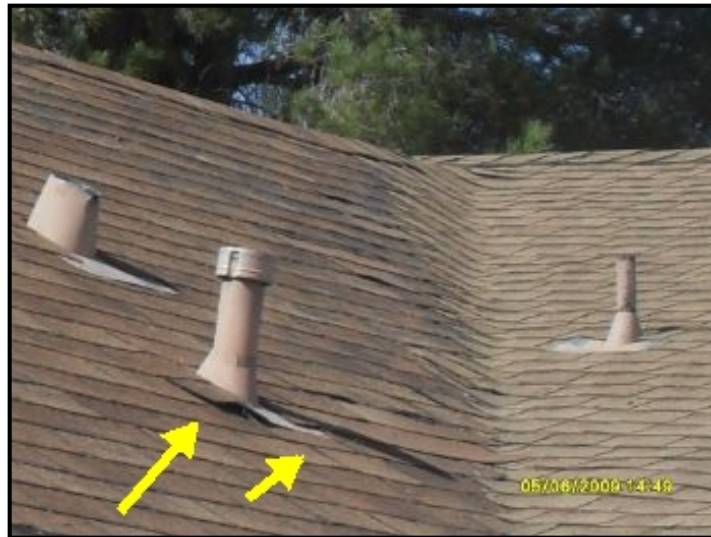


Visible deterioration was noted.



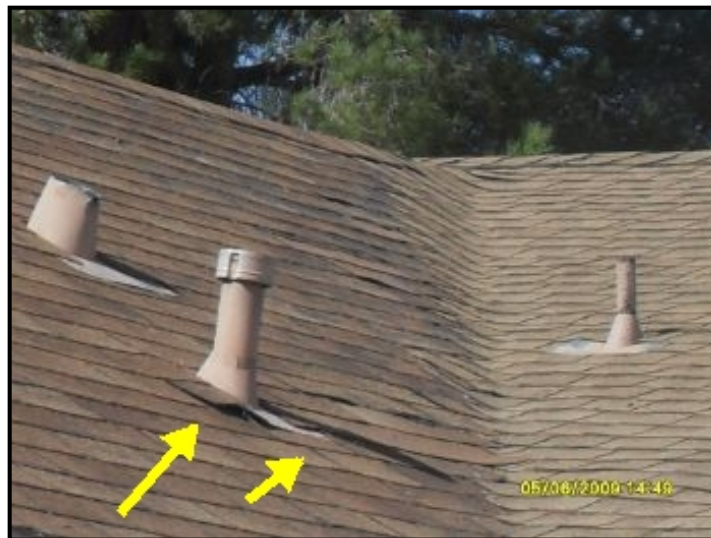
Appears to have been prior repairs

Page 14 Item: 2	Flashing	<ul style="list-style-type: none"> • Recommend review by a licensed roofer for repair or replacement as necessary. • Poor roof flashing- it appears there are no drip edges installed.
Page 14 Item: 3	Soffit/fascia Condition	<ul style="list-style-type: none"> • Observed separation/deterioration of fascia • Observed water stains at corner(s) of fascia boards



Observed curling tile at penetration

Page 15 Item: 5	Penetration Condition	<ul style="list-style-type: none"> • Observed tiles curling at some penetrations
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Observed curling tile at penetration

Electrical

Page 17 Item: 1

Electrical Panel

- We recommend contacting a licensed electrician to evaluate and repair the issues.
- Open breaker panel slot(s) at panel box cover. Electrocutation hazard.
- Noted open wires in box
- When panel cover off there is a lot of wires in box which obstructs a full inspection of the main panel



When panel cover off there is a lot of wires in box which obstructs a full inspection of the main panel

Garage

Page 19 Item: 1

Walls Condition

- Observed prior stain on ceiling and wall
- Fire wall between garage & house needs repair for fire standards



Observed prior stain on ceiling and wall



Fire wall between garage & house needs repair for fire standards

Page 19 Item: 4

Electrical Condition

- Recommend full review by qualified electrical contractor
- Observed electrical wires in access area, this is safety hazard



Recommend full review by qualified electrical contractor

Page 20 Item: 8

Fire Door

- Inspector observed the self-closing devices (of swinging doors) do not close and latch the door completely when operated from the full open position.

Interior Areas

Page 23 Item: 3

Ceiling Fans

- The ceiling fan in living room appears to be jumped off of main light electric

Page 24 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. • Although smoke detectors were installed in the home at the time of the inspection, their placement did not meet modern safety requirements. <p>Although homes are only required to comply with building codes regulating smoke detector placement which were in effect at the time the home was originally constructed or underwent major renovations, for safety reasons, the Inspector recommends compliance with modern safety standards.</p> <p>Consider installation of additional smoke detectors to bring the home into compliance with modern building requirements.</p> <p>Generally-accepted current standards require smoke detectors in the following locations:</p> <ul style="list-style-type: none"> • In the immediate vicinity of the bedrooms • In all bedrooms • In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
Page 25 Item: 14	Fireplace	<ul style="list-style-type: none"> • The fireplace front/screen assembly is not affixed to the opening of the chimney and has a towel stuffed in between. have a fireplace professional evaluate and repair any issues as necessary.

Laundry

Page 27 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> • Exhaust fan did not operate at time of inspection.
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Kitchen

Page 31 Item: 10	Vent Condition	<ul style="list-style-type: none"> • Observed air leaking from duct when exhaust fan operated, this should be sealed to allow exhaust to vent to the exterior
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Observed air leaking from duct when exhaust fan operated, this should be sealed to allow exhaust to vent to the exterior

Attic

Page 37 Item: 2	Structure	<ul style="list-style-type: none"> • Evidence of past leaking noted. The area tested dry. Recommend monitoring for future leaking.
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Grounds

1. Driveway and Walkway Condition

Good Monite Poor N/A None
 r

Materials: Concrete driveway • Concrete walkway

X				
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2. Grading

Good Monite Poor N/A None
 r

X				
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3. Vegetation Observations

Good Monite Poor N/A None
 r

Observations:

	X			
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• Inspector suggests removal of the vegetation to close to structure

4. Gate Condition

Good Monite Poor N/A None
 r

Materials: Metal

	X			
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Observations:

• Gate column not secured.

5. Patio and Porch Deck

Good Monite Poor N/A None
 r

Observations:

	X			
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• Cracks in patio floor

6. Stairs & Handrail

Good Monite Poor N/A None
 r

			X	
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7. Grounds Electrical

Good Monite Poor N/A None
 r

Observations:

	X			
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• Observed wires coming from garage vent. unknown. this needs to be checked for use of wires by a licensed electrician
 • Outlet cover missing and are not waterproof
 • Junction box missing cover plate



Junction box missing cover plate



Observed wires coming from garage vent. unknown. this needs to be checked for use of wires by a licensed electrician

8. GFCI

Good	Monite r	Poor	N/A	None
			X	

9. Main Gas Valve Condition

Good	Monite r	Poor	N/A	None
			X	

Materials: Main gas shut off located at outside meter • The gas service is off to the structure. The inspector cannot inspect this system

10. Plumbing

Good	Monite r	Poor	N/A	None
X				

Materials: Undetermined

11. Water Pressure

Good	Monite r	Poor	N/A	None
X				

Observations:
• 50 PSI

12. Pressure Regulator

Good	Monite r	Poor	N/A	None
				X

Observations:
• Inspector could not locate pressure regulator

13. Exterior Faucet Condition

Good	Monite r	Poor	N/A	None
	X			

Location: Back of house • Front of house
Observations:
• Anti-siphon fittings missing from hose bib(s)

14. Balcony

Good	Monite r	Poor	N/A	None
			X	

15. Patio Enclosure

Good Monite Poor N/A None
r

			X	
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16. Patio and Porch Condition

Good Monite Poor N/A None
r

		X		
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Materials: Suggest evaluation from licensed roofing contractor • Trellis/lattice covering • Rolled roofing

Observations:

- Sagging/buckling on roof decking
- Exposed nails on roofing material. Recommend sealing all fastener heads
- Holes in roof
- Flashing appears inadequate
- The structure covering the patio was poorly attached to the home at the time of the inspection. The Inspector recommends corrections by a qualified contractor.

17. Fence and wall Condition

Good Monite Poor N/A None
r

X				
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Materials: Block

18. Sprinklers

Good Monite Poor N/A None
r

	X			
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Observations:

- The system timer is hanging in garage should be mounted to wall

19. Grounds Condition

Good Monite Poor N/A None
r

	X			
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Observations:

- Observed shed on property. Not inspected
- Observed unidentified pipping on ground and threw side wall

20. Water Well Condition

Good Monite Poor N/A None
r

			X	
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21. Septic System Condition

Good Monite Poor N/A None
r

			X	
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Exterior Areas

1. Doors

Good	Monite r	Poor	N/A	None
X				

2. Window Condition

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint, and as a routine maintenance
- Window(s) did not operate correctly, repair or adjustment as needed
- Clean window tracks for better operation
- Some window screens missing/damaged
- Observed deterioration of some window pane seals
- **Observed some window glass broke/damaged**

3. Security Bars/Doors

Good	Monite r	Poor	N/A	None
			X	

4. Siding Condition

Good	Monite r	Poor	N/A	None
	X			

Materials: Stucco

Observations:

- MAINTANCE TIP: Caulk and seal all gaps, cracks and openings
- Observed normal/ moderate cracks

5. Patio Doors

Good	Monite r	Poor	N/A	None
X				

Observations:

- The door tracks appeared dirty making the door difficult to operate. Inspector recommend cleaning the tracks and lubricating the doors rollers

6. Screen Doors

Good	Monite r	Poor	N/A	None
X				

7. Satellite/Cable condition

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Observed cover missing from phone box

8. Exterior Conditions

Good	Monite r	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good Monite Poor N/A None
r

X				
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2. Foundation Perimeter

Good Monite Poor N/A None
r

X				
---	--	--	--	--

3. Foundation Walls

Good Monite Poor N/A None
r

X				
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4. Cripple Walls

Good Monite Poor N/A None
r

X				
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5. Foundation Plumbing

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Observations:
• 3/4 INCH

6. Sump Pump

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

7. Crawl Space Condition

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

8. Ventilation

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

9. Vent Screens

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

10. Access Panel

Good Monite Poor N/A None
r

			X	
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11. Post and Girders

Good Monite Poor N/A None
r

			X	
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Roof

1. Roof Condition

Good Monite Poor N/A None
r

		X		
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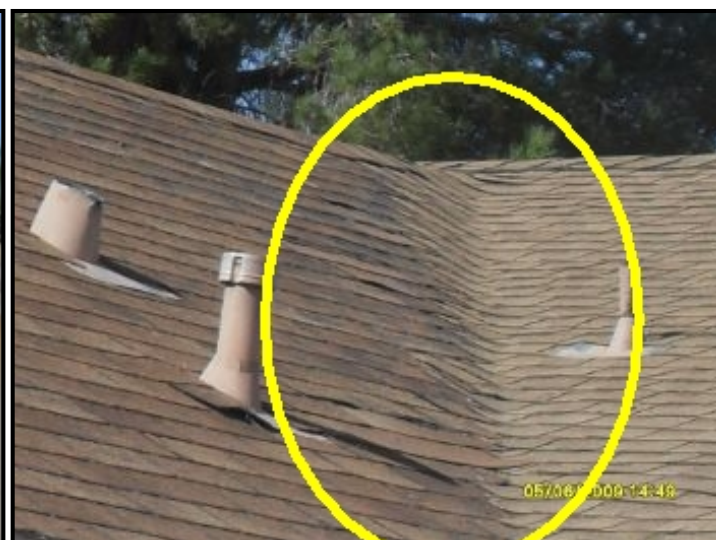
Materials: There are areas of the roof that were not visible to inspector at time of inspection and were not inspected • Inspected from ground level with binoculars. Materials: Asphalt shingles noted. • Rolled roofing noted.

Observations:

- MAINTENANCE TIP: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
- Appears to may have multiple layers
- Caulk and seal all gaps/cracks and openings..
- Visible deterioration was noted.
- Exposed nails on roofing material. Recommend sealing all fastener heads.
- Observed some shingles damaged.
- Recommend roofing contractor to evaluate.
- Appears to have been prior repairs



Visible deterioration was noted.



Appears to have been prior repairs

2. Flashing

Good Monite Poor N/A None
r

		X		
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Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections
- Recommend review by a licensed roofer for repair or replacement as necessary.
- Poor roof flashing- it appears there are no drip edges installed.

3. Soffit/fascia Condition

Good Monite Poor N/A None
r

	X			
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Observations:

- Paint peeling. Repair as needed
- Observed separation/deterioration of fascia
- Observed water stains at corner(s) of fascia boards



Observed curling tile at penetration



Observed separation/deterioration of fascia

4. Eaves & Facia

Good	Monite r	Poor	N/A	None
	X			

Observations:

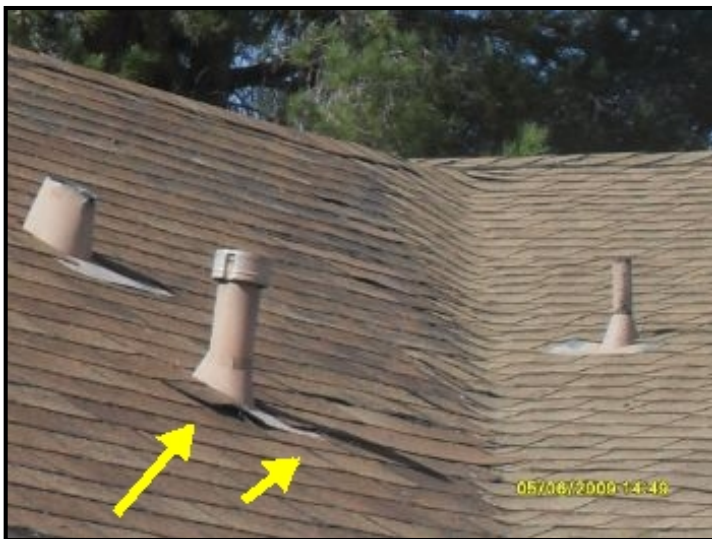
- Peeling paint observed, suggest scraping and painting as necessary.

5. Penetration Condition

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Observed tiles curling at some penetrations



Observed curling tile at penetration



Observed separation/deterioration of fascia

6. Ventilation

Good	Monite r	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents
- Gable vents

7. Vent Screens

Good	Monite r	Poor	N/A	None
X				

8. Gutters

Good	Monite r	Poor	N/A	None
			X	

9. Spark Arrestor

Good	Monite r	Poor	N/A	None
X				

10. Chimney

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Some mortar deterioration observed; advise repair as needed.



Some mortar deterioration observed; advise repair as needed.

Electrical

1. Electrical Panel

Good	Monite r	Poor	N/A	None
	X			

Location: Exterior of structure
 Location: No Sub Panels located
 Observations:

- Breakers NOT clearly marked.
- We recommend contacting a licensed electrician to evaluate and repair the issues.
- Open breaker panel slot(s) at panel box cover. Electrocutation hazard.
- Noted open wires in box
- When panel cover off there is a lot of wires in box which obstructs a full inspection of the main panel



When panel cover off there is a lot of wires in box which obstructs a full inspection of the main panel

2. Main Amp Breaker

Good	Monite r	Poor	N/A	None
			X	

Observations:
 • unknown

3. Breakers in off position

Good	Monite r	Poor	N/A	None
X				

Observations:
 • 0

4. Cable Feeds

Good	Monite r	Poor	N/A	None
X				

5. Breakers

Good	Monite r	Poor	N/A	None
X				

Materials: Romex

6. Condition

Good	Monite r	Poor	N/A	None
X				

Materials: Copper

7. Service Entrance Conditions

Good Monite Poor N/A None
r

X				
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8. Fuses

Good Monite Poor N/A None
r

			X	
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Materials: No fuses in this property.

9. General Condition

Good Monite Poor N/A None
r

X				
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Garage

1. Walls Condition

Good	Monite r	Poor	N/A	None
		X		

Observations:

- Typical cosmetic damage observed on walls throughout the garage
- Personal items block complete inspection of some floors, walls and ceiling areas
- Observed patching on walls
- Observed prior stain on ceiling and wall
- Fire wall between garage & house needs repair for fire standards



Observed prior stain on ceiling and wall



Fire wall between garage & house needs repair for fire standards

2. Floor Condition

Good	Monite r	Poor	N/A	None
X				

Materials: Bare concrete

3. Rafters & Ceiling

Good	Monite r	Poor	N/A	None
X				

4. Electrical Condition

Good	Monite r	Poor	N/A	None
		X		

Observations:

- Outlet cover plates missing
- Recommend full review by qualified electrical contractor
- Observed electrical wires in access area, this is safety hazard



Recommend full review by qualified electrical contractor

5. GFCI

Good	Monite r	Poor	N/A	None
X				

6. 240 Volt

Good	Monite r	Poor	N/A	None
			X	

7. Exterior Door

Good	Monite r	Poor	N/A	None
			X	

8. Fire Door

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Inspector observed the self-closing devices (of swinging doors) do not close and latch the door completely when operated from the full open position.

9. Garage Door Condition

Good	Monite r	Poor	N/A	None
X				

Materials: Sectional door

10. Garage Door Parts

Good	Monite r	Poor	N/A	None
X				

11. Garage Opener Status

Good	Monite r	Poor	N/A	None
X				

12. Garage Door's Reverse Status

Good Monite Poor N/A None
r

X				
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13. Ventilation

Good Monite Poor N/A None
r

	X			
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Observations:

- Observed vents covered by dry-wall/ cabinets

14. Vent Screens

Good Monite Poor N/A None
r

	X			
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Observations:

- Vent screens are damaged or missing, suggest repairing or replacing screens as necessary

15. Cabinets

Good Monite Poor N/A None
r

		X		
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Observations:

- Cabinet door(s), shelving missing/damaged

16. Counters

Good Monite Poor N/A None
r

			X	
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17. Wash Basin

Good Monite Poor N/A None
r

			X	
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18. Car Port Condition

Good Monite Poor N/A None
r

			X	
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Water Heater

1. Base

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Noted no overflow drain pan under unit, This is to protect base. By todays standards the water heater requires a drain pan under unit
- The water heater base is showing signs of prior damage.

2. Heater Enclosure

Good	Monite r	Poor	N/A	None
			X	

3. Venting

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Vent pipe at ceiling area showed signs of staining. This may be a result from the roof penetration.

4. Water Heater Condition

Good	Monite r	Poor	N/A	None
			X	

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Gas turned off, could not test unit.

5. TPRV

Good	Monite r	Poor	N/A	None
X				

6. Number Of Gallons

Good	Monite r	Poor	N/A	None
X				

Observations:

- 40 gallons

7. Gas Valve

Good	Monite r	Poor	N/A	None
X				

8. Plumbing

Good	Monite r	Poor	N/A	None
X				

Materials: Copper

9. Strapping

Good	Monite r	Poor	N/A	None
				X

Observations:

- The water heater is not strapped. By todays standards the water heater requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.

10. Electrical Condition

Good	Monite r	Poor	N/A	None
X				

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Monite r	Poor	N/A	None
			X	

2. Cabinets

Good	Monite r	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Operated normally when tested, at time of inspection.
- The ceiling fan in living room appears to be jumped off of main light electric

4. Closets

Good	Monite r	Poor	N/A	None
X				

Observations:

- Stains were present on the closet ceilings indicating prior water infiltration. Although they tested dry they should be noted.

5. Door Bell

Good	Monite r	Poor	N/A	None
X				

6. Doors

Good	Monite r	Poor	N/A	None
X				

7. Electrical

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Outlet cover plates missing.
- Was not able to identify switch operation on a number of switches

8. Security Bars

Good	Monite r	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Monite r	Poor	N/A	None
		X		

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
- **SAFETY CONCERN:** The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.
- Although smoke detectors were installed in the home at the time of the inspection, their placement did not meet modern safety requirements. Although homes are only required to comply with building codes regulating smoke detector placement which were in effect at the time the home was originally constructed or underwent major renovations, for safety reasons, the Inspector recommends compliance with modern safety standards. Consider installation of additional smoke detectors to bring the home into compliance with modern building requirements. Generally-accepted current standards require smoke detectors in the following locations:
 - In the immediate vicinity of the bedrooms
 - In all bedrooms
 - In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.

10. Stairs & Handrail

Good	Monite r	Poor	N/A	None
			X	

11. Window/Wall AC/Heat

Good	Monite r	Poor	N/A	None
			X	

12. Ceiling Condition

Good	Monite r	Poor	N/A	None
X				

Materials: There are drywall ceilings

Observations:

- Typical cosmetic damage noted on ceiling throughout the home.

13. Wall Condition

Good	Monite r	Poor	N/A	None
X				

Materials: Drywall

Observations:

- Typical cosmetic damage noted on walls throughout the home.

14. Fireplace

Good Monite Poor N/A None
r

		X		
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Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- MAINTANCE TIP: The chimney flue should be cleaned by a qualified contractor (chimney sweep). Dirty flues are potential fire hazards
- The fireplace front/screen assembly is not affixed to the opening of the chimney and has a towel stuffed in between. have a fireplace professional evaluate and repair any issues as necessary.

15. Floor Condition

Good Monite Poor N/A None
r

X				
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Flooring Types: Tile

16. Plumbing

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: Copper piping

17. General condition

Good Monite Poor N/A None
r

X				
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Laundry

1. Locations

Locations: Interior room

2. Cabinets

Good	Monite r	Poor	N/A	None
X				

3. Counters

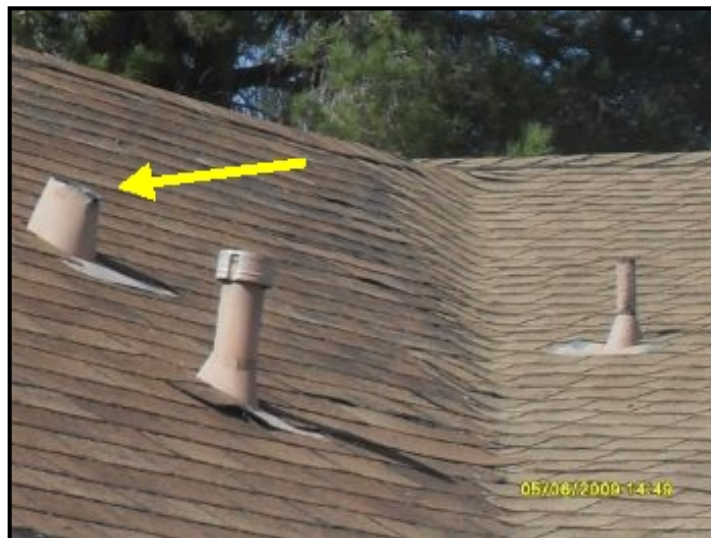
Good	Monite r	Poor	N/A	None
				X

4. Dryer Vent

Good	Monite r	Poor	N/A	None
	X			

Observations:

- **MAINTANCE:**The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.
- The dryer vent is missing the exterior cover.



The dryer vent is missing the exterior cover.

5. Electrical

Good	Monite r	Poor	N/A	None
X				

6. GFCI

Good	Monite r	Poor	N/A	None
			X	

7. Exhaust Fan

Good	Monite r	Poor	N/A	None
		X		

Observations:

- **Exhaust fan did not operate at time of inspection.**

8. Gas Valves

Good Monite Poor N/A None
r

X				
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9. Wash Basin

Good Monite Poor N/A None
r

				X
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10. Floor Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: Tile

11. Plumbing

Good Monite Poor N/A None
r

X				
---	--	--	--	--

12. Wall Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: Drywall walls noted.

13. Ceiling Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: There are drywall ceilings noted.

14. Washer/Dryer condition

Good Monite Poor N/A None
r

	X			
--	---	--	--	--

Observations:
• Not tested/inspected

15. Door Condition

Good Monite Poor N/A None
r

X				
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Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. If the air temperature out side is above 65 the testing of the heat may damage the unit therefore it will not be tested. If the temperature out side is below 65 the testing of the A/C may damage the unit therefore it will not be tested. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Monite r	Poor	N/A	None
				X

Materials: Packaged unit. On roof.
 Materials: Gas fired forced hot air.
 Observations:
 • Not inspected gas off to unit.

2. Heater Base

Good	Monite r	Poor	N/A	None
X				

3. Enclosure

Good	Monite r	Poor	N/A	None
			X	

4. Venting

Good	Monite r	Poor	N/A	None
X				

5. Gas Valves

Good	Monite r	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Monite r	Poor	N/A	None
			X	

7. AC Compress Condition

Good	Monite r	Poor	N/A	None
X				

Compressor Type: Electric
 Location: The compressor is located on the roof. (Package unit)

8. Air Supply

Good	Monite r	Poor	N/A	None
X				

9. Registers

Good	Monite r	Poor	N/A	None
X				

10. Filters

Good	Monite r	Poor	N/A	None
X				

Location: Located inside a filter grill in the hall ceiling.

Observations:

- MAINTENANCE TIP: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Monite r	Poor	N/A	None
X				

12. Swamp Cooler Condition

Good	Monite r	Poor	N/A	None
			X	

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Monite r	Poor	N/A	None
X				

2. Counters

Good	Monite r	Poor	N/A	None
X				

Observations:
• Granite/Corian

3. Dishwasher

Good	Monite r	Poor	N/A	None
X				

4. Garbage Disposal

Good	Monite r	Poor	N/A	None
X				

5. Microwave

Good	Monite r	Poor	N/A	None
X				

6. Cook top Condition

Good	Monite r	Poor	N/A	None
			X	

7. Oven Condition

Good	Monite r	Poor	N/A	None
			X	

8. Range Condition

Good	Monite r	Poor	N/A	None
			X	

Observations:
• Gas off not inspected.

9. Sinks

Good	Monite r	Poor	N/A	None
X				

10. Vent Condition

Good Monite Poor N/A None
r

	X			
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Materials: Exterior Vented • Part of Microwave

Observations:

- Maintenance Tip: Filter under microwave should be inspected and cleaned periodically
- Vent filter/screen missing/dirty. Recommend cleaning filter regularly for fire safety.
- Observed air leaking from duct when exhaust fan operated, this should be sealed to allow exhaust to vent to the exterior



Observed air leaking from duct when exhaust fan operated, this should be sealed to allow exhaust to vent to the exterior

11. Floor Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: Tile

12. Wall Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

Materials: Drywall walls noted.

13. Plumbing

Good Monite Poor N/A None
r

X				
---	--	--	--	--

14. Ceiling Condition

Good Monite Poor N/A None
r

	X			
--	---	--	--	--

Materials: There are drywall ceilings noted.

Observations:

- The drywall is patched in areas. The reason for the patch could not be determined.
- Observed small seam crack in the ceiling finish

15. Electrical

Good Monite Poor N/A None
r

X				
---	--	--	--	--

16. GFCI

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

17. Refrigerator Condition

Good Monite Poor N/A None
r

X				
---	--	--	--	--

18. Trash Compactor

Good Monite Poor N/A None
r

			X	
--	--	--	---	--

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master bedroom#1 • Bedroom 2 • Bedroom 3 • Den

2. Cabinets

Good	Monite r	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Monite r	Poor	N/A	None
X				

4. Closets

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Noted stain on closet ceiling



Noted stain on closet ceiling

5. Electrical

Good	Monite r	Poor	N/A	None
X				

6. Floor Condition

Good	Monite r	Poor	N/A	None
	X			

Flooring Types: Carpet

Observations:

- Cosmetic damage observed to flooring, evaluate for yourself.

7. Wall Condition

Good Monite
r Poor N/A None

X				
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Materials: Drywall walls noted.

Observations:

- Typical cosmetic damage noted on walls throughout the home.

8. Window-Wall AC or Heat

Good Monite
r Poor N/A None

				X
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9. Ceiling Condition

Good Monite
r Poor N/A None

X				
---	--	--	--	--

Materials: There are drywall ceilings

10. Doors

Good Monite
r Poor N/A None

X				
---	--	--	--	--

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Hall bathroom

2. Cabinets

Good	Monite r	Poor	N/A	None
X				

3. Ceiling Condition

Good	Monite r	Poor	N/A	None
X				

Materials: There are drywall ceilings

4. Counters

Good	Monite r	Poor	N/A	None
X				

Observations:
• Granite/Corian

5. Electrical

Good	Monite r	Poor	N/A	None
X				

6. GFCI

Good	Monite r	Poor	N/A	None
			X	

7. Exhaust Fan

Good	Monite r	Poor	N/A	None
		X		

Observations:
• Exhaust fan is inoperable. Hall bathroom

8. Floor Condition

Good	Monite r	Poor	N/A	None
X				

Materials: Tile

9. Heating

Good	Monite r	Poor	N/A	None
			X	

10. Plumbing

Good	Monite r	Poor	N/A	None
X				

11. Showers

Good	Monite r	Poor	N/A	None
	X			

Observations:
 • Shower head leaks. Master bath

12. Shower Walls

Good	Monite r	Poor	N/A	None
X				

Observations:
 • Tile

13. Bath Tubs

Good	Monite r	Poor	N/A	None
X				

14. Enclosure

Good	Monite r	Poor	N/A	None
X				

15. Sinks

Good	Monite r	Poor	N/A	None
X				

16. Toilets

Good	Monite r	Poor	N/A	None
	X			

Observations:
 • Recommend review for repair or replacement as necessary.
 • Toilet clogged did not flush at time of inspection Master bath

17. Doors

Good	Monite r	Poor	N/A	None
X				

Attic

1. Access

Good	Monite r	Poor	N/A	None
X				

2. Structure

Good	Monite r	Poor	N/A	None
	X			

Observations:

- Inspected from access only, limited space in attic prevented entry.
- Evidence of past leaking noted. The area tested dry. Recommend monitoring for future leaking.

3. Duct Work

Good	Monite r	Poor	N/A	None
X				

4. Electrical

Good	Monite r	Poor	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.

5. Attic Plumbing

Good	Monite r	Poor	N/A	None
X				

6. Insulation Condition

Good	Monite r	Poor	N/A	None
	X			

Materials: Rock Wool

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation moved in areas.
- This type of insulation obstructs a visual inspection of many areas in attic



This type of insulation obstructs a visual inspection of many areas in attic

7. Exhaust Vent

Good Monite Poor N/A None
r

X				
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8. General Condition

Good Monite Poor N/A None
r

X				
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Observations:

- There are some area's that are not visible and are not inspected