



## SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (*see NRS 113.130 and 113.140*).

Date: 2/22/2024 Do you currently occupy or have you ever occupied this property?  YES  NO

Property Address: 571 Saint Lawrence Ave Reno NV 89509-1439

A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller. (*NRS 113.130(2)*)

*A seller that requires an ADA compliant version of this document can contact Nevada ADA Assistance for their request: [NV ADA Assistance](#)*

A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (*NRS 113.130(3)*)

Type of Seller:  Bank (financial institution);  Asset Management Company;  Owner-occupier;  Other: Owner-Landlord

**Purpose of Statement:** (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

**Instructions to the Seller:** (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (*see NRS 113.150*).

**Systems / Appliances:** Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shower(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer System & line.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic tank & leach field.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-in microwave.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well & pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range/oven/hood-fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fountain(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage disposal.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooling system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace & chimney.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>			
Wood burning system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water treatment system(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Data Communication line(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>				Satellite dish(es).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>			
Toilet(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bathub(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

**EXPLANATIONS:** Any "Yes" must be fully explained on page 3 of this form.

**DS**      **RS**  
 \_\_\_\_\_  
 Seller(s) Initials

\_\_\_\_\_  
 Buyer(s) Initials

**Property Conditions, improvements, and additional information:**

YES NO N/A

Are you aware of any of the following?:

**1. Structure:**

- (a) Previous or current moisture conditions and/or water damage?  YES  NO
- (b) Any structural defect?  YES  NO
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits?  YES  NO
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)?  YES  NO

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

**2. Land / Foundation:**

- (a) Any of the improvements being located on unstable or expansive soil?  YES  NO
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?  YES  NO
- (c) Any drainage, flooding, water seepage, or high-water table?  YES  NO
- (d) The property being located in a designated flood plain?  YES  NO
- (e) Whether the property is located next to or near any known future development?  YES  NO
- (f) Any encroachments, easements, zoning violations or nonconforming uses?  YES  NO
- (g) Is the property adjacent to "open range" land?  YES  NO

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

**3. Roof:** Any problem with the roof?  YES  NO

**4. Pool / Spa:** Any problems with structure, wall, liner, or equipment  YES  NO  N/A

**5. Infestation:** Any history of infestation (termites, carpenter ants, etc.)?  YES  NO

**6. Environmental:**

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property?  YES  NO
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health?  YES  NO

**7. Fungi / Mold:** Any previous or current fungus or mold?  YES  NO

**8.** Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property?  YES  NO

**9. Common Interest Communities:** Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property?  YES  NO

- (a) Common Interest Community Declaration and Bylaws available?  YES  NO
- (b) Any periodic or recurring association fees?  YES  NO
- (c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien?  YES  NO
- (d) Any litigation, arbitration, or mediation related to property or common area?  YES  NO
- (e) Any assessments associated with the property (excluding property taxes)?  YES  NO
- (f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee?  YES  NO

**10.** Any problems with water quality or water supply?  YES  NO

**11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?**  YES  NO

**12. Lead-Based Paint:** Was the property constructed on or before 12/31/77?  YES  NO  
(If yes, additional Federal EPA notification and disclosure documents are required)

**13. Water source:** Municipal  Community Well  Domestic Well  Other

If Community Well: State Engineer Well Permit Number: \_\_\_\_\_

Revocable  Permanent  Cancelled

**14. Conservation Easements** such as the SNWA's Water Smart Landscape Program: Is the property a participant?  YES  NO

**15. Solar Panels:** Are any installed on the property?  YES  NO

If yes, are the solar panels: Owned  Leased  or Financed

**16. Wastewater Disposal:** Municipal Sewer  Septic System  Other

**17.** This property is subject to a Private Transfer Fee Obligation?  YES  NO

**EXPLANATIONS:** Any "Yes" must be fully explained on page 3 of this form.

DS RS  
Seller(s) Initials

\_\_\_\_\_  
Buyer(s) Initials

**EXPLANATIONS: Any "Yes" to questions on page 1 and 2 must be fully explained here. Attach additional pages if needed.**

See attached pre-listing inspection report dated February 19, 2024.

**Front house**

In the spring, if there is a combination of saturated ground and irrigation, the basement used to have a minor ingress of water in the S.W. corner of the basement. This was mitigated by adding a downspout to the corner of the house, directing the water away from the basement.

The basement was built out in the mid 2000's but never permitted.

There was a backup in the sewer line due to a section of sewer pipe that had deteriorated over time. This line was repaired.

In 2022 there was an irrigation line under the deck that had a coupling underground that failed. This caused a minor flood in the basement which required the living area to need some repairs to the drywall and base.

Around 2010 a new roof was put on the house. The furnace and water heater have been rebuilt or replaced in the past 5 years.

The recent home inspection revealed that the fan above the range in the kitchen may be out.

**Apartment**

Around 2016 there was a washer machine drain hose that became disconnected causing water damage to the floor and the garage below.

The A/C and Heater combination unit was replaced last year.

Around 2015 the roof was replaced.

**DS RS**

*Seller(s) Initials*

*Buyer(s) Initials*

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller’s obligation to execute the Nevada Real Estate Division’s approved “Seller’s Real Property Disclosure Form”. For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

**CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE**

**NRS 113.100 Definitions.** As used in [NRS 113.100](#) to [113.150](#), inclusive, unless the context otherwise requires:

1. “Defect” means a condition that materially affects the value or use of residential property in an adverse manner.
2. “Disclosure form” means a form that complies with the regulations adopted pursuant to [NRS 113.120](#).
3. “Dwelling unit” means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
4. “Residential property” means any land in this state to which is affixed not less than one nor more than four dwelling units.
5. “Seller” means a person who sells or intends to sell any residential property.

(Added to NRS by [1995, 842](#); A [1999, 1446](#))

**NRS 113.110 Conditions required for “conveyance of property” and to complete service of document.** For the purposes of [NRS 113.100](#) to [113.150](#), inclusive:

1. A “conveyance of property” occurs:
  - (a) Upon the closure of any escrow opened for the conveyance; or
  - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
2. Service of a document is complete:
  - (a) Upon personal delivery of the document to the person being served; or
  - (b) Three days after the document is mailed, postage prepaid, to the person being served at the person’s last known address. (Added to NRS by [1995, 844](#))

**NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property.** The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
2. Provides notice:
  - (a) Of the provisions of [NRS 113.140](#) and subsection 5 of [NRS 113.150](#).
  - (b) That the disclosures set forth in the form are made by the seller and not by the seller’s agent.
  - (c) That the seller’s agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.

(Added to NRS by [1995, 842](#))

**NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.**

1. Except as otherwise provided in subsection 2:
  - (a) At least 10 days before residential property is conveyed to a purchaser:
    - (1) The seller shall complete a disclosure form regarding the residential property; and
    - (2) The seller or the seller’s agent shall serve the purchaser or the purchaser’s agent with the completed disclosure form.

➤ A seller’s agent shall not complete a disclosure form regarding the residential property on behalf of the seller.

(b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller’s agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller’s agent shall inform the purchaser or the purchaser’s agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:

- (1) Rescind the agreement to purchase the property; or
  - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller’s agent without further recourse.
- (c) A seller’s agent is not liable to the purchaser for damages if:
- (1) The seller is aware of a defect and fails to disclose the defect to the purchaser on the disclosure form as required pursuant to paragraph (a); or
  - (2) After service of the completed disclosure form but before conveyance of the property to the purchaser, the seller discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form and fails to inform the purchaser or the purchaser’s agent of that fact as required pursuant to paragraph (b).

➤ The provisions of this paragraph do not affect, and must not be construed to affect, the obligation of a seller’s agent to comply with the provisions of paragraph (a) of subsection 1 of [NRS 645.252](#).

2. Subsection 1 does not apply to a sale or intended sale of residential property:
  - (a) By foreclosure pursuant to [chapter 107](#) of NRS.
  - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
  - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
  - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
  - (e) By a fiduciary under title 12 or 13 of NRS, including, without limitation, a personal representative, guardian, trustee or person acting under a power of attorney, who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who is deceased or incapacitated.

3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.

4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:

- (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
- (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.

5. As used in this section:
    - (a) “Seller” includes, without limitation, a client as defined in [NRS 645H.060](#).
    - (b) “Service report” has the meaning ascribed to it in [NRS 645H.150](#).
- (Added to NRS by [1995, 842](#); A [1997, 349](#); [2003, 1339](#); [2005, 598](#); [2011, 2832](#); [2021, 961](#); [1081](#))

**DS RS**

\_\_\_\_\_  
*Seller(s) Initials*

\_\_\_\_\_  
*Buyer(s) Initials*

**NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.**

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:
  - (a) Provide to the initial purchaser a copy of [NRS 11.202](#), [11.2055](#), and [40.600](#) to [40.695](#), inclusive;
  - (b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and
  - (c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.
2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.
3. The initial purchaser may waive his or her right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.  
(Added to NRS by [1999, 1446](#); A [2015, 18](#))

**NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.**

1. [NRS 113.130](#) does not require a seller to disclose a defect in residential property of which he is not aware.
2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.
3. Neither this chapter nor [chapter 645](#) of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.  
(Added to NRS by [1995, 843](#); A [2001, 2896](#))

**NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.**

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of [NRS 113.130](#), the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.
2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:
  - (a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or
  - (b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:
  - (a) On the holder of any escrow opened for the conveyance; or
  - (b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.
4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of [NRS 113.130](#) or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.
5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:
  - (a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or
  - (b) A contractor, engineer, land surveyor, certified inspector as defined in [NRS 645D.040](#) or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.
6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.  
(Added to NRS by [1995, 843](#); A [1997, 350, 1797](#))

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of the seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s): Donald Speedie Digitally signed by Donald Speedie  
DN: cn=US,  
e=donald.speedie@century3inc.com,  
o=Century 3, CN=Donald Speedie,  
Date: 2024.02.22 20:03:29-0800 **Don Speedie** Date: 2/22/24

Seller(s): Rachel Speedie Digitally signed by Rachel Speedie  
DN: cn=US,  
e=rachelspeedie@gmail.com,  
cn=Rachel Speedie,  
Date: 2024.02.22 20:05:04-0800 **Rachel Speedie** Date: 2/22/24

**BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).**

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_



**HERRON HOME INSPECTIONS**  
775-530-1554  
HerronHomeInspections@outlook.com  
<https://herronhomeinspection.wixsite.com/renov>



## RESIDENTIAL REPORT

571 St Lawrence Ave  
Reno, NV 89509

Don Speedie  
02/19/2024



Inspector  
**Matthew Herron**  
Certified Residential and Commercial  
Inspector  
775-530-1554  
[HerronHomeInspections@outlook.com](mailto:HerronHomeInspections@outlook.com)



Agent  
**Ken Lund**

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## How to Read Your Home Inspection Report



Watch on  YouTube



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# SUMMARY

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## RECOMMENDATION

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- ⊖ 2.2.1 Doors, Windows & Interior - Ceilings: Ceiling Cracks
- ⊖ 2.3.1 Doors, Windows & Interior - Floors: Damaged (General)
- ⊖ 2.3.2 Doors, Windows & Interior - Floors: Tile Cracks
- ⊖ 2.5.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose
- ⊖ 2.6.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
- ⊖ 2.6.2 Doors, Windows & Interior - Doors: Damaged Door Knob
- ⊖ 2.7.1 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 2.7.2 Doors, Windows & Interior - Windows: Damaged
- ⊖ 3.1.1 Built-in Kitchen Appliances - Range/Oven/Cooktop: Oven Not Fastened
- ⊖ 3.1.2 Built-in Kitchen Appliances - Range/Oven/Cooktop: Burner Not Lighting
- ⊖ 3.1.3 Built-in Kitchen Appliances - Range/Oven/Cooktop: Exhaust Fan Inoperable
- ⊖ 5.2.1 Plumbing - Fuel Storage & Distribution Systems: Gas Meter Inaccessible
- ⊖ 5.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan and Drain
- ⊖ 5.3.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater Missing Safety Secure Straps
- ⊖ 5.3.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Sediment Trap
- ⊖ 5.5.1 Plumbing - Drain, Waste, & Vent Systems: Hot/Cold Switched
- ⊖ 5.5.2 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- ⊖ 5.5.3 Plumbing - Drain, Waste, & Vent Systems: Shower Head Leaking
- ⊖ 5.5.4 Plumbing - Drain, Waste, & Vent Systems: Toilet Loose
- ⊖ 5.5.5 Plumbing - Drain, Waste, & Vent Systems: No High Loop
- ⊖ 5.5.6 Plumbing - Drain, Waste, & Vent Systems: Sink Cracked/Leaking
- ⊖
- ⊖ 6.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⊖ 6.1.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⊖
- ⊖ 6.1.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Vegetation in Electrical Panel
- ⊖ 6.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing

- ⊖ 6.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle Not Responding
- ⊖ 6.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 6.6.1 Electrical - Smoke Detectors: No Smoke Detector
- ⊖ 7.1.1 Heating - Equipment: No Sediment Trap
- ⊖ 8.1.1 Cooling - Cooling Equipment: Wall Penetration Not Sealed
- ⊖
- 9.1.1 Exterior - Exterior Wall Components (Siding, Flashing, Molding & Trim): Vegetation Too Close To Structure
- ⊖ 9.1.2 Exterior - Exterior Wall Components (Siding, Flashing, Molding & Trim): Minor Damage
- ⊖ 9.2.1 Exterior - Exterior Window & Doors: Non Tempered Glass
- ⊖ 9.2.2 Exterior - Exterior Window & Doors: Broken Glass
- ⊖ 9.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- ⊖ 9.3.2 Exterior - Walkways, Patios & Driveways: Driveway Cracking
- ⊖ 9.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 9.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 11.2.1 Roof - Flashings: Corroded - Severe
- ⊖ 11.3.1 Roof - Roof Drainage Systems: Debris
- ⊖ 11.3.2 Roof - Roof Drainage Systems: Improper Drainage
- ⊖ 11.3.3 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 11.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- ⊖ 11.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
- ⊖ 11.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: No Cricket
- ⊖ 11.4.4 Roof - Skylights, Chimneys & Other Roof Penetrations: No Chimney Cap
- ⊖
- 12.3.1 Basement, Attic, Foundation, Crawlspace & Structure - Ceiling Structure: Water Intrusion/Organic Growth
- ⊖ 13.2.1 Fireplace - Lintels: Firewall Cracked
- ⊖ 14.2.1 Garage - Floor: Cracking
- ⊖ 14.4.1 Garage - Garage Door: Loud Noises
- ⊖ 14.4.2 Garage - Garage Door: Garage Door Inoperable

# 1: INSPECTION DETAILS

## Information

---

### Weather Conditions

Clear, Cold

### In Attendance

Home Owner, Client's Agent

### Occupancy

Furnished, Occupied

### Style

Modern, Other

### Temperature (approximate)

49 Fahrenheit (F)

### Type of Building

Single Family

## Limitations

---

General

### **FURNISHED/OCCUPIED HOME**

This home is furnished/occupied therefore limiting much of my interior and exterior visual, non-invasive inspection. There will be many hidden and non hidden defects that will not be in this report due to the home being furnished. I recommend doing a final walk through once the home is emptied and visually inspect the areas where furnishings resided.

General

### **NO SELLER DISCLOSURE FORM REVIEWED**

I was unable to review the seller disclosure form. I recommend you review any home defects that were disclosed in the seller disclosure form. This report is only supplementary to the seller disclosure form. Seller is to provide all permits for property renovations.

---

## 2: DOORS, WINDOWS & INTERIOR

### Information

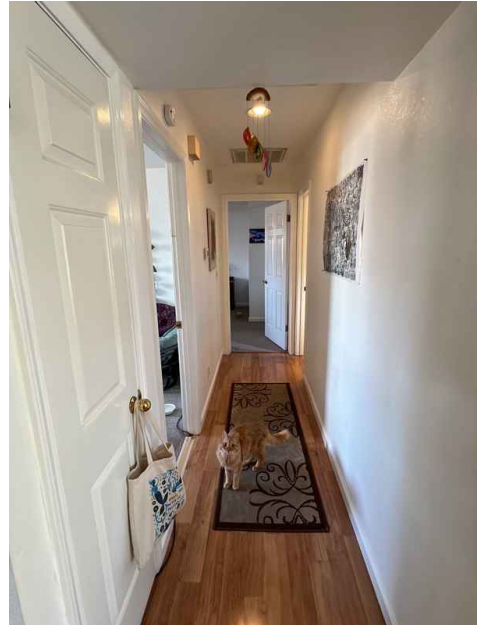
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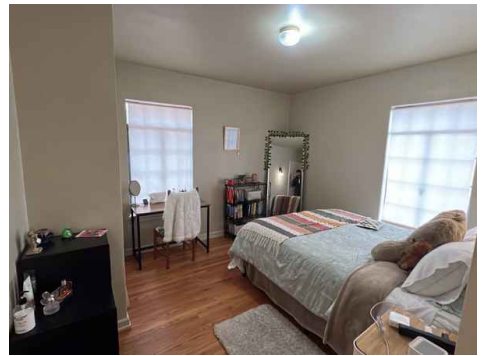
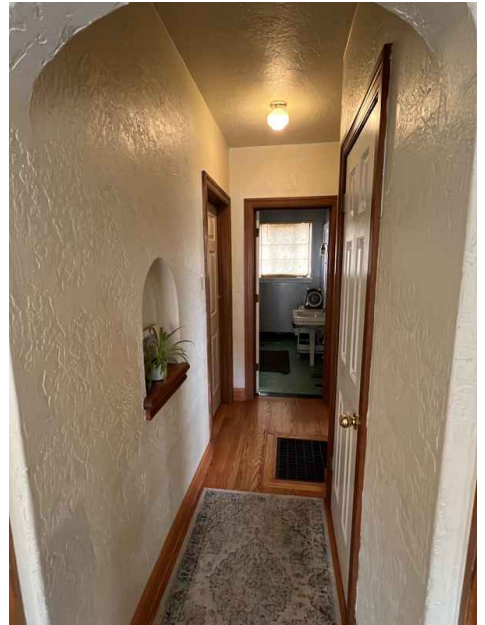
**Windows: Window Manufacturer**

Unknown

### Walls: Wall Material

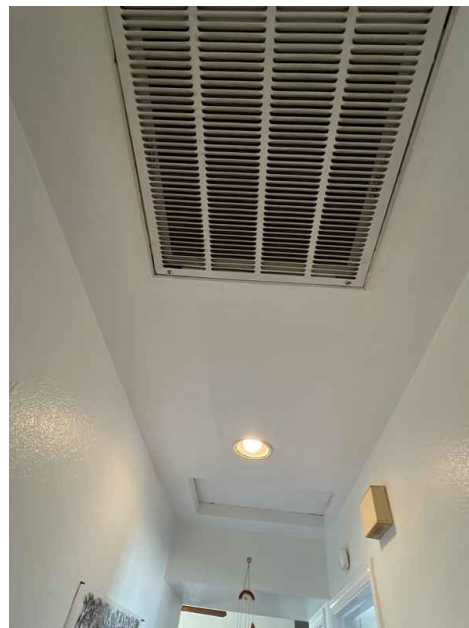
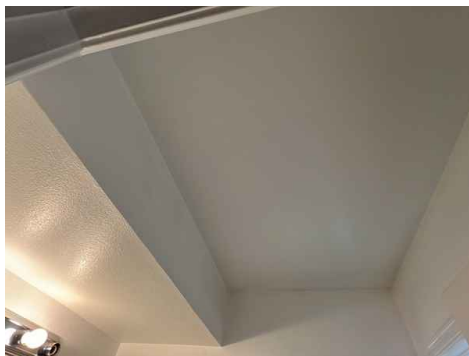
Drywall



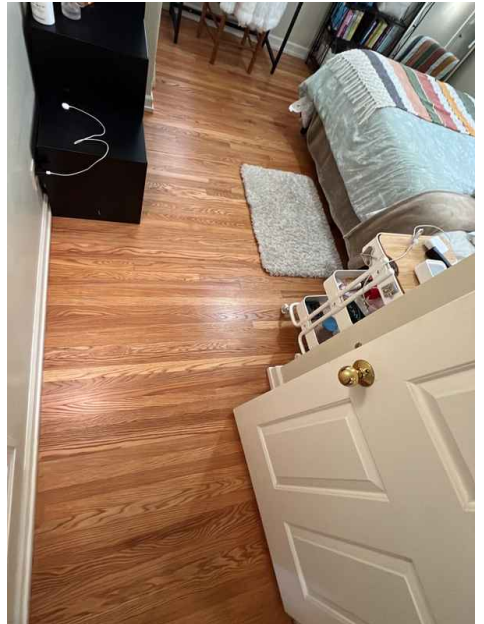
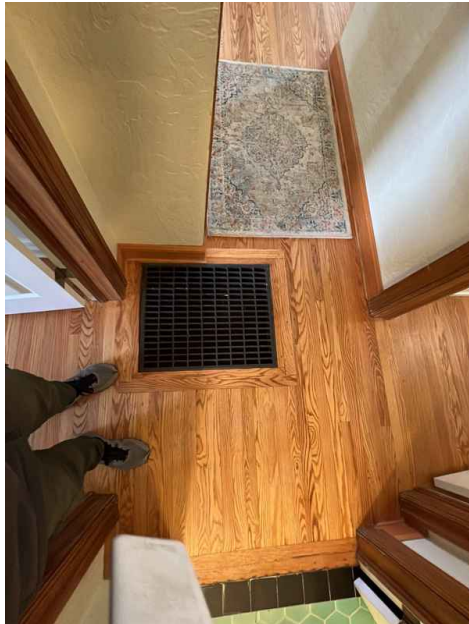
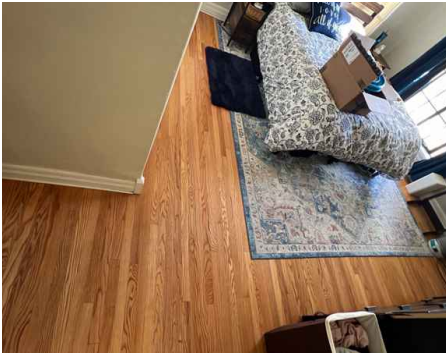
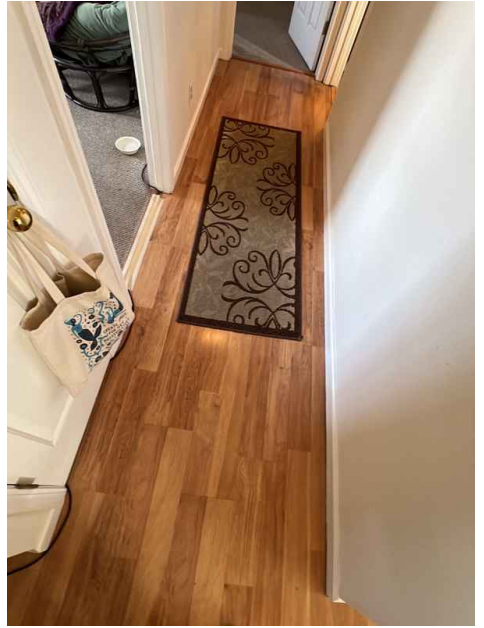


### Ceilings: Ceiling Material

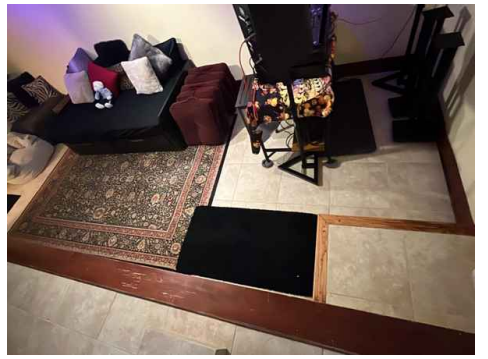
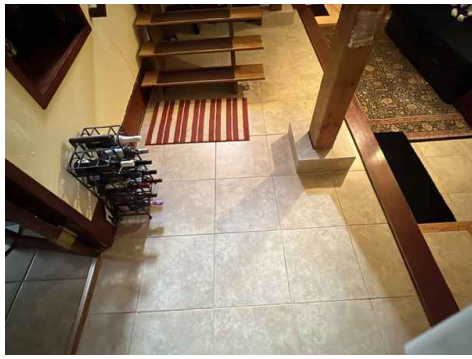
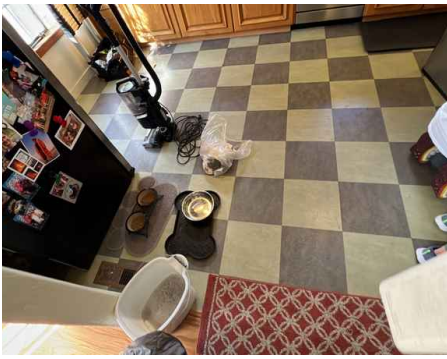
Drywall



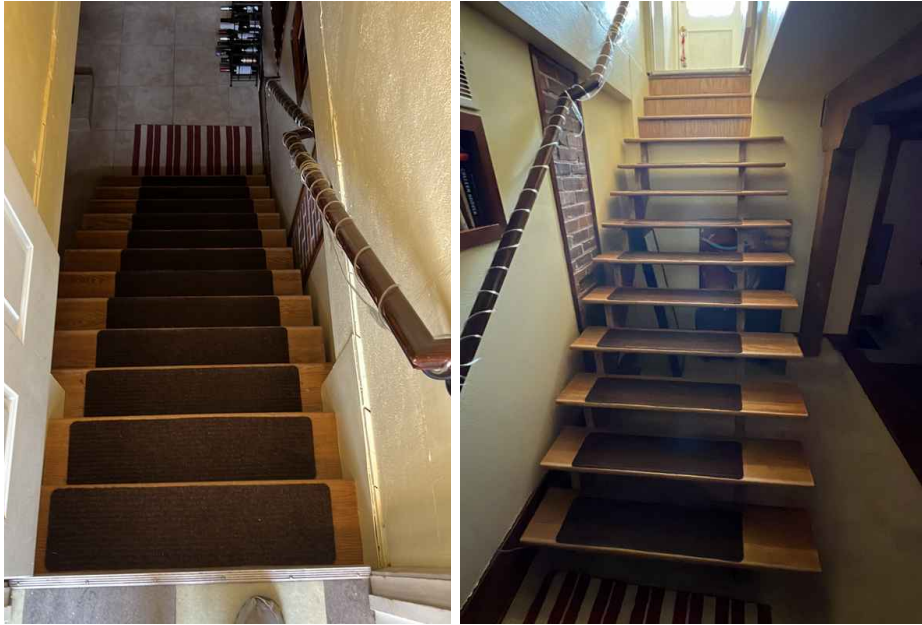
**Floors: Floor Coverings**  
Vinyl, Carpet, Wood, Tile







### Steps, Stairways & Railings: Steps, Stairways and Railings



### Countertops & Cabinets: Cabinetry

Wood



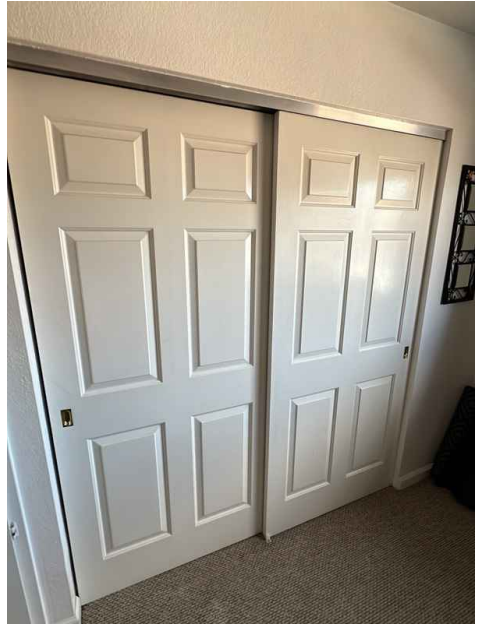
### Countertops & Cabinets: Countertop Material

Composite



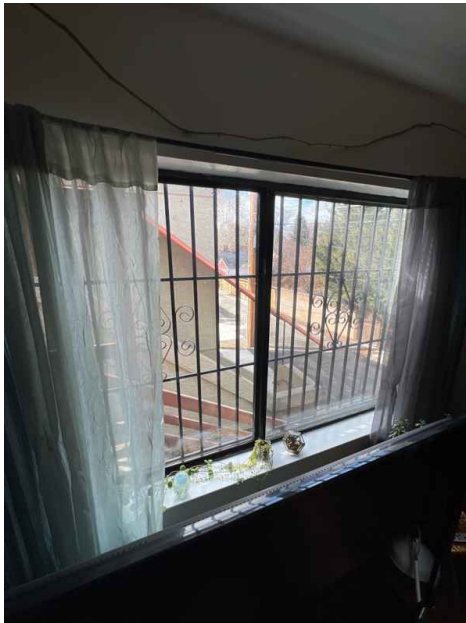
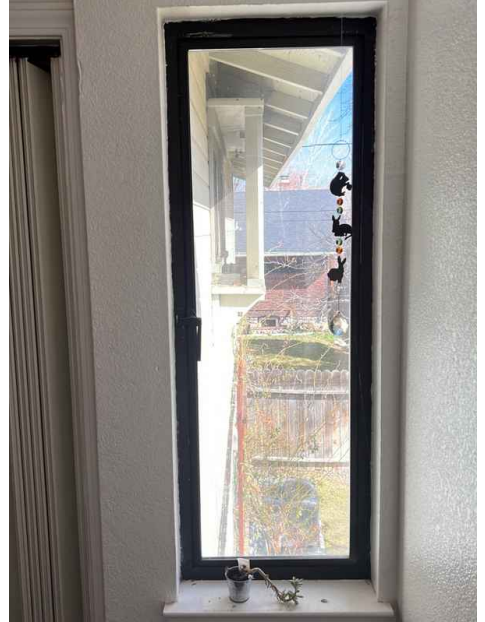
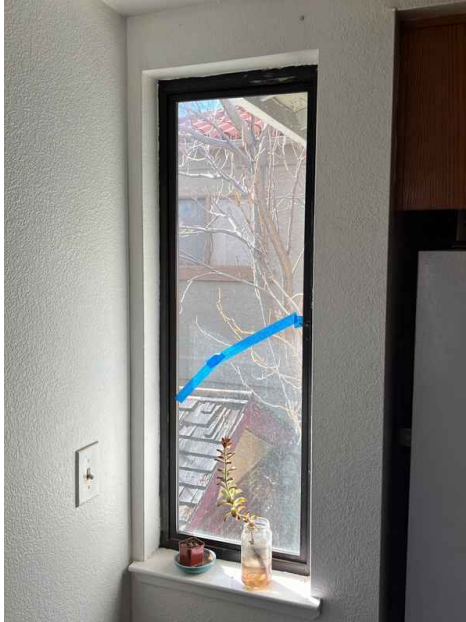
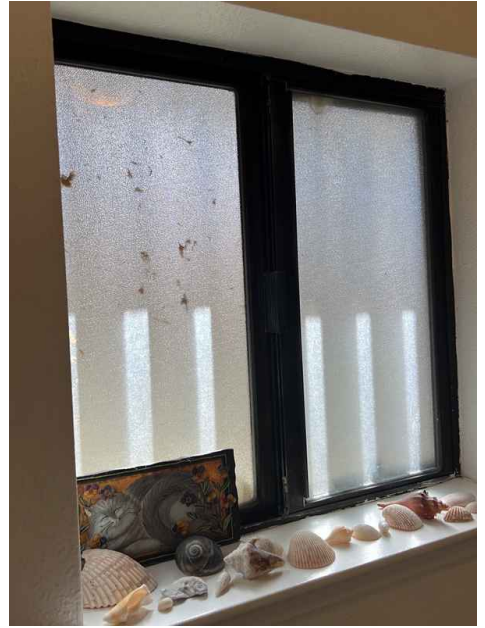
### Doors: Doors

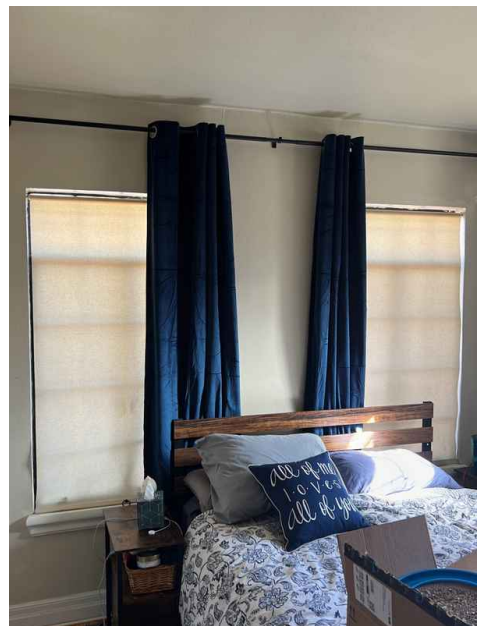
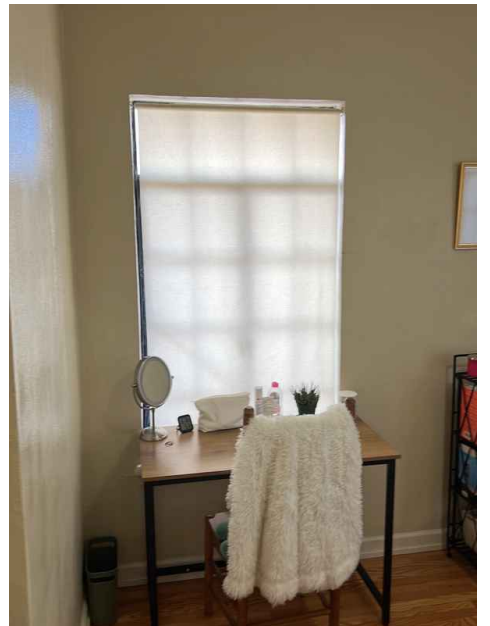
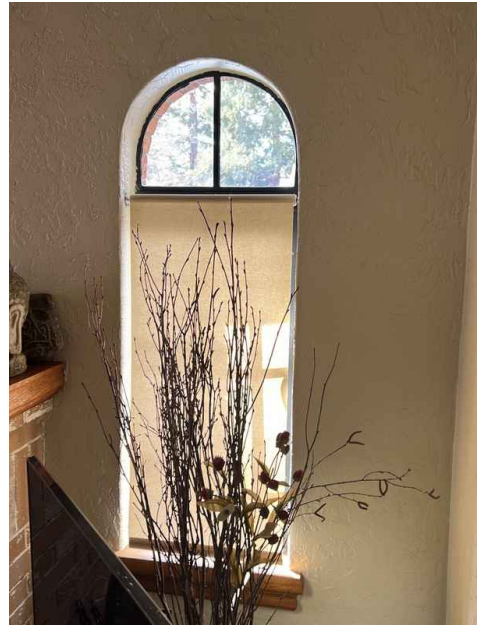
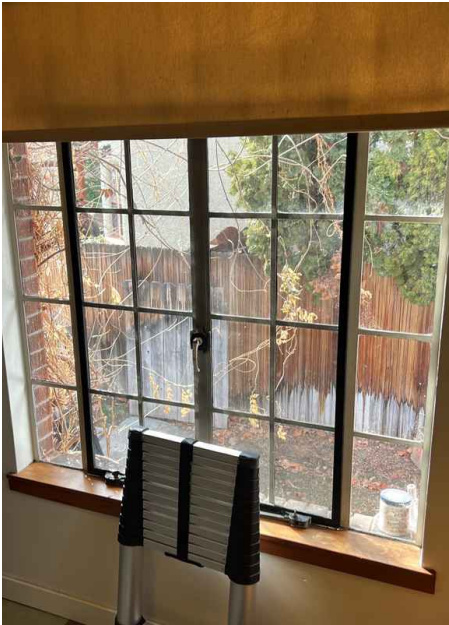
Doors





**Windows: Window Type**  
Sliders, Casement





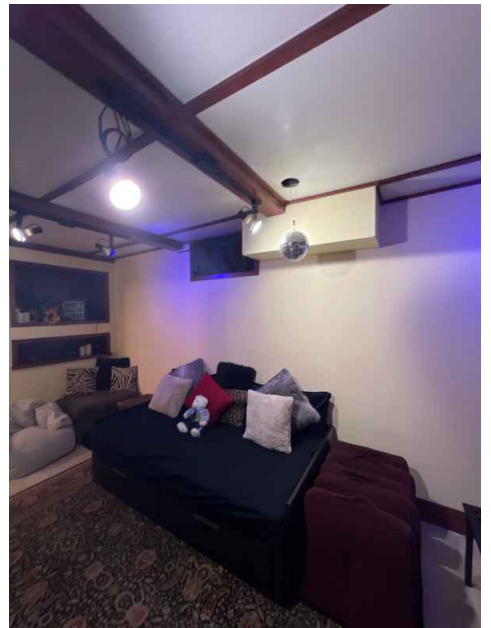
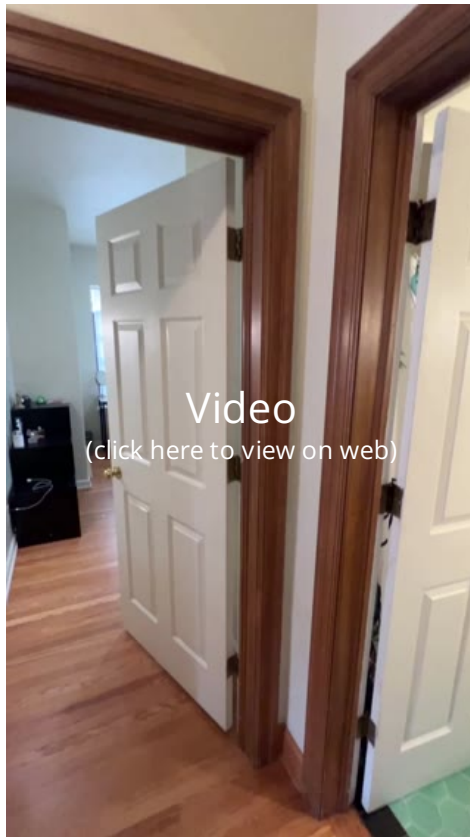
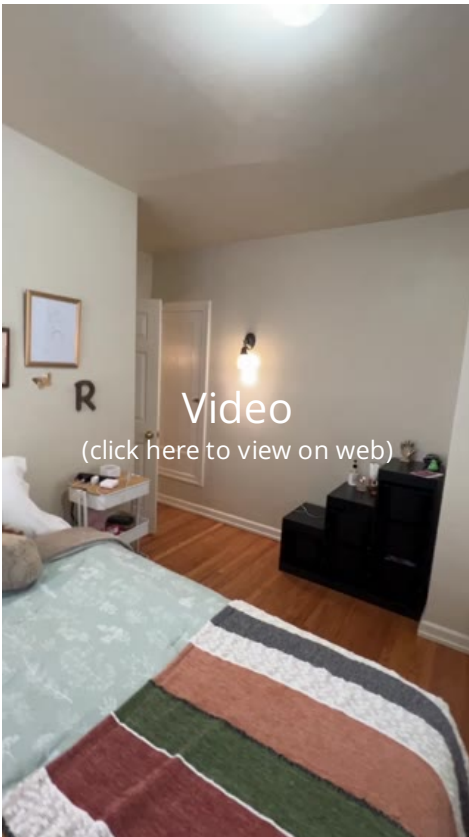


## Limitations

Windows

### **WINDOWS INACCESSIBLE**

One or more windows within the home were inaccessible at time of inspection.



## Deficiencies



2.2.1 Ceilings

 Recommendation

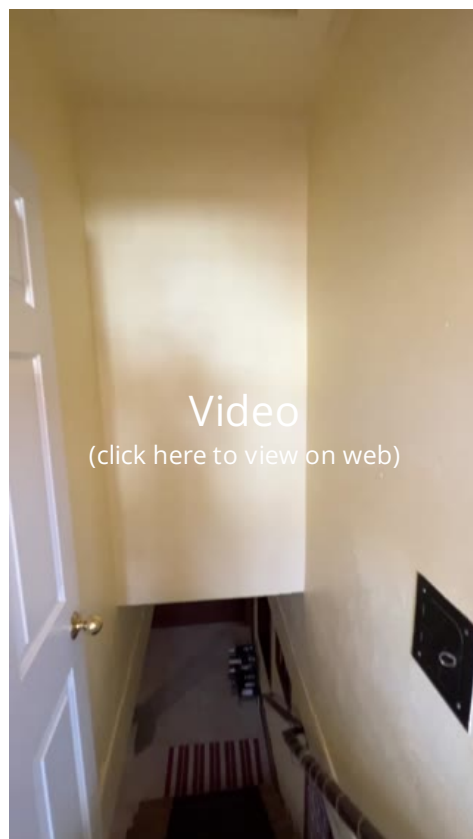
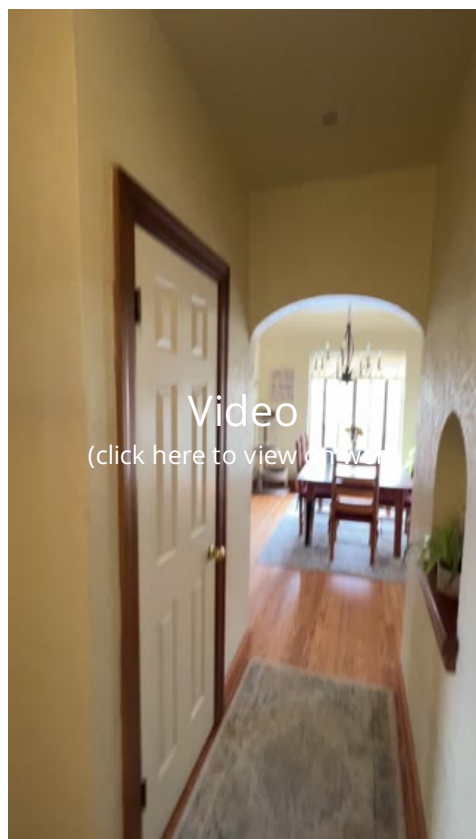
**CEILING CRACKS**

571 WALLS/CEILINGS

Ceiling cracks were observed at time of inspection. I recommend having a qualified professional evaluate and repair these ceiling cracks.

Recommendation

Contact a qualified professional.



2.3.1 Floors

 Recommendation

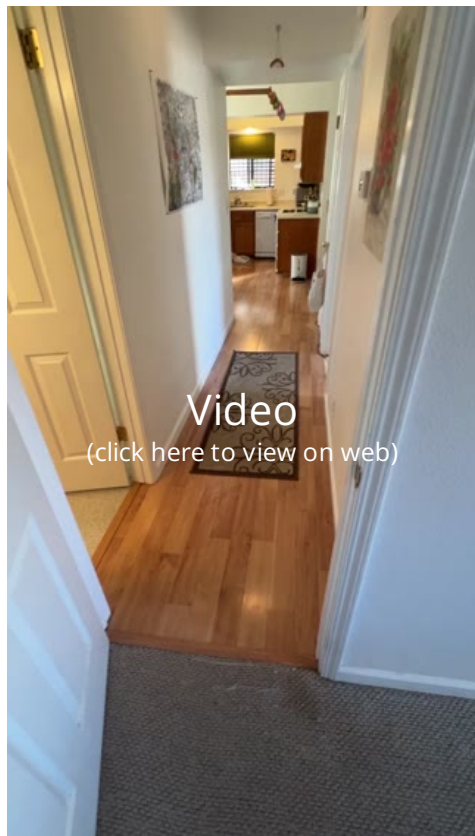
**DAMAGED (GENERAL)**

571 1/2 MASTER CLOSET

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified professional.



### 2.3.2 Floors

#### **TILE CRACKS**

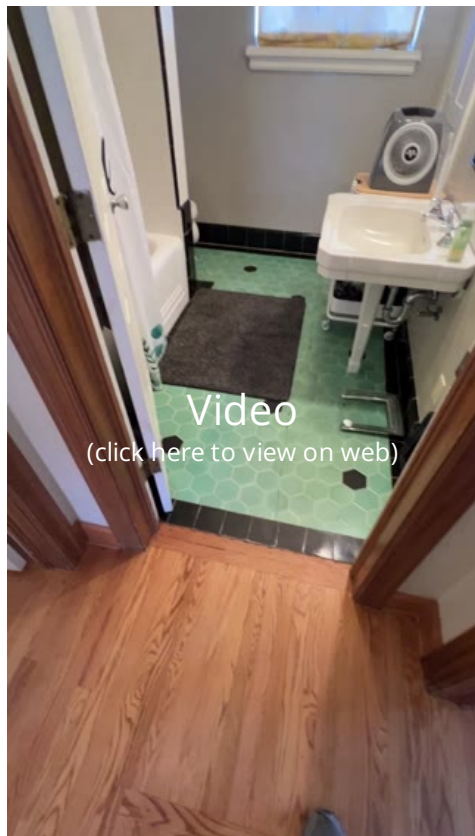
571 BATHROOM

Tile cracks were observed at time of inspection. I recommend a qualified professional evaluate repair if these cracks begin to worsen or damage the floor.

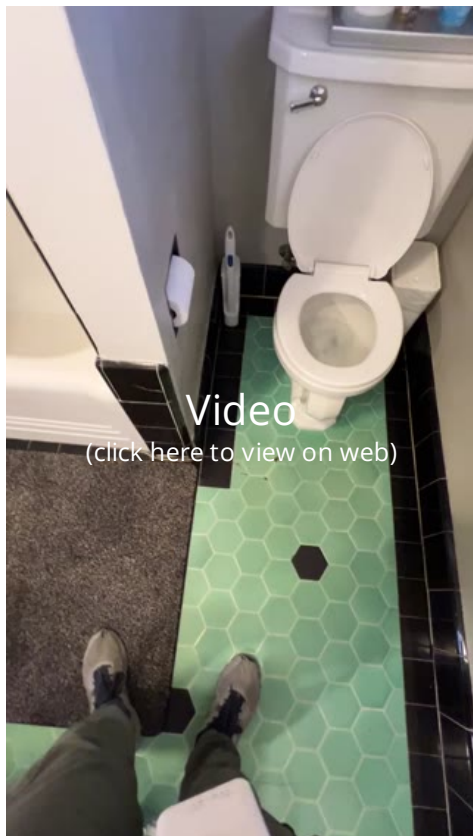
Recommendation

Contact a qualified professional.





Video  
(click here to view on web)



Video  
(click here to view on web)

### 2.5.1 Countertops & Cabinets

#### **CABINET HINGE LOOSE**

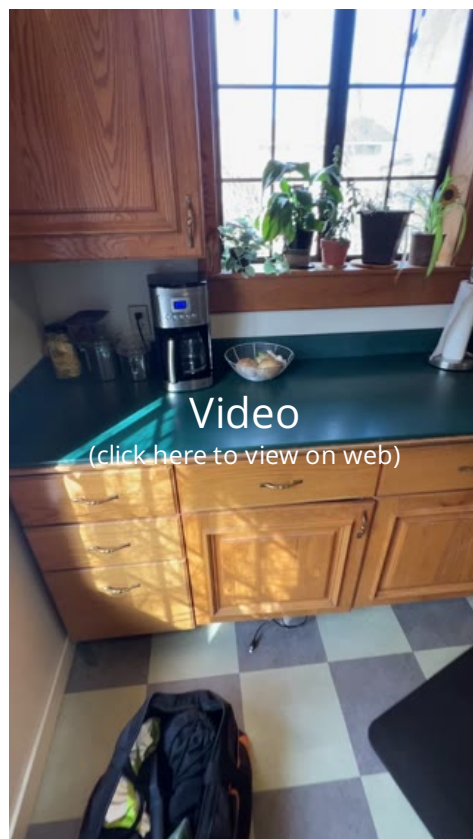
571 KITCHEN

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

2.6.1 Doors

 Recommendation

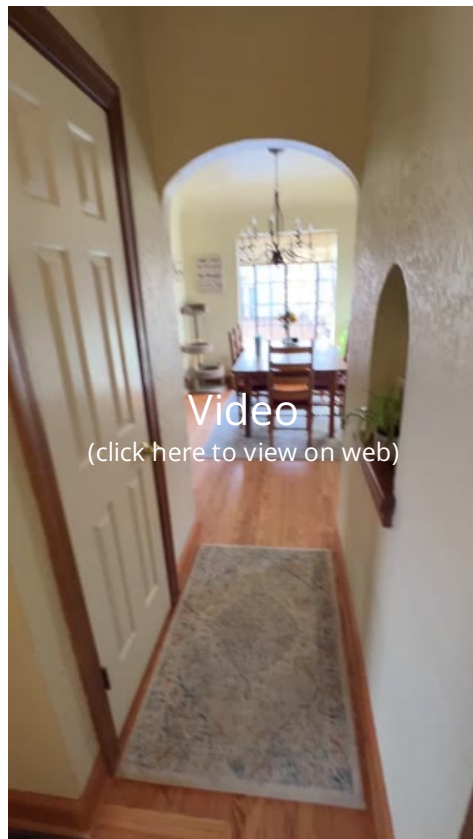
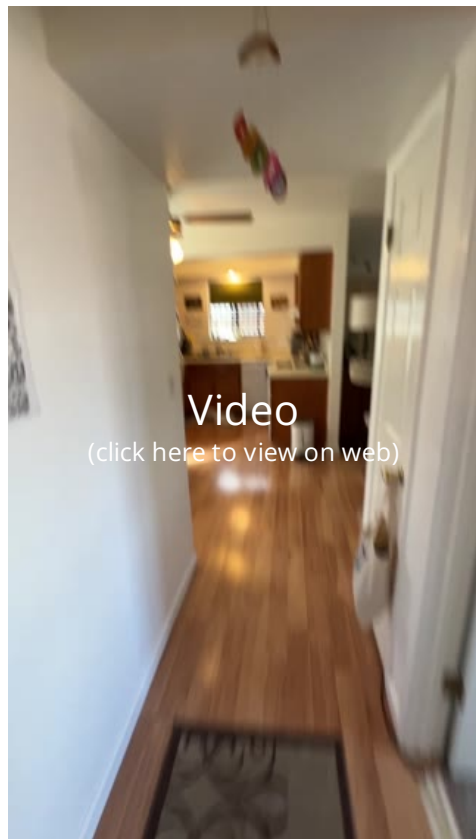
**DOOR DOESN'T LATCH**

571 1/2 BATHROOM, 571 HALLWAY CLOSET DOOR

Door doesn't latch properly at time of inspection. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified professional.



2.6.2 Doors

 Recommendation

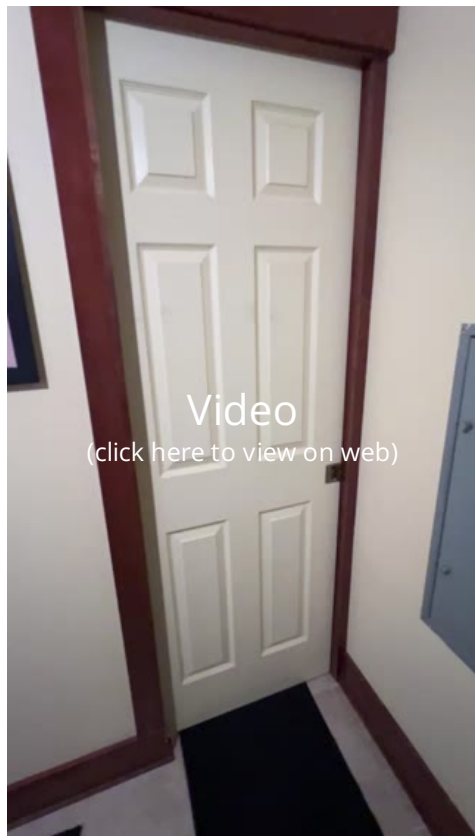
**DAMAGED DOOR KNOB**

571 DOWNSTAIRS BATHROOM

One or more door knobs were damaged. I recommend a qualified professional come and repair door knobs.

Recommendation

Contact a qualified professional.



### 2.7.1 Windows

#### **MISSING SCREEN**

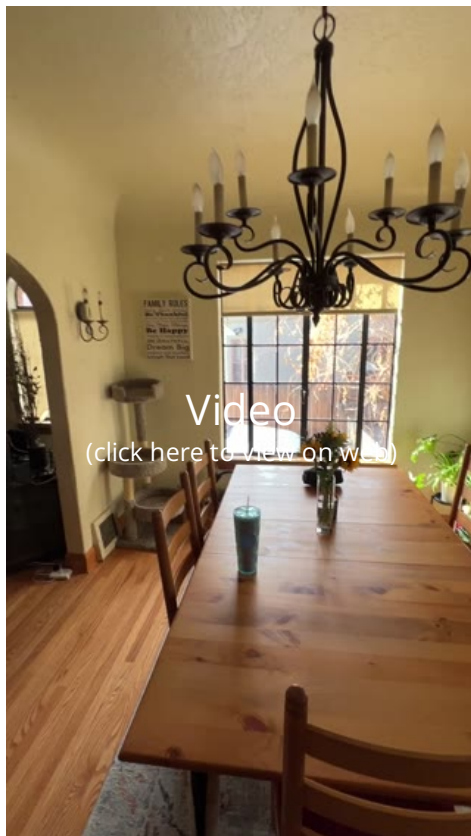
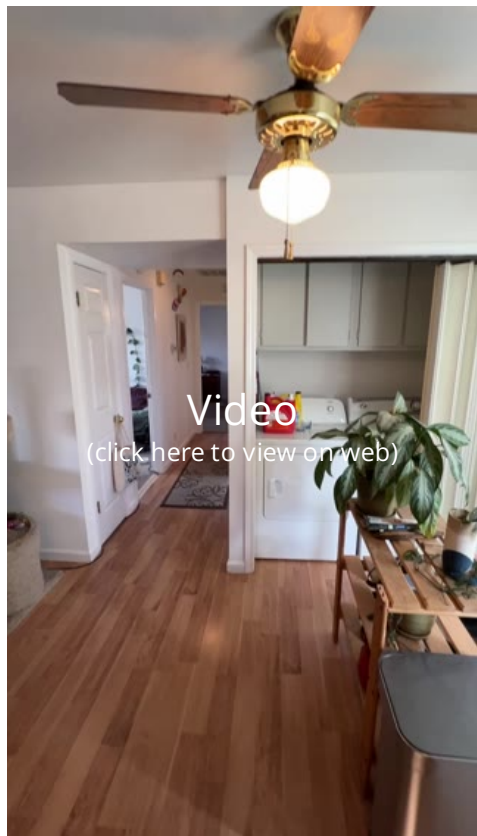
 Recommendation

571 1/2 DINING ROOM WINDOWS, 571 MAIN ROOM AND DINING ROOM WINDOWS

Window missing screen at time of inspection. Recommend replacement by a qualified professional.

Recommendation

Contact a qualified professional.



### 2.7.2 Windows

#### **DAMAGED**

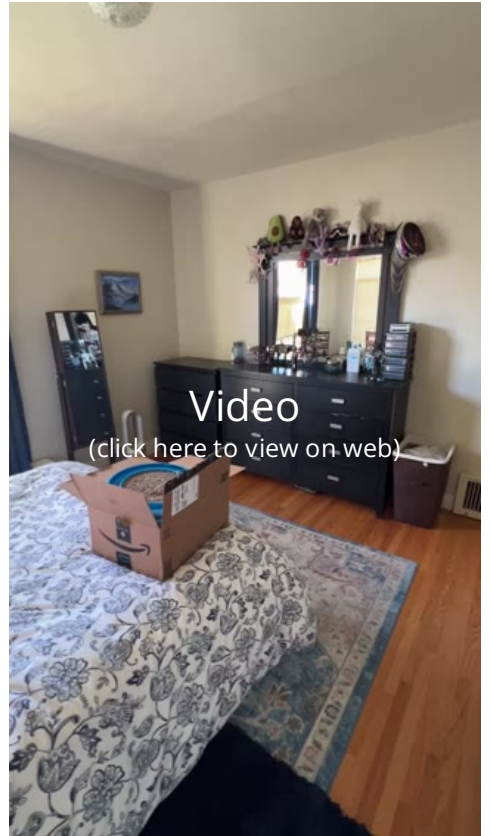
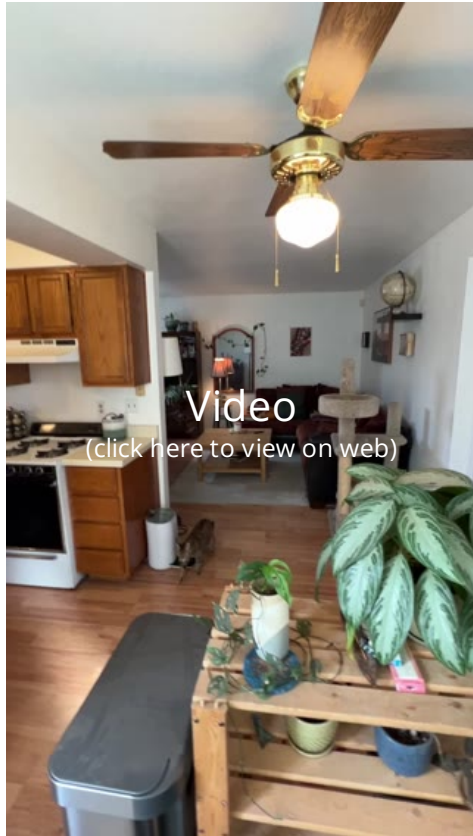
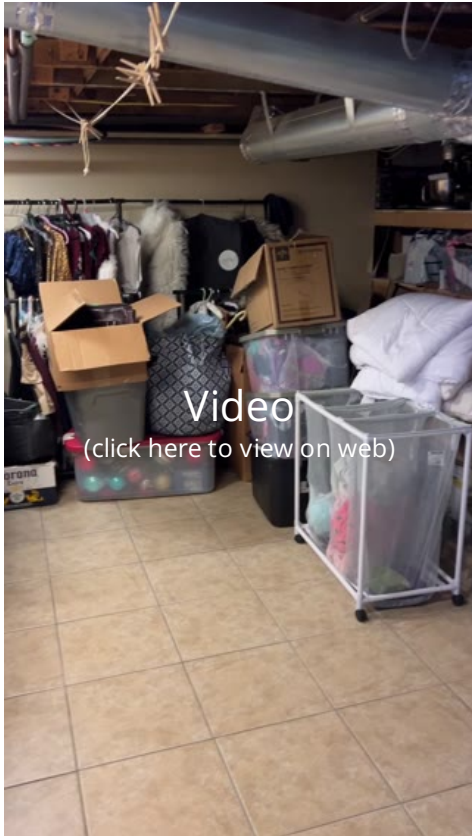
571 BASEMENT WINDOW, 571 RIGHT BEDROOM WINDOW, 571 1/2 DINING ROOM WINDOW

One or more windows appears to have general damage at time of inspection. Recommend a qualified professional repair window(s).

Recommendation

Contact a qualified professional.





## 3: BUILT-IN KITCHEN APPLIANCES

### Information

---

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented, Re-circulate





**Range/Oven/Cooktop: Range/Oven Brand**

Kenmore



**Range/Oven/Cooktop: Range/Oven Energy Source**

Gas



**Dishwasher: Brand**  
GE, Avanti



**Deficiencies**

3.1.1 Range/Oven/Cooktop

**OVEN NOT FASTENED**

571 OVEN

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified professional secure range to the floor or wall so it can't tip over.

Recommendation

Contact a qualified professional.





3.1.2 Range/Oven/Cooktop

**BURNER NOT LIGHTING**

571 1/2 OVEN BURNERS

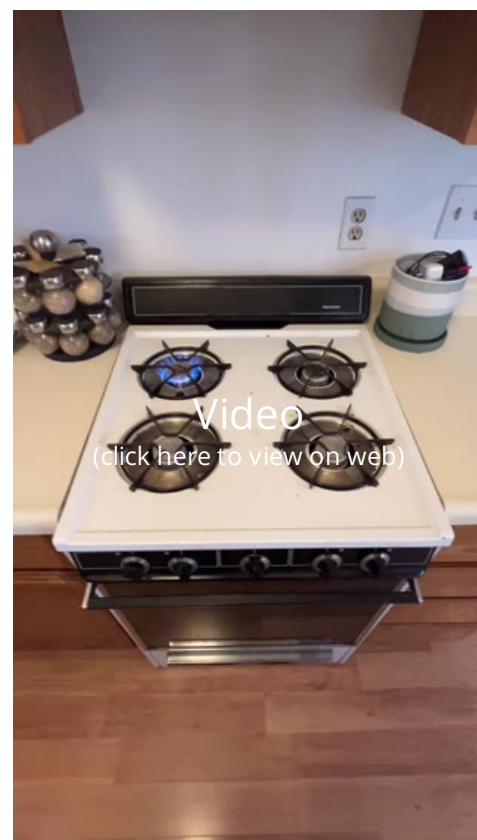
One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified professional.

 Recommendation



3.1.3 Range/Oven/Cooktop

**EXHAUST FAN INOPERABLE**

571 OVEN FAN

 Recommendation

Exhaust fan was inoperable at time of inspection. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



## 4: INSULATION & VENTILATION, ATTIC

### Information

#### Dryer Vent

Metal (Flex)



#### Ventilation: Ventilation Type (Attic, Kitchen, Bathroom, Laundry)

Gable Vents, Soffit Vents

#### Exhaust Systems: Exhaust Fans

Fan Only, Window

#### Dryer Power Source

220 Electric



# 5: PLUMBING

## Information

### Filters

Unknown

### Water Source

Public

### Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas



### Water Supply, Distribution Systems & Fixtures: Distribution Material

Unknown, Copper

### Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

### Drain, Waste, & Vent Systems: Drain Size

1 1/2"

### Sump Pump: Location

No Sump Pump Found

### Main Water Shut-off Device: Location

Front yard



### Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



### Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons





### Hot Water Systems, Controls, Flues & Vents: Location Basement, Garage



### Hot Water Systems, Controls, Flues & Vents: Manufactured Date

2022-07-01

571:2022

571 1/2: Unknown

If no manufacture date is labeled on the manufacturer label, the manufacture date is unknown.

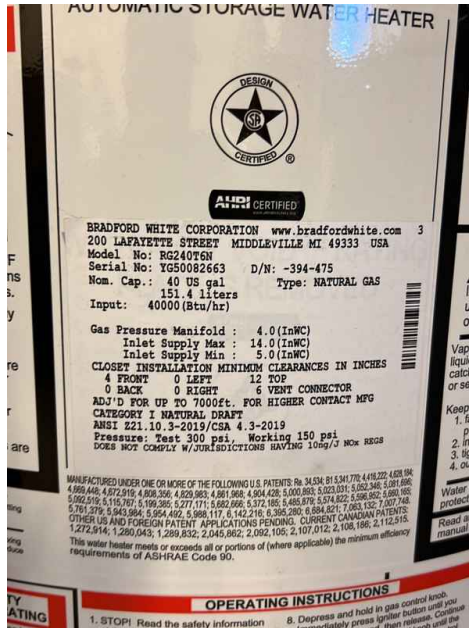


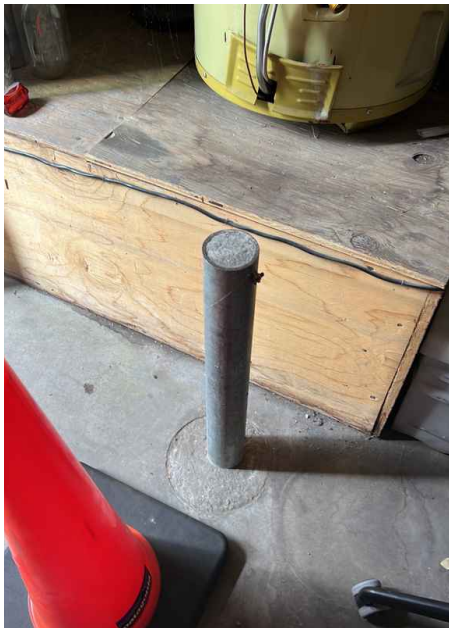
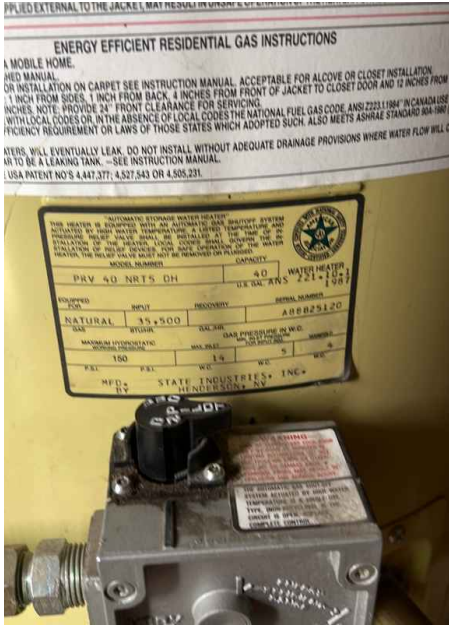
### Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.





## Drain, Waste, & Vent Systems: Material

ABS, PVC

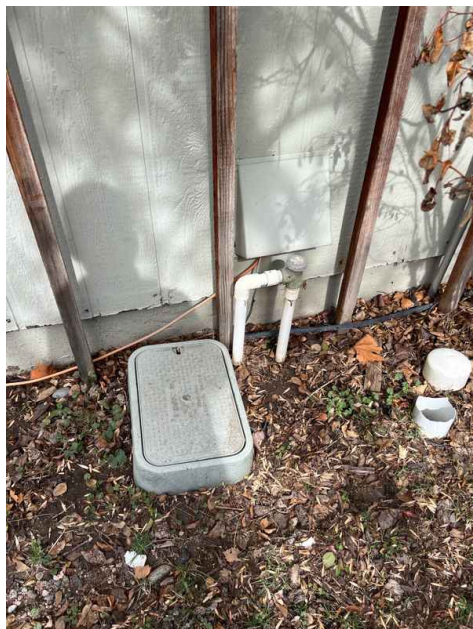
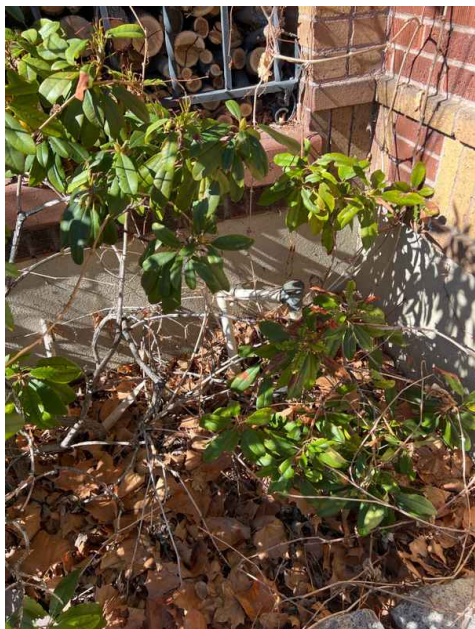


## Limitations

General

### **SPRINKLERS AND ASSOCIATED PLUMBING OUT OF SCOPE**

Sprinklers and associated plumbing are out of scope.



Fuel Storage & Distribution Systems

**UNIT NOT INSPECTED**

Unit not inspected.



Water Supply, Distribution Systems & Fixtures

**WATER SUPPLY LINE MATERIAL INACCESSIBLE**

Water supply line material is inaccessible at time of inspection.

**Deficiencies**

5.2.1 Fuel Storage & Distribution Systems

**GAS METER INACCESSABLE**

571 1/2 GAS METER



Gas meter inaccessible at time of inspection. In an emergency, your gas meter and gas meter shut off valve need to be accessible. I recommend a qualified professional come and create access to this gas meter and more importantly the shut off valve.

Recommendation

Contact a qualified professional.



### 5.3.1 Hot Water Systems, Controls, Flues & Vents

#### **NO DRIP PAN AND DRAIN**

571 DRAIN AND 571 1/2 DRIP PAN

No drip pan drain was present at time of inspection. Recommend installation by a qualified plumber.

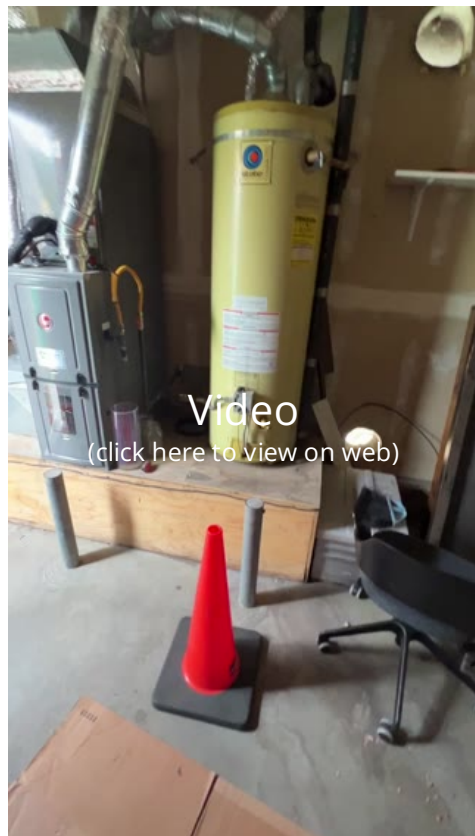
Recommendation

Contact a qualified professional.





Video  
(click here to view on web)



Video  
(click here to view on web)

5.3.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

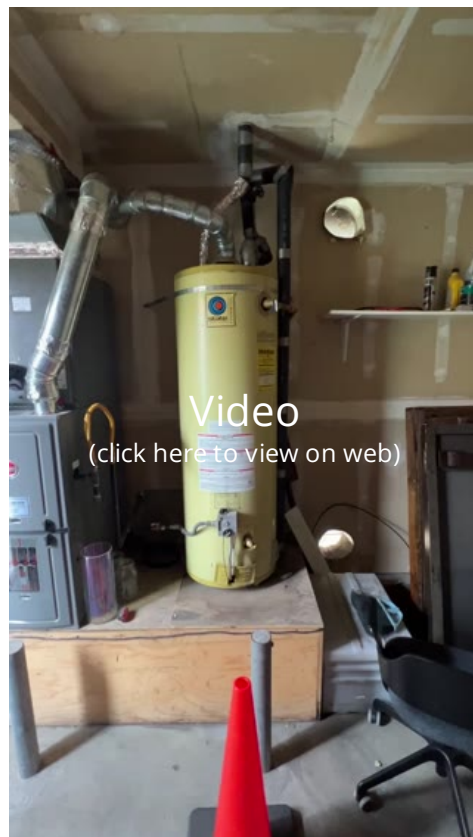
**WATER HEATER MISSING SAFETY SECURE STRAPS**

571 1/2 WATER HEATER

Water heater was missing safety secure straps at time of inspection. I recommend a qualified professional install safety secure straps in order to secure your water heater.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

5.3.3 Hot Water Systems, Controls, Flues & Vents

 Recommendation

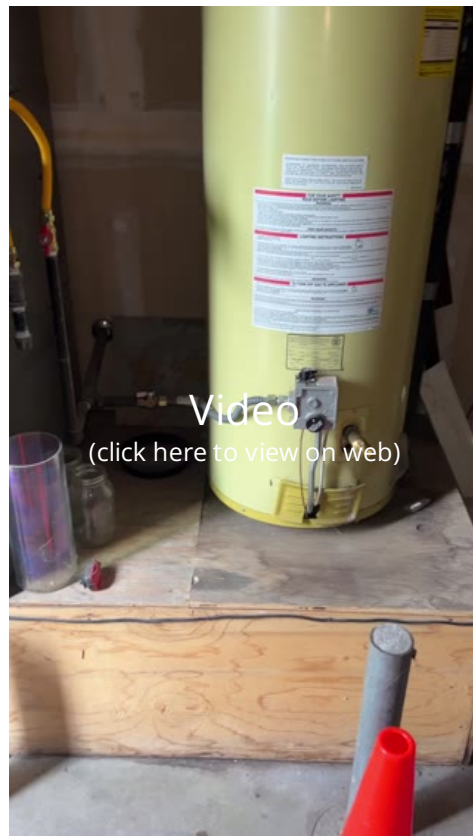
**NO SEDIMENT TRAP**

571 1/2 WATER HEATER

No sediment trap was visible at time of inspection. I recommend a qualified professional evaluate and install a sediment trap.

Recommendation

Contact a qualified professional.



5.5.1 Drain, Waste, & Vent Systems

 Recommendation

**HOT/COLD SWITCHED**

MAIN HOME 571 BASEMENT BATHROOM SINK

Hot and cold water lines were switched at time of inspection. I recommend a qualified professional repair so that hot and cold water lines are on the correct sides of the appliance.

Recommendation

Contact a qualified professional.



5.5.2 Drain, Waste, & Vent Systems

 Recommendation

**SINK - POOR DRAINAGE**

571 UPSTAIRS BATHROOM SINK

Sink had slow/poor drainage at time of inspection. Recommend a qualified plumber repair.

Recommendation

Contact a qualified professional.





5.5.3 Drain, Waste, & Vent Systems

**SHOWER HEAD LEAKING**

571 1/2 BATHROOM SHOWERHEAD

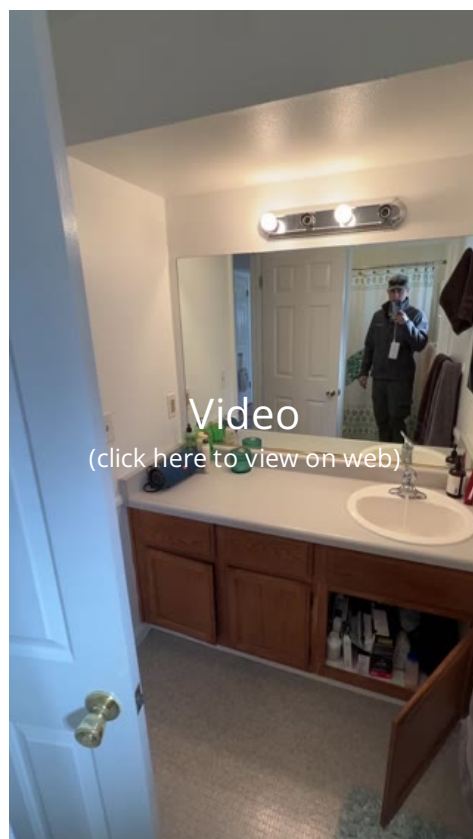
Showerhead was leaking at time of inspection. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.5.4 Drain, Waste, & Vent Systems

**TOILET LOOSE**

BASEMENT TOILET AND MAIN HOME 571

Toilet loose at time of inspection. Recommend a qualified professional evaluate and fasten/secure the toilet to the ground so it does not move.

Recommendation

Contact a qualified professional.



Recommendation



### 5.5.5 Drain, Waste, & Vent Systems

#### **NO HIGH LOOP**

571 DRAIN FROM DISHWASHER TO GARBAGE DISPOSAL

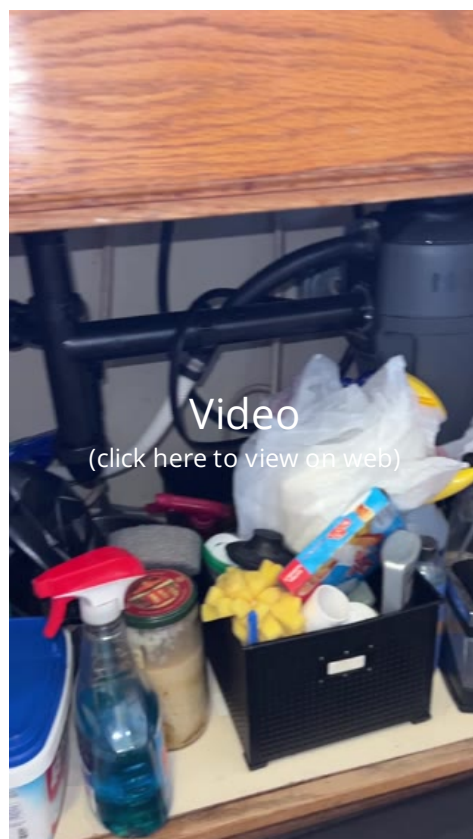
Dishwasher does not have high loop at time of inspection. Recommend a qualified professional instal a high loop from the dishwasher draining into the garbage disposal.

Recommendation

Contact a qualified professional.



Recommendation



Video

(click here to view on web)

### 5.5.6 Drain, Waste, & Vent Systems

#### **SINK CRACKED/LEAKING**

571 BASEMENT LAUNDRY ROOM SINK

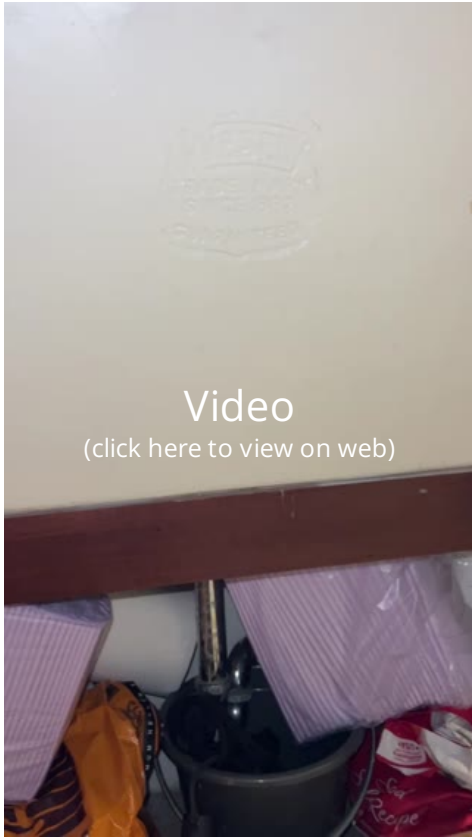
Basement laundry room sink in main home 571 appears to be cracked at time of inspection. I recommend a qualified professional evaluate and repair as needed. Active water is leaking from the sink.

Recommendation

Contact a qualified professional.



Recommendation



Video  
(click here to view on web)

# 6: ELECTRICAL

## Information

---

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**

None Found

**Service Entrance Conductors: Electrical Service Conductors**

Overhead



**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20**

AMP

Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**

Conduit

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Sideyard



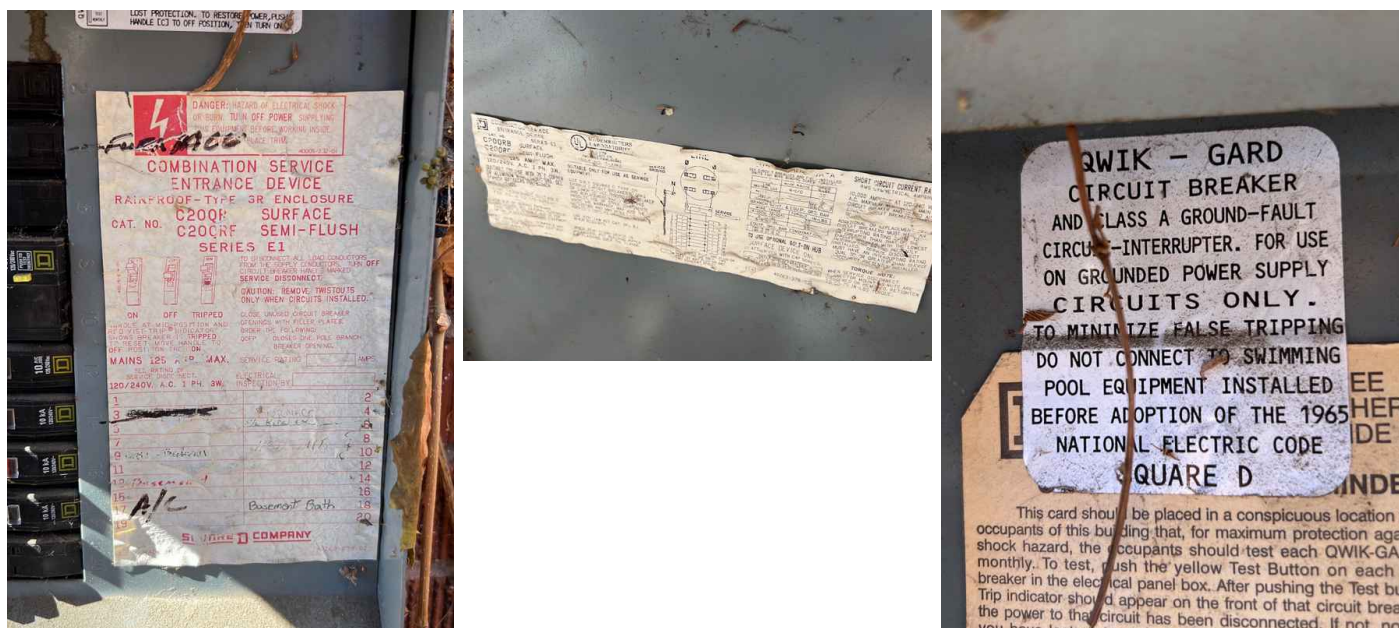
### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

100 AMP

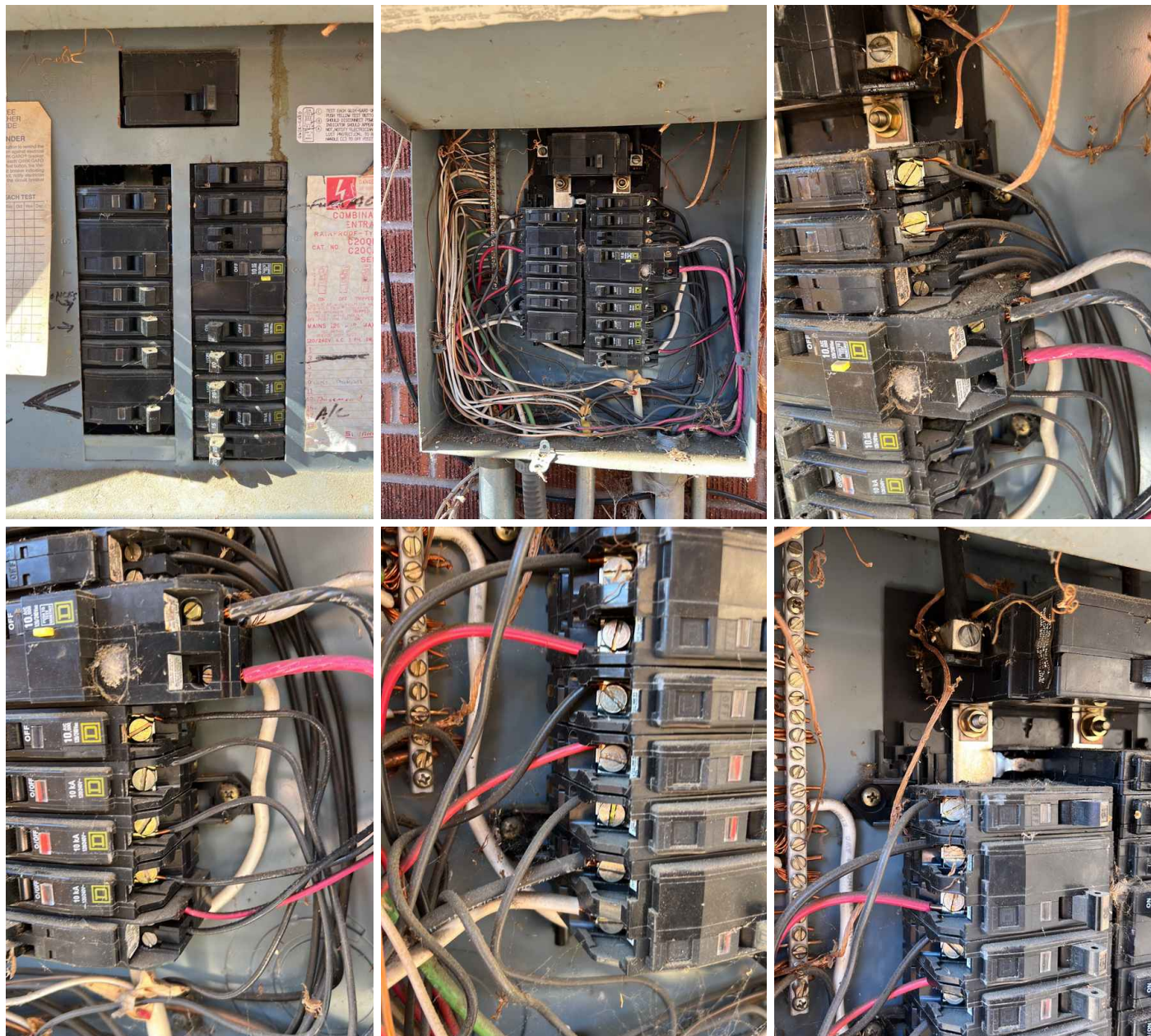


### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker



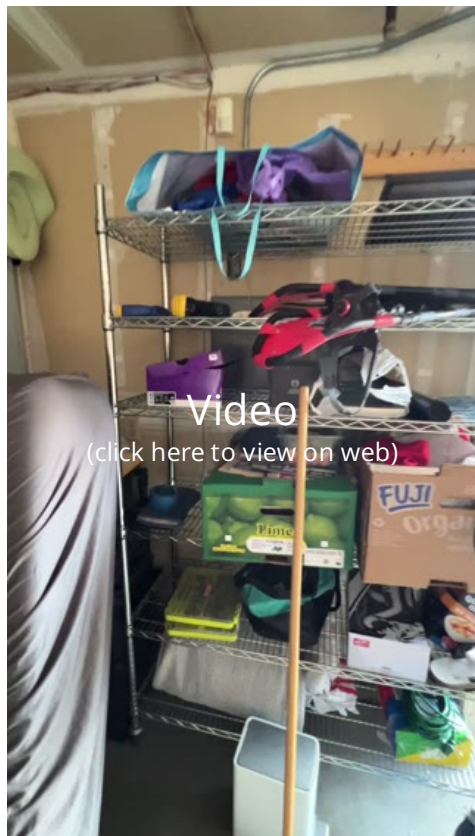
### Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

#### **ELECTICAL PANEL INACCESSIBLE**

57 1 1/2 GARAGE ELECTRICAL PANEL

Electrical panel was inaccessible at time of inspection. I recommend a qualified professional evaluate the electrical panel when it becomes accessible.



Service Entrance Conductors

### **SERVICE CONDUCTORS INACCESSIBLE**

Service conductors inaccessible.

Lighting Fixtures, Switches & Receptacles

### **RECEPTACLES INACCESSIBLE**

Many receptacles throughout the home may be inaccessible for inspection. Any 2 pronged outlets may be inaccessible as well.

## **Deficiencies**

6.1.1 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device



### **MISSING LABELS ON PANEL**

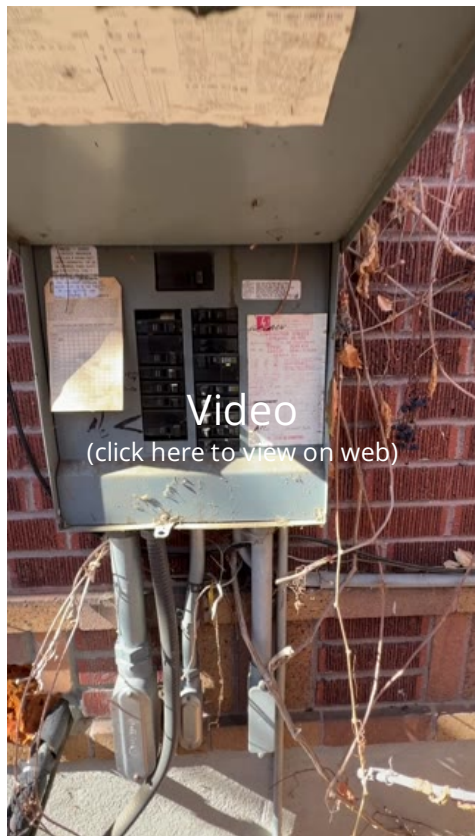
571 ELECTRICAL PANEL

At the time of inspection, panel was missing adequate labeling.  
Recommend a qualified professional identify and map out locations.

Recommendation

Contact a qualified professional.





6.1.2 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device

 Recommendation

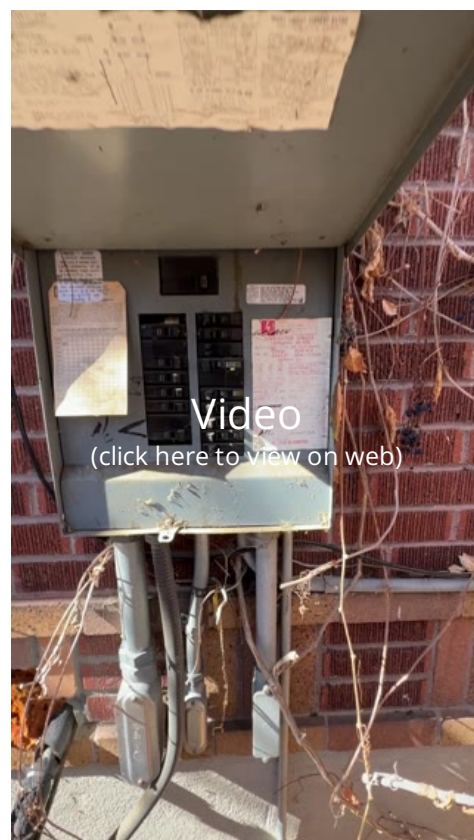
**KNOCKOUTS MISSING**

571 ELECTRICAL PANEL

Knockouts are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified professional.



6.1.3 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device

 Recommendation

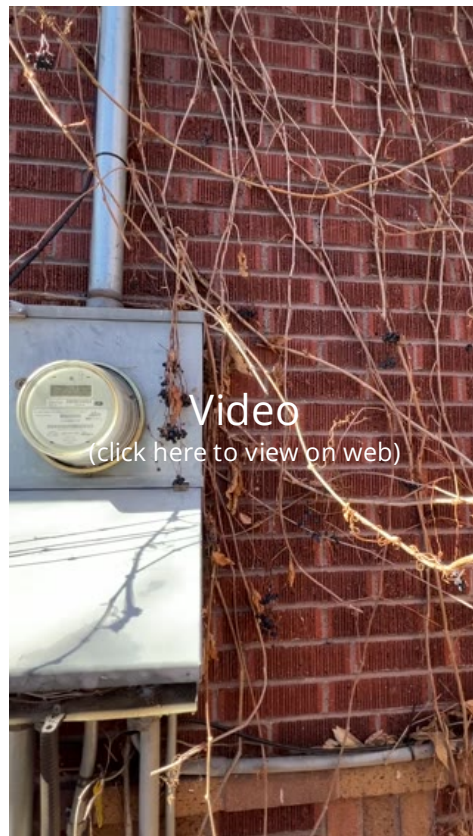
### VEGETATION IN ELECTRICAL PANEL

571 ELECTRICAL PANEL

Main home electrical panel appears to be ingrown with vegetation. I recommended qualified professional evaluate and repair as needed. Vegetation should not be growing on the structure or within the electrical panel.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

6.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

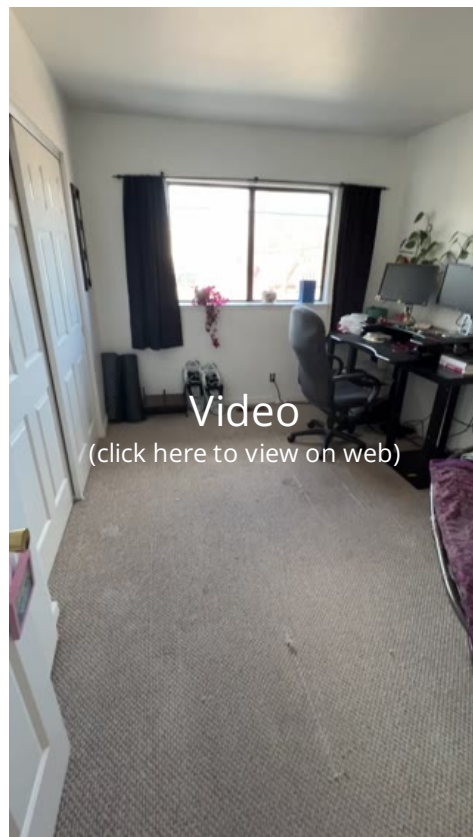
### COVER PLATES MISSING

571 1/2 FIRST BEDROOM OULET

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

6.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

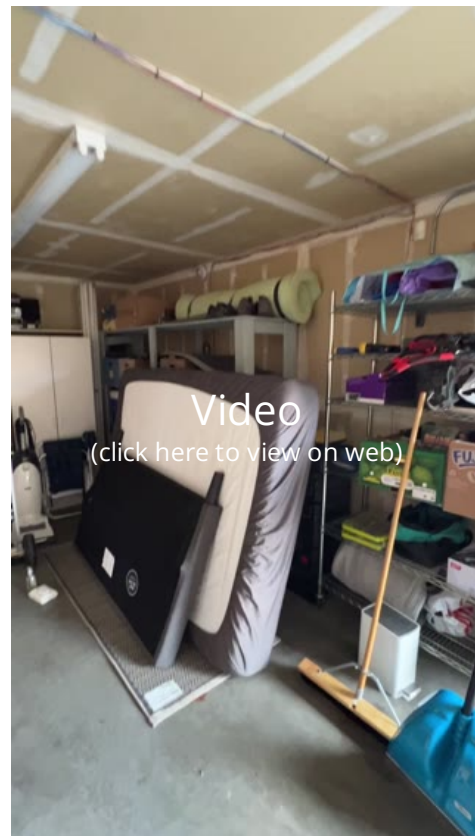
### RECEPTACLE NOT RESPONDING

571 1/2 LARGE GARAGE OUTLETS

Receptacles not responding at time of inspection. I recommend a qualified professional repair the electrical outlet.

Recommendation

Contact a qualified professional.



#### 6.5.1 GFCI & AFCI

### **NO GFCI PROTECTION INSTALLED**

571 1/2 SMALL GARAGE OUTLET, KITCHEN AND BATHROOM OUTLET

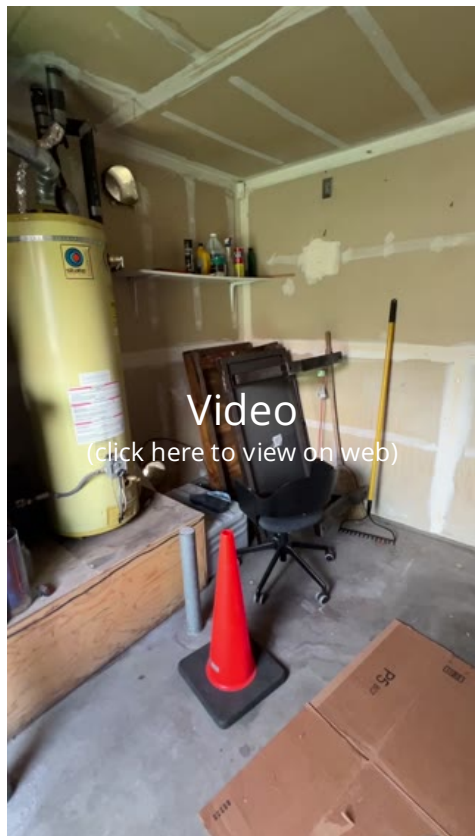
No GFCI protection present in on or more locations where required. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations that are required.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

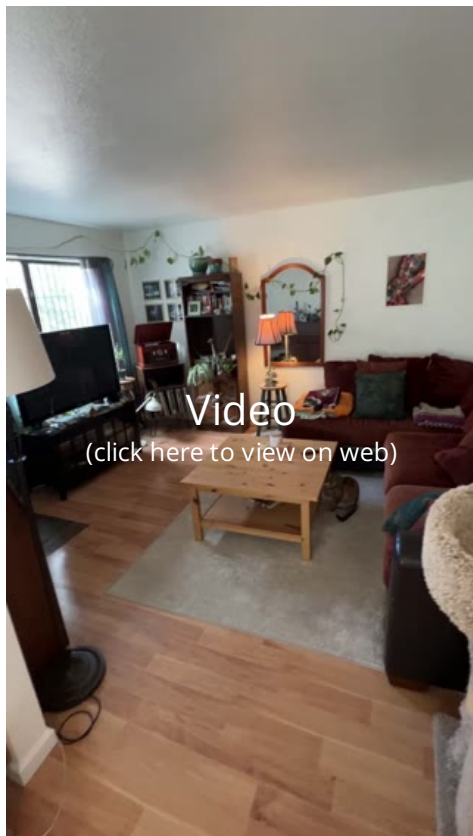
Recommendation

Contact a qualified professional.





Video  
(click here to view on web)



Video  
(click here to view on web)



Video  
(click here to view on web)

### 6.6.1 Smoke Detectors

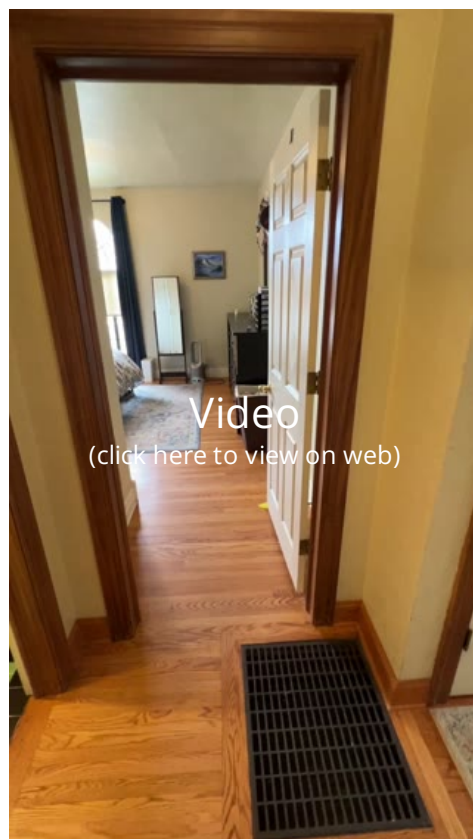
## NO SMOKE DETECTOR

571 MAIN HOME

No smoke detector was found in one or more required places at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

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# 7: HEATING

## Information

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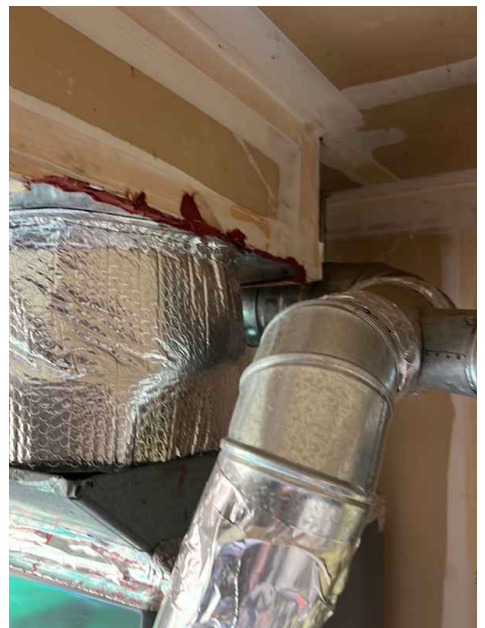
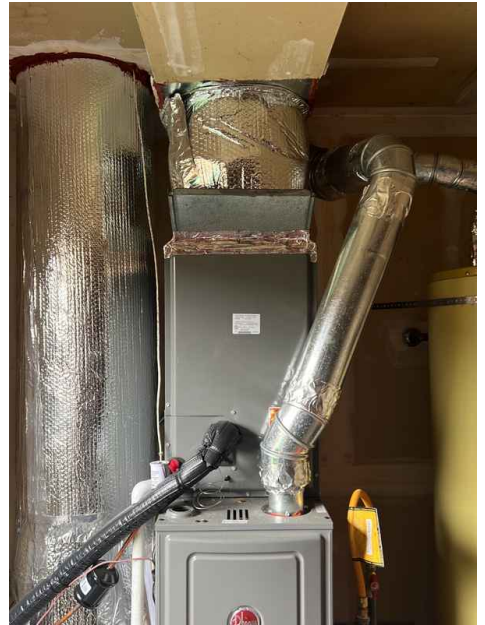
**Equipment: Energy Source**  
Gas

**Equipment: Heat Type**  
Forced Air

**Distribution Systems: Ductwork**  
Non-insulated

**Equipment: Brand**  
Carrier, Rheem





### Equipment: Manufactured Date

2022-06-01

571: 01/1990

571 1/2: 06/2022

If no manufacture date is labeled on the manufacturer label, the manufacture date is unknown.



## Deficiencies

### 7.1.1 Equipment

#### **NO SEDIMENT TRAP**

571 FURNACE

No sediment trap was found at time of inspection. I recommend a qualified professional evaluate and install a sediment trap on the gas line.

Recommendation

Contact a qualified professional.

 Recommendation





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# 8: COOLING

## Information

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**Cooling Equipment: Energy**

**Source/Type**

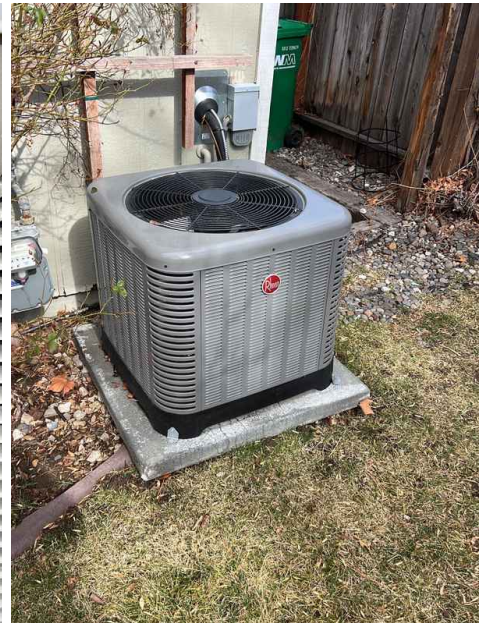
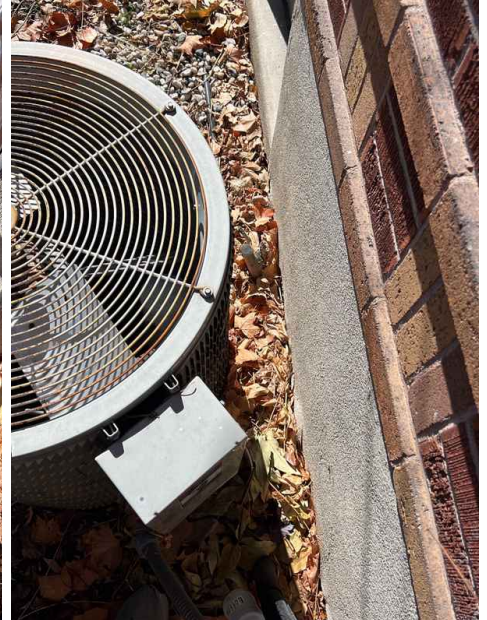
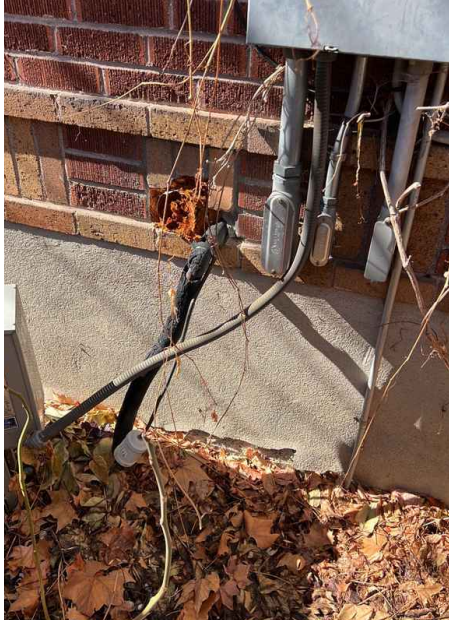
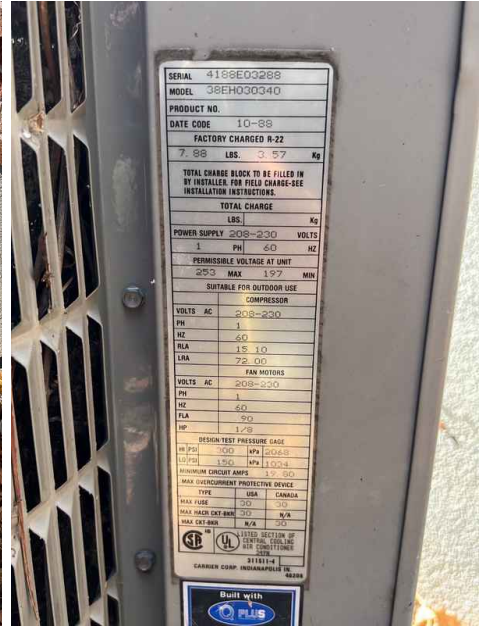
Electric

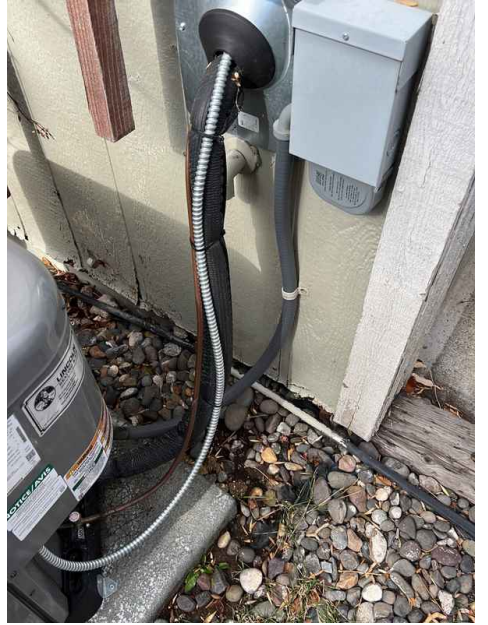
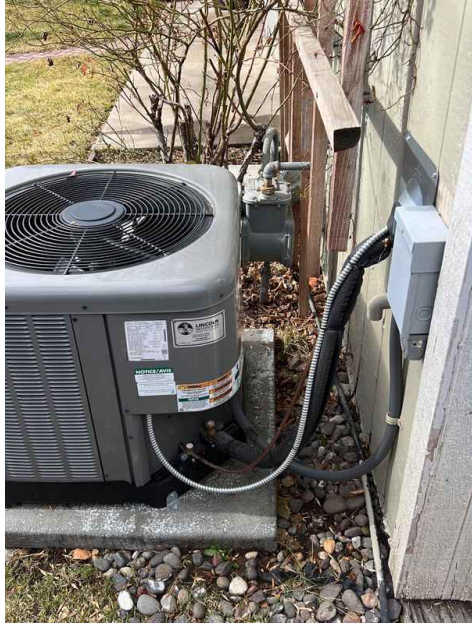
**Distribution System:**

**Configuration**

Split

### Cooling Equipment: Brand Carrier, Rheem



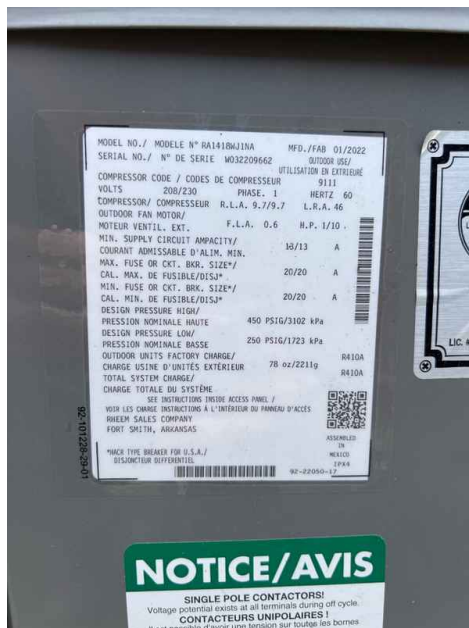
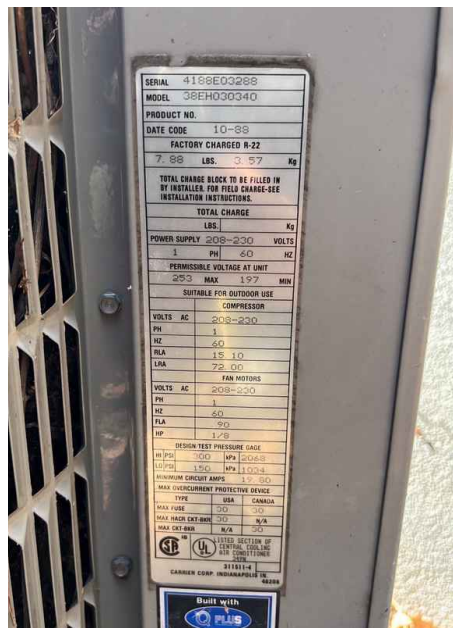


### Cooling Equipment: Manufactured Date

1988-10-01

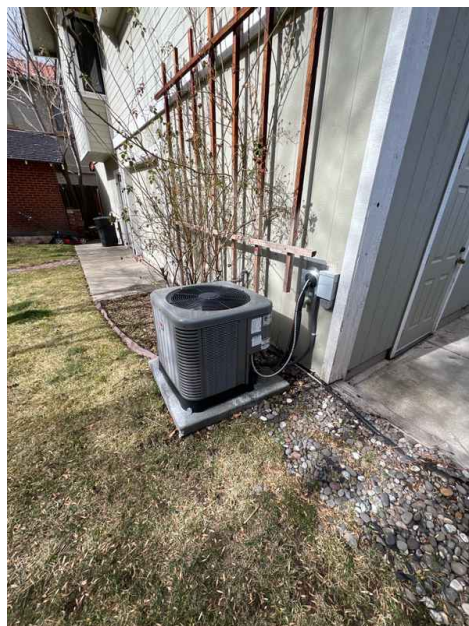
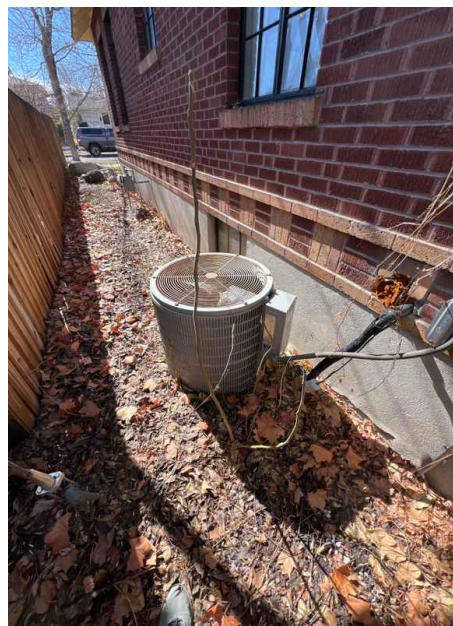
571: 10/01/1988

571 1/2: 01/2022



### Cooling Equipment: Location

Sideyard



### Limitations

Cooling Equipment

#### LOW TEMPERATURE

The AC unit was not tested at time of inspection due to low outdoor temperatures. Testing the unit may cause damage when temperatures are low. I recommend having this inspected when temperatures rise consistently above 65 degrees by a qualified professional.

## Deficiencies

### 8.1.1 Cooling Equipment

#### **WALL PENETRATION NOT SEALED**

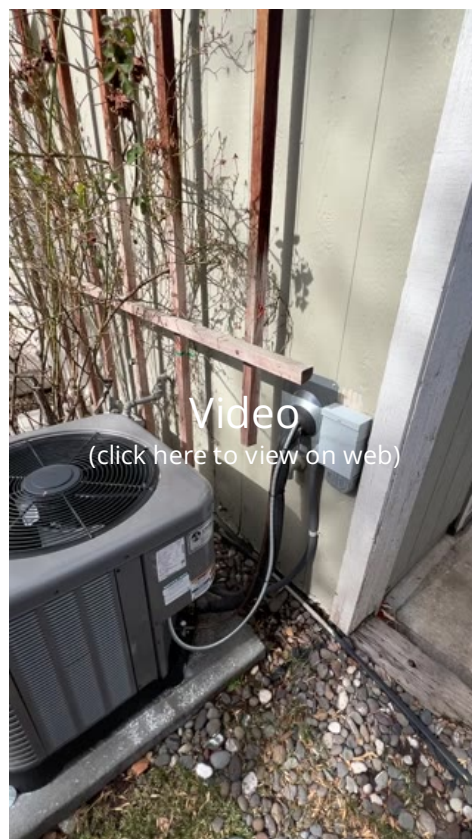
AC UNIT 571 1/2

The AC unit has associated plumbing that penetrates the wall of the home. This wall penetration is not sealed up properly. Water and wildlife can enter through this hole if not properly sealed up. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

 Recommendation



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# 9: EXTERIOR

## Information

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### Inspection Method

Visual

### Exterior Wall Components (Siding, Flashing, Molding & Trim): Siding Style

Panels, Vertical, Horizontal

### Decks, Balconies, Porches & Steps: Material

Wood, Metal, Other

### Exterior Wall Components (Siding, Flashing, Molding & Trim): Siding Material Brick, Engineered Wood

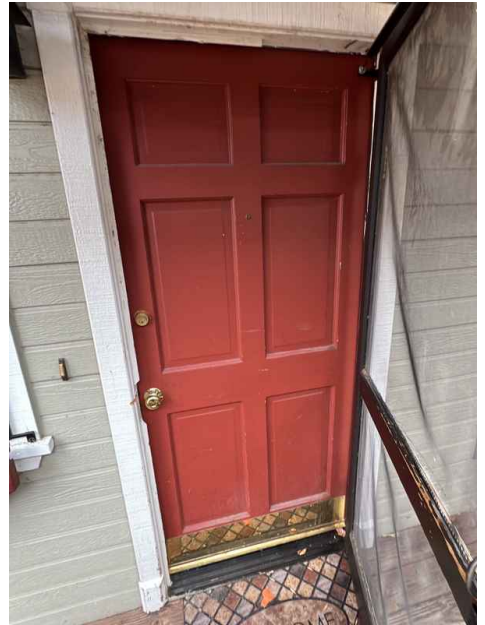
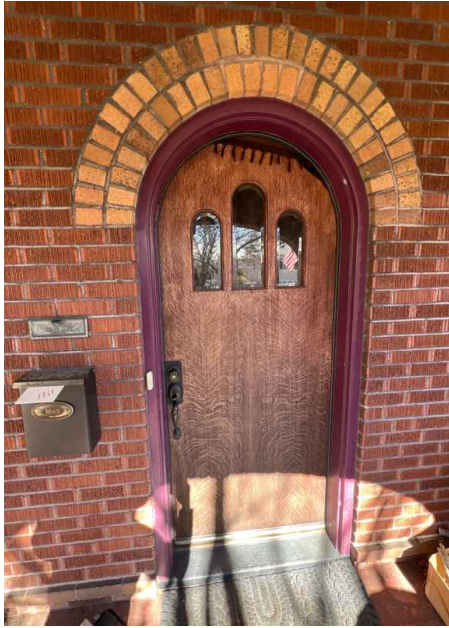






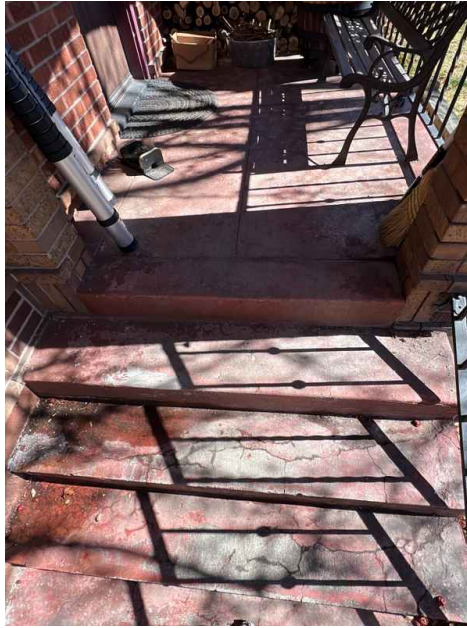
### Exterior Window & Doors: Exterior Entry Door

Wood



### Walkways, Patios & Driveways: Driveway Material

Concrete, Brick



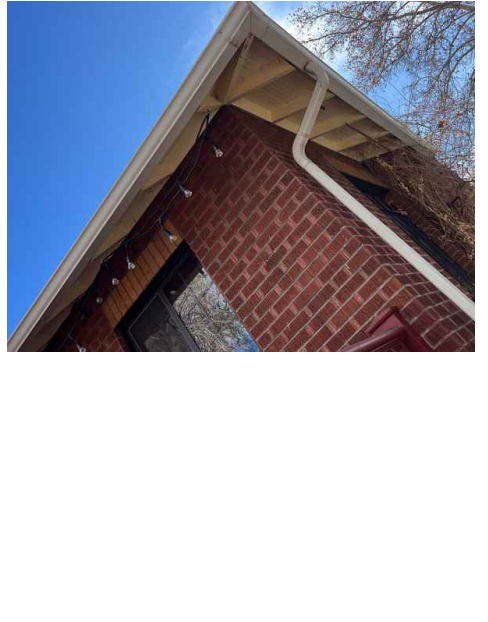
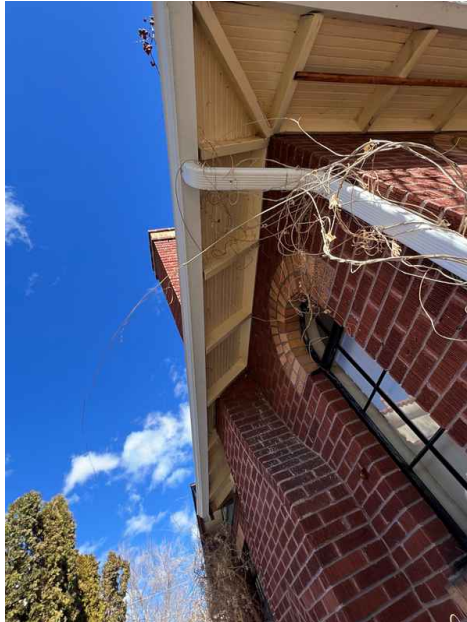
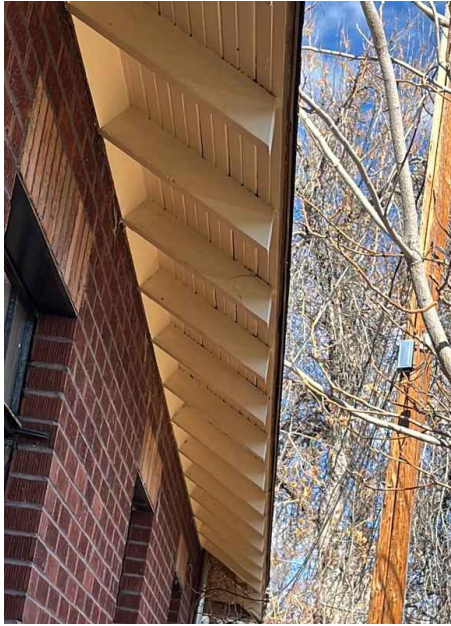
### Decks, Balconies, Porches & Steps: Appurtenance

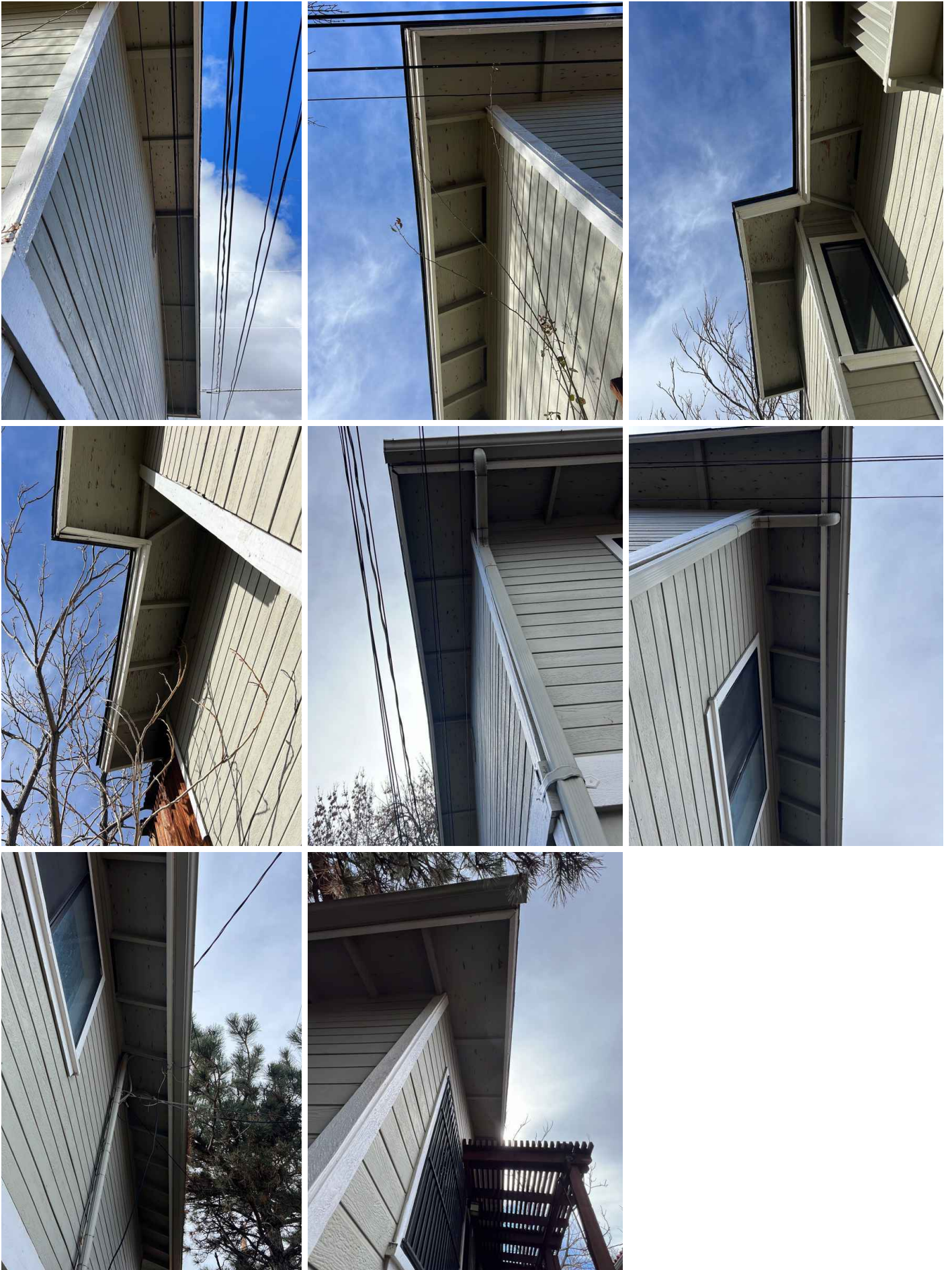
Wall/Fence, Deck with Steps, Shed, Trailer, BBQ, Garden Bed, All Other Structures



### Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Photos

Eaves, Soffits and Fascia Photos



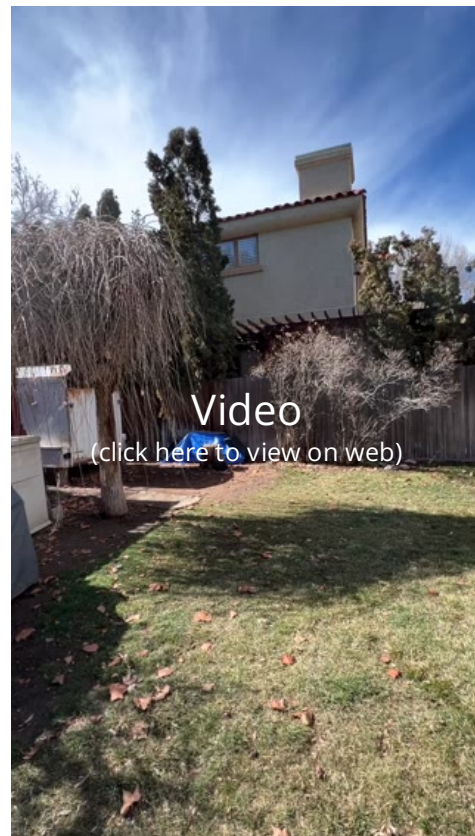


## Limitations

Decks, Balconies, Porches & Steps

## ALL APPURTENANCE OUT OF SCOPE

All appurtenance out of scope.



## Deficiencies

9.1.1 Exterior Wall Components (Siding, Flashing, Molding & Trim)

### VEGETATION TOO CLOSE TO STRUCTURE

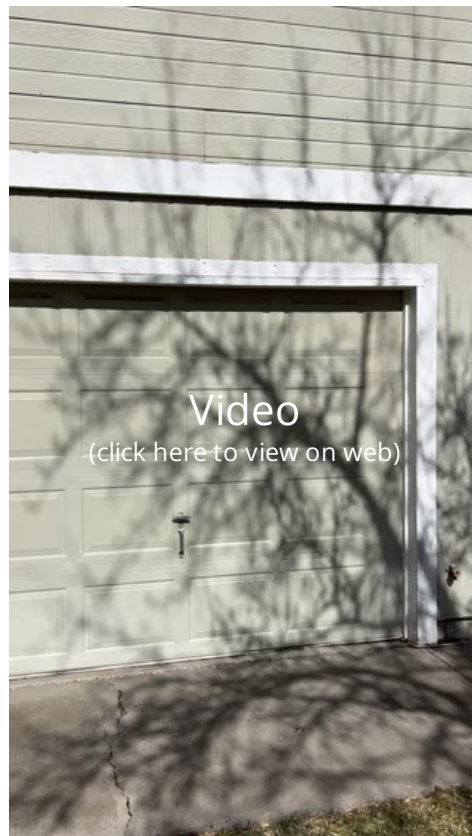
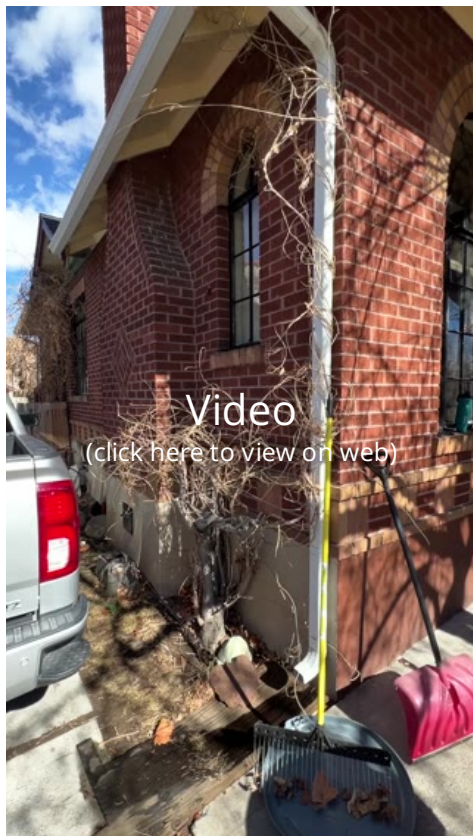
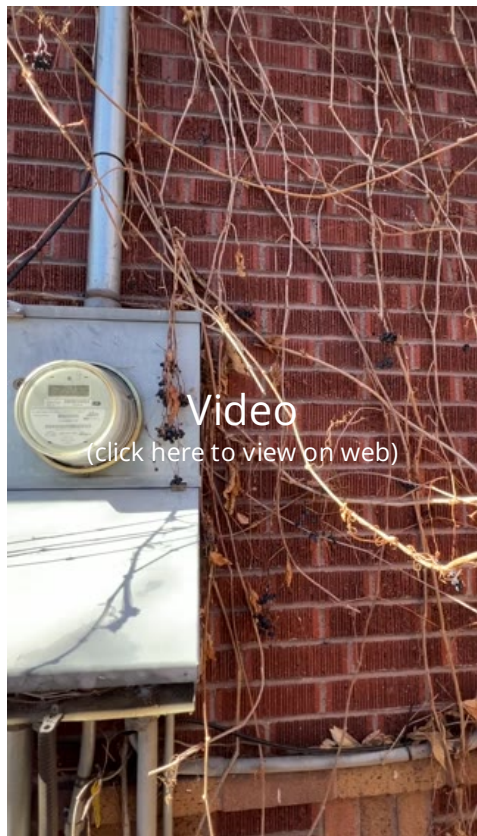
SEE VIDEOS

Vegetation was too close to structure at time of inspection. I recommend a qualified professional trim all vegetation back at least 1 foot away from the exterior wall components of the home. Vegetation can damage exterior wall components overtime.

Recommendation

Contact a qualified professional.





9.1.2 Exterior Wall Components (Siding, Flashing, Molding & Trim)

 Recommendation

**MINOR DAMAGE**

FIRST FOOT OF BACKYARD EXTERIOR SIDING FOR 571 1/2

Exterior siding appeared to have minor damage at time of inspection. I recommend having a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.





9.2.1 Exterior Window & Doors

**NON TEMPERED GLASS**

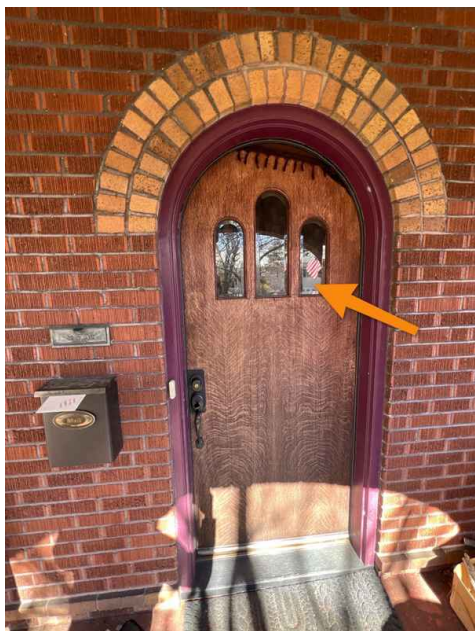
FRONT AND BACK DOOR ON 571

 Recommendation

One or more doors appear to have non-tempered glass at time of inspection. I recommend a qualified professional evaluate and repair as needed. Tempered glass provide safety to the occupants within the home in case the glass breaks.

Recommendation

Contact a qualified professional.



9.2.2 Exterior Window & Doors

**BROKEN GLASS**

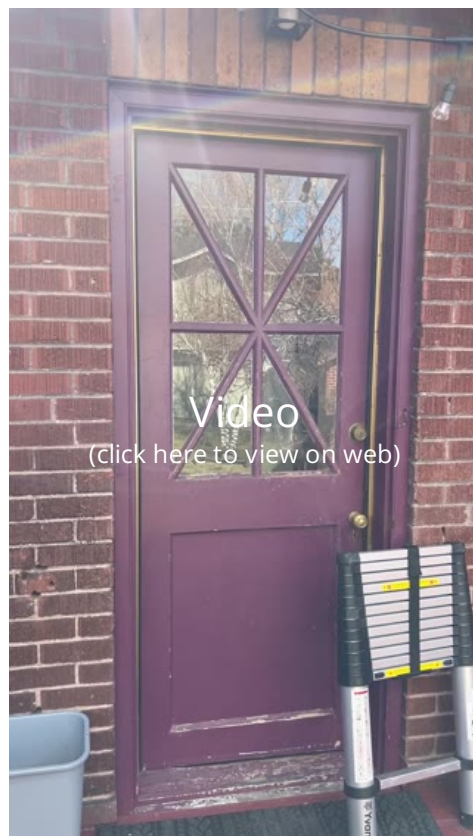
BACK DOOR ON 571

 Recommendation

Back door on main home appears to have broken glass at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



9.3.1 Walkways, Patios & Driveways

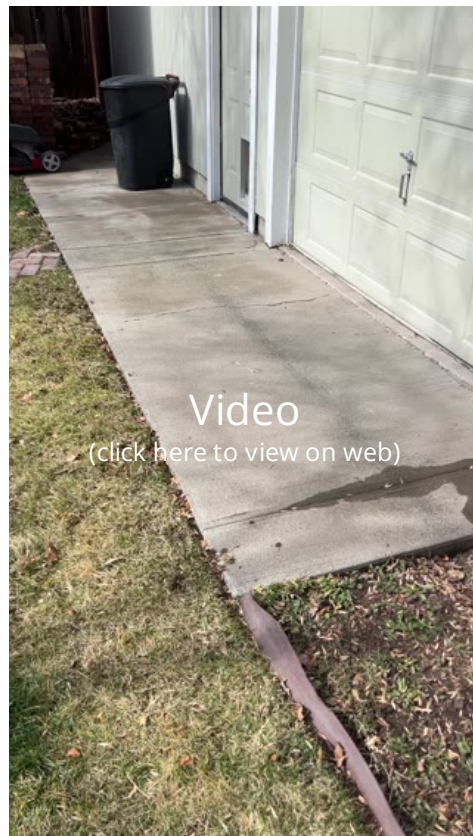
**WALKWAY CRACKING - MINOR**

571 1/2 BACK WALKWAY

Minor cosmetic cracks observed at time of inspection. Recommend monitor and/or have a qualified professional patch/seal as needed.

Recommendation

Contact a qualified professional.



9.3.2 Walkways, Patios & Driveways

**DRIVEWAY CRACKING**

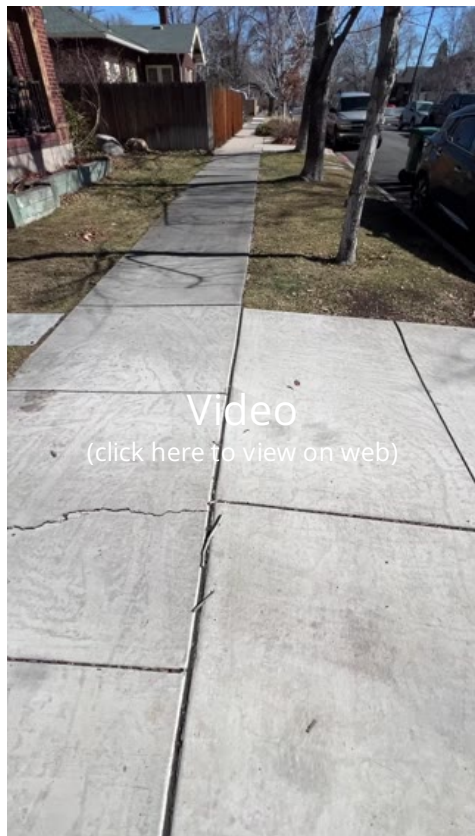
BOTH DRIVEWAYS

Cracks observed at time of inspection. Recommend concrete contractor evaluate and repair as needed.

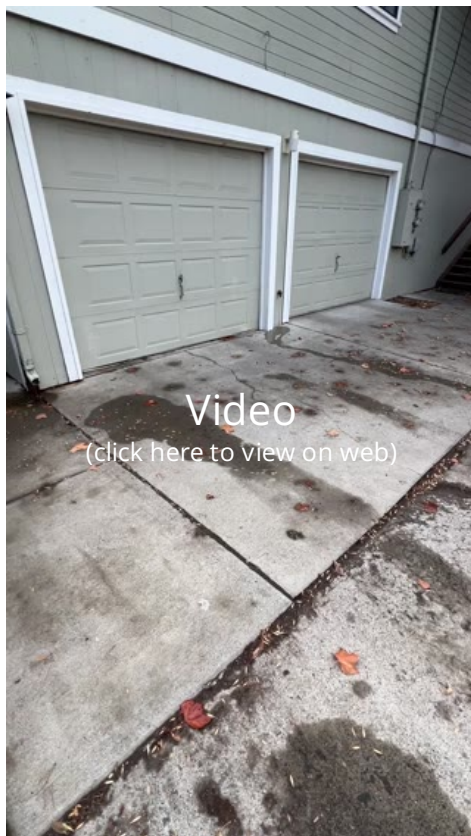
Recommendation

Contact a qualified professional.





Video  
(click here to view on web)



Video  
(click here to view on web)

9.5.1 Eaves, Soffits & Fascia

**PAINT/FINISH FAILING**

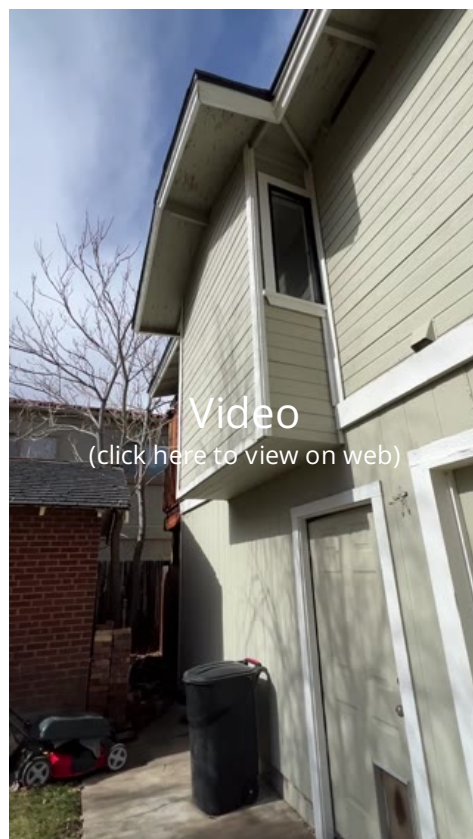
571 1/2 BACKYARD FASCIA

The paint or finish was failing at time of inspection. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished by a qualified professional.

Recommendation

Contact a qualified professional.

 Recommendation



Video  
(click here to view on web)

9.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

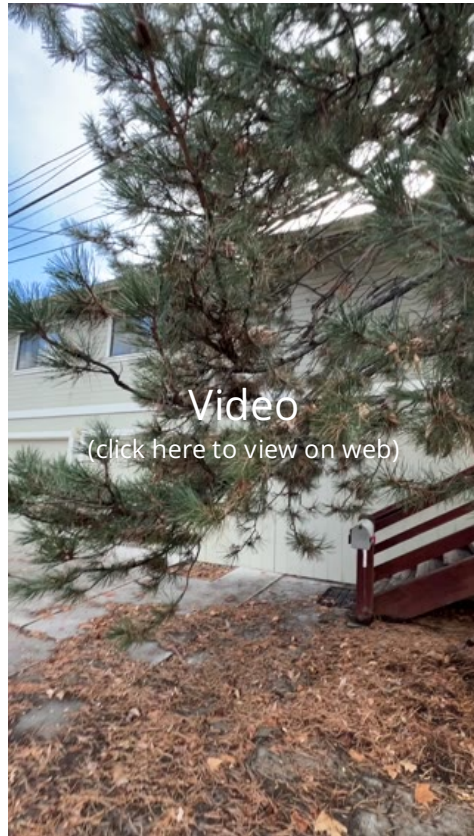
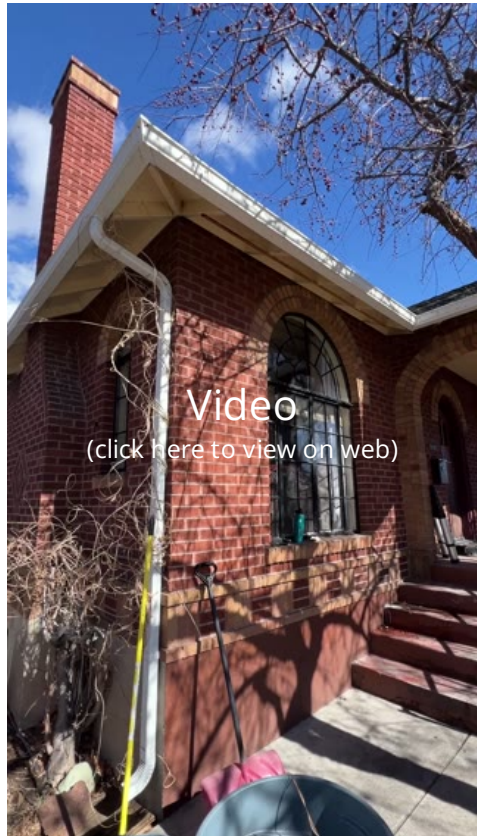
**TREE OVERHANG**

SEE VIDEOS

Trees observed hanging over or near the roof at time of inspection. This can cause damage to the roof and possibly prevent proper drainage. Recommend a qualified professional evaluate and trim as needed.

Recommendation

Contact a qualified professional.



# 10: SITE OF STRUCTURE

# 11: ROOF

## Information

### Inspection Method

Roof, Drone

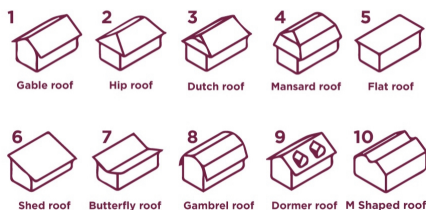
### Roof Type/Style

Combination

### Flashings: Material

Metal

### Types of roofs



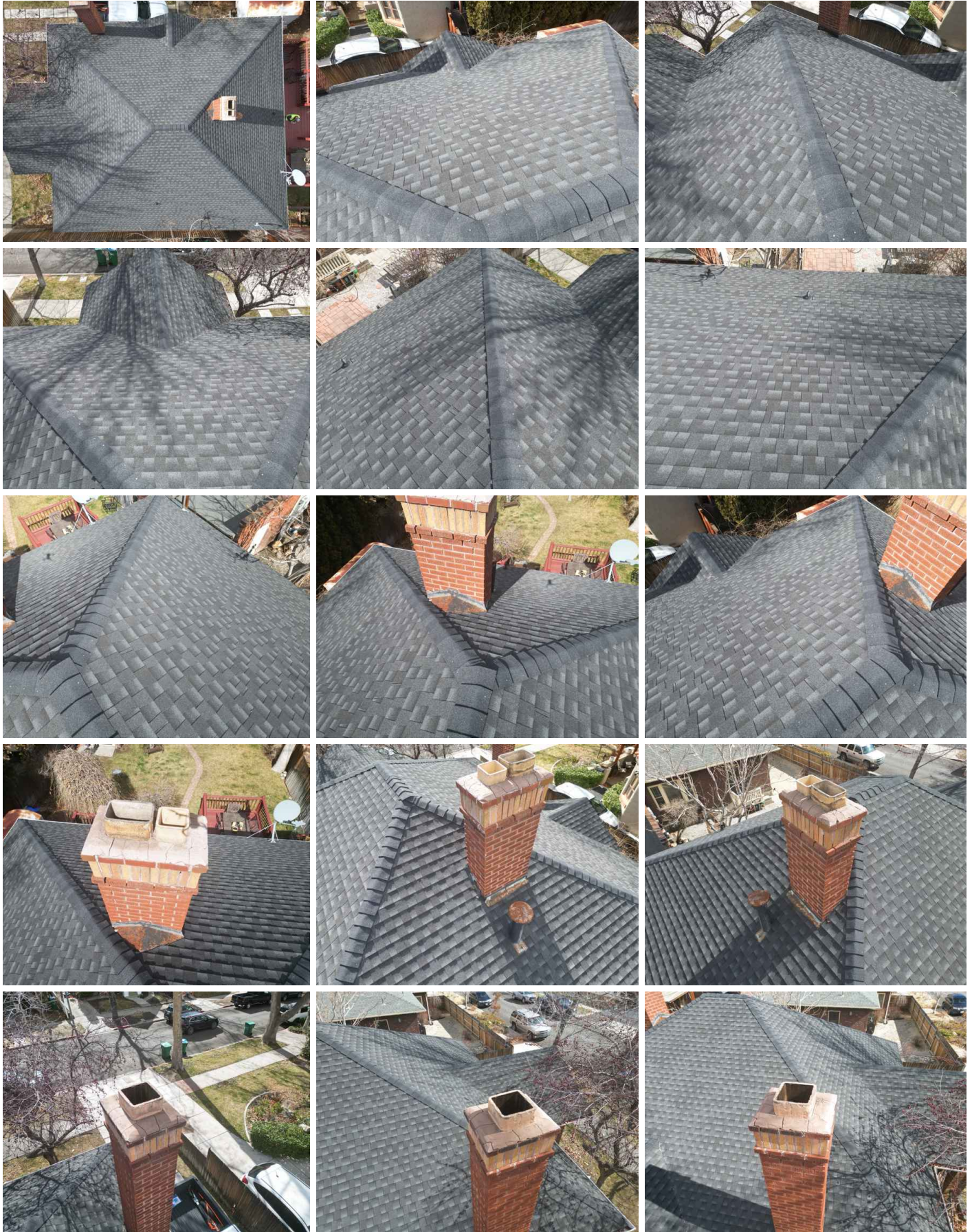
### Roof Drainage Systems: Gutter

#### Material

Aluminum, No Gutter

**Coverings: Material**

Asphalt





## Deficiencies

11.2.1 Flashings

**CORRODED - SEVERE**

571 SHORT CHIMNEY

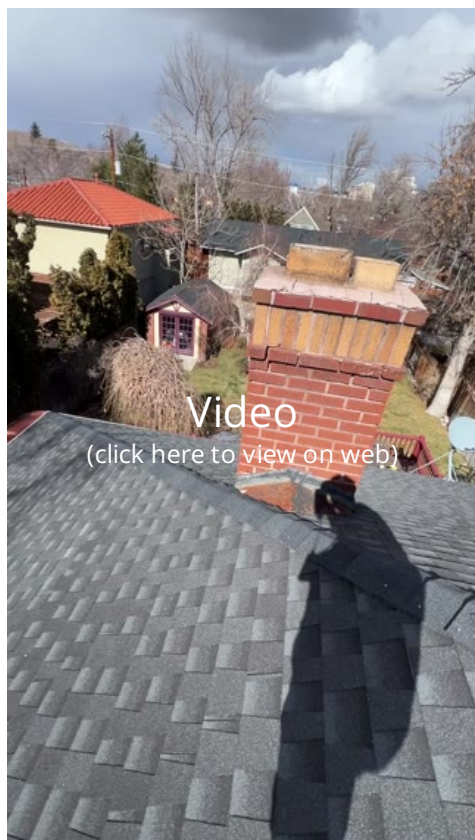




Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or organic growth. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



### 11.3.1 Roof Drainage Systems

#### **DEBRIS**

571 AND 571 1/2 GUTTERS

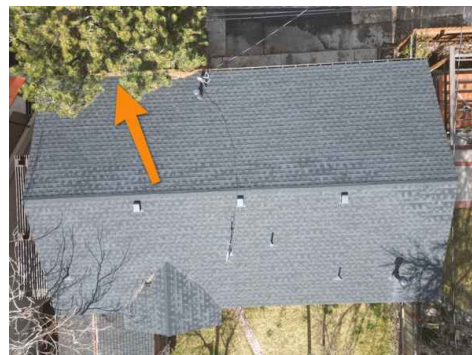
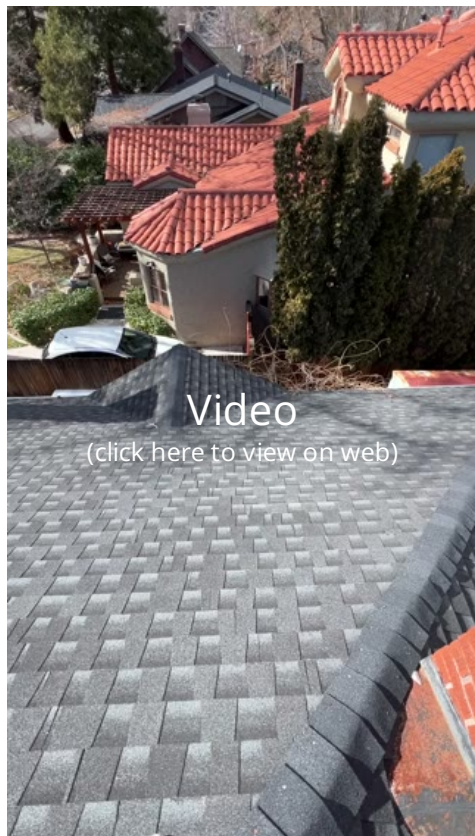
Debris has accumulated in the gutters. Recommend a qualified professional clean and repair gutters to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified professional.





### 11.3.2 Roof Drainage Systems

#### **IMPROPER DRAINAGE**

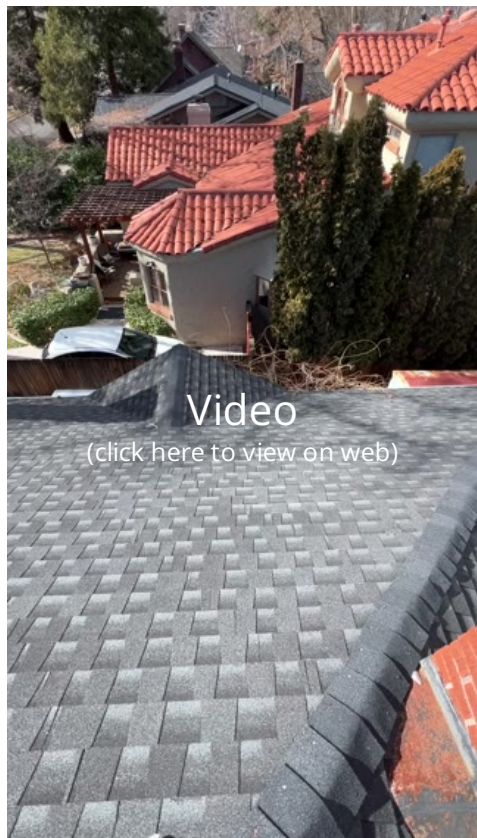
##### 571 GUTTERS

At time of inspection there appeared to be improper drainage in one or more areas. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.





### 11.3.3 Roof Drainage Systems

#### **GUTTERS MISSING**

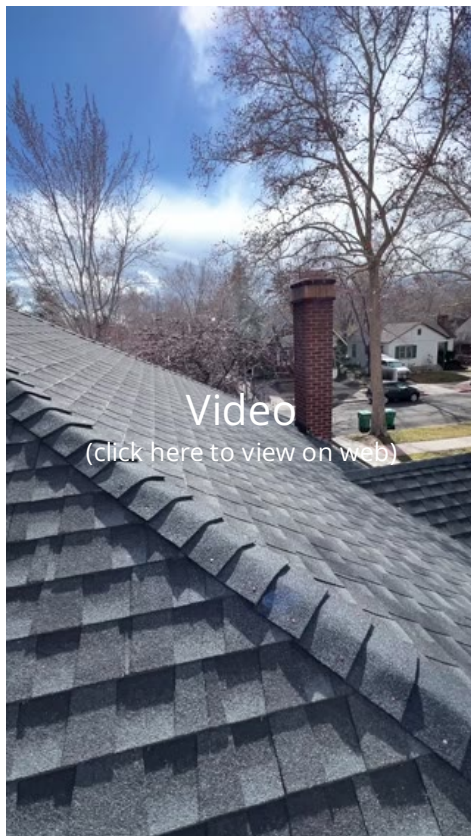
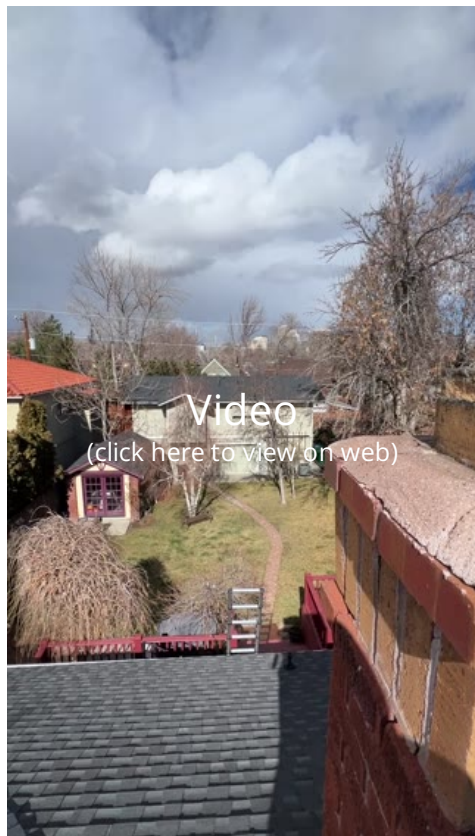
571 1/2 GUTTERS AND A POETION OF 571

There are no gutters present on the structure at time of inspection. Gutters are recommended because they collect rain water from the roof and direct it away from the structure of the building. I recommend contacting a qualified professional to evaluate and instal gutters.

Recommendation

Contact a qualified professional.





#### 11.4.1 Skylights, Chimneys & Other Roof Penetrations

### **CHIMNEY REPOINT NEEDED**

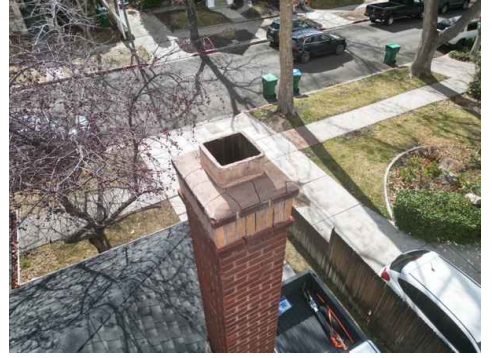
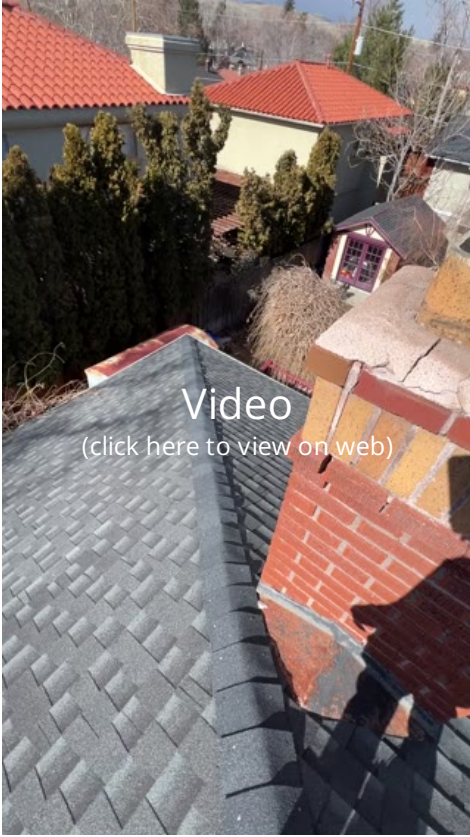
BOTH 571 CHIMNEYS

Chimney appeared to need repointing at time of inspection. Joints in the masonry have deteriorated and should be repointed by a qualified professional after evaluation. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified professional.





11.4.2 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

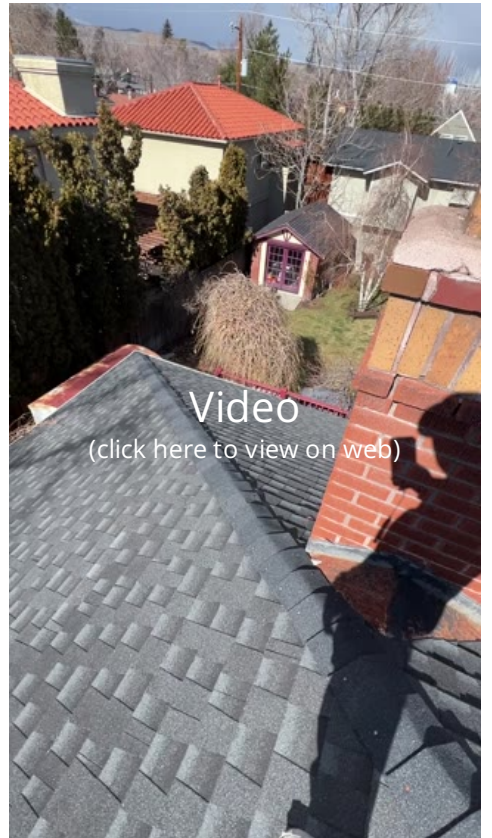
**METAL CHIMNEY RUST**

571 CHIMNEY CRICKET

The metal chimney shows evidence of rust and/or rusting in one or more areas at time of inspection. Recommend monitoring the chimney and contacting a qualified professional for evaluation and repair if it worsens.

Recommendation

Contact a qualified professional.



11.4.3 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

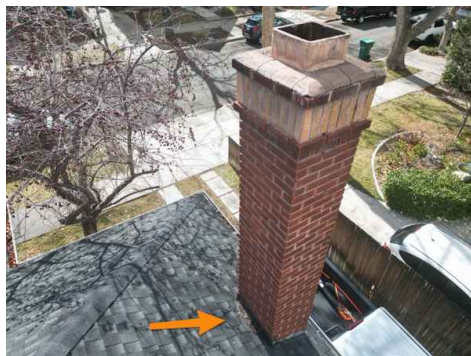
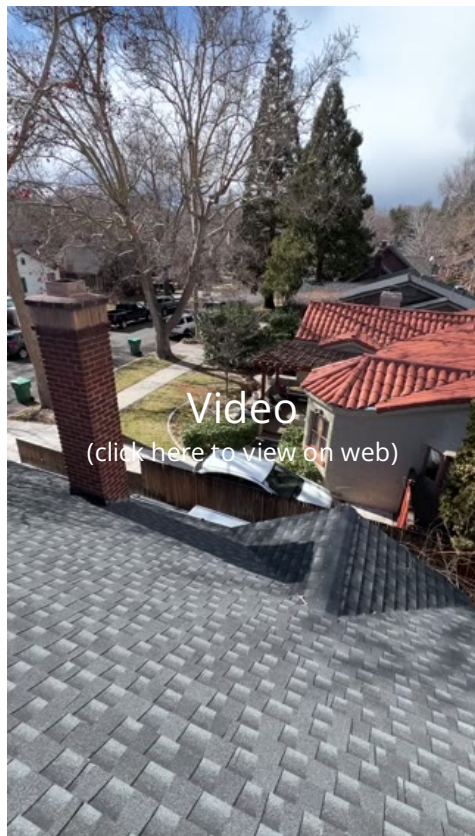
**NO CRICKET**

571 TALL CHIMNEY

No cricket was observed at time of inspection. I recommend a qualified professional evaluate install a cricket near the chimney.

Recommendation

Contact a qualified professional.



11.4.4 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

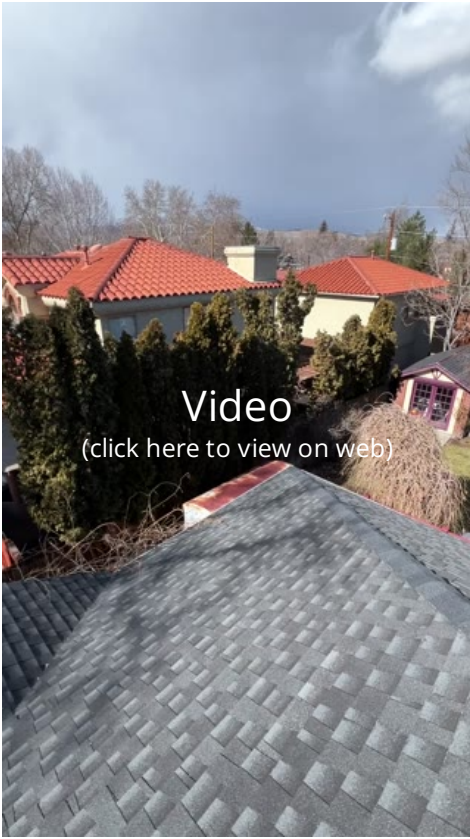
**NO CHIMNEY CAP**

BOTH 571 CHIMNEYS

no chimney cap was present at time of inspection. I recommend a qualified professional evaluate and install chimney cap as needed.

Recommendation

Contact a qualified professional.



# 12: BASEMENT, ATTIC, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

---

**Access: Inspection Method**

Attic Access

**Attic Insulation: Insulation Type**

Blown

**Attic Insulation: Depth of Insulation**

12

**Foundation: Material**

Concrete

**Floor Structure:  
Basement/Crawlspace Floor**

Concrete

**Floor Structure: Material**

Concrete

**Floor Structure: Sub-floor**

Inaccessible

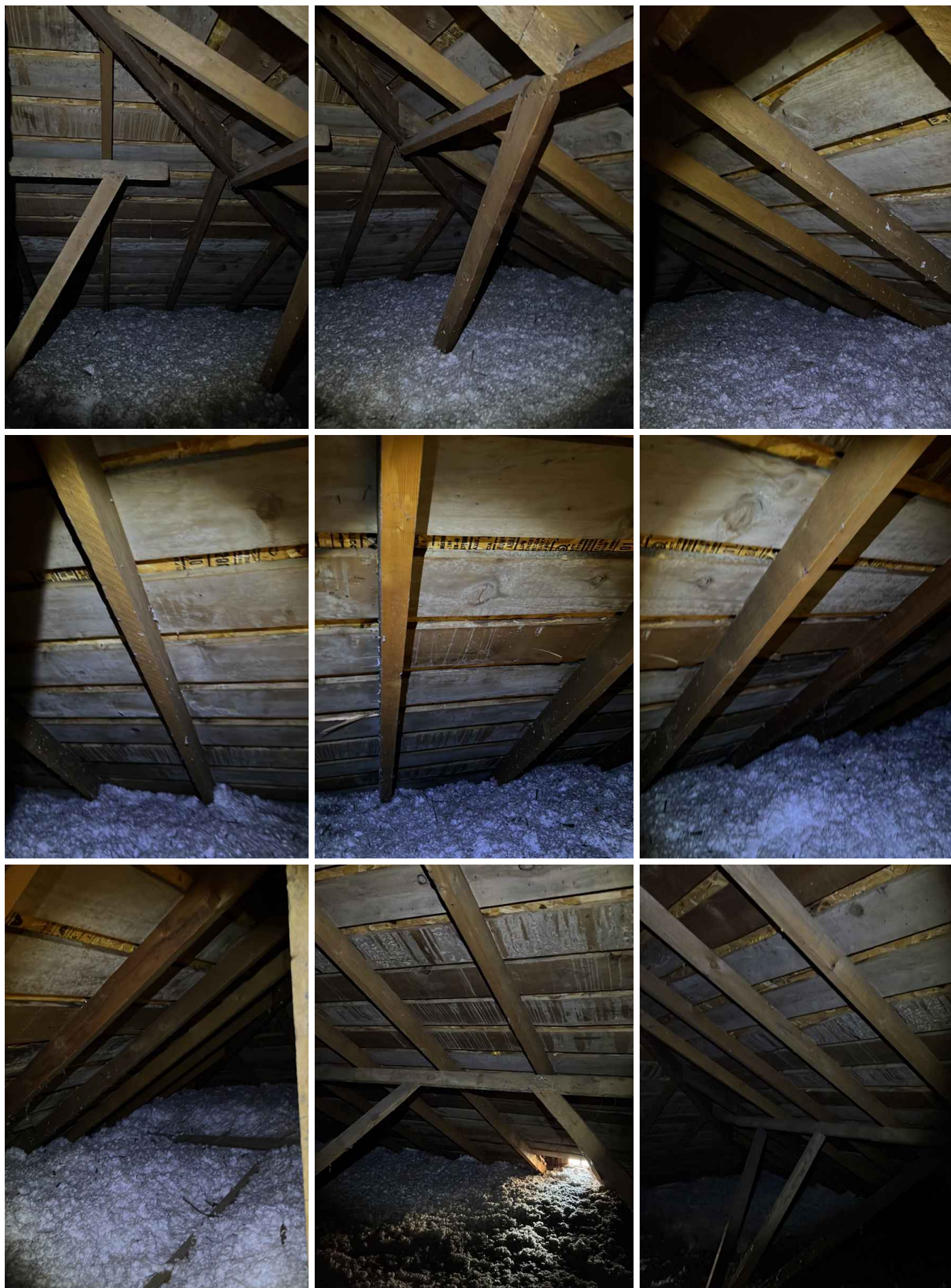
**Basements & Crawlspaces:  
Flooring Insulation**

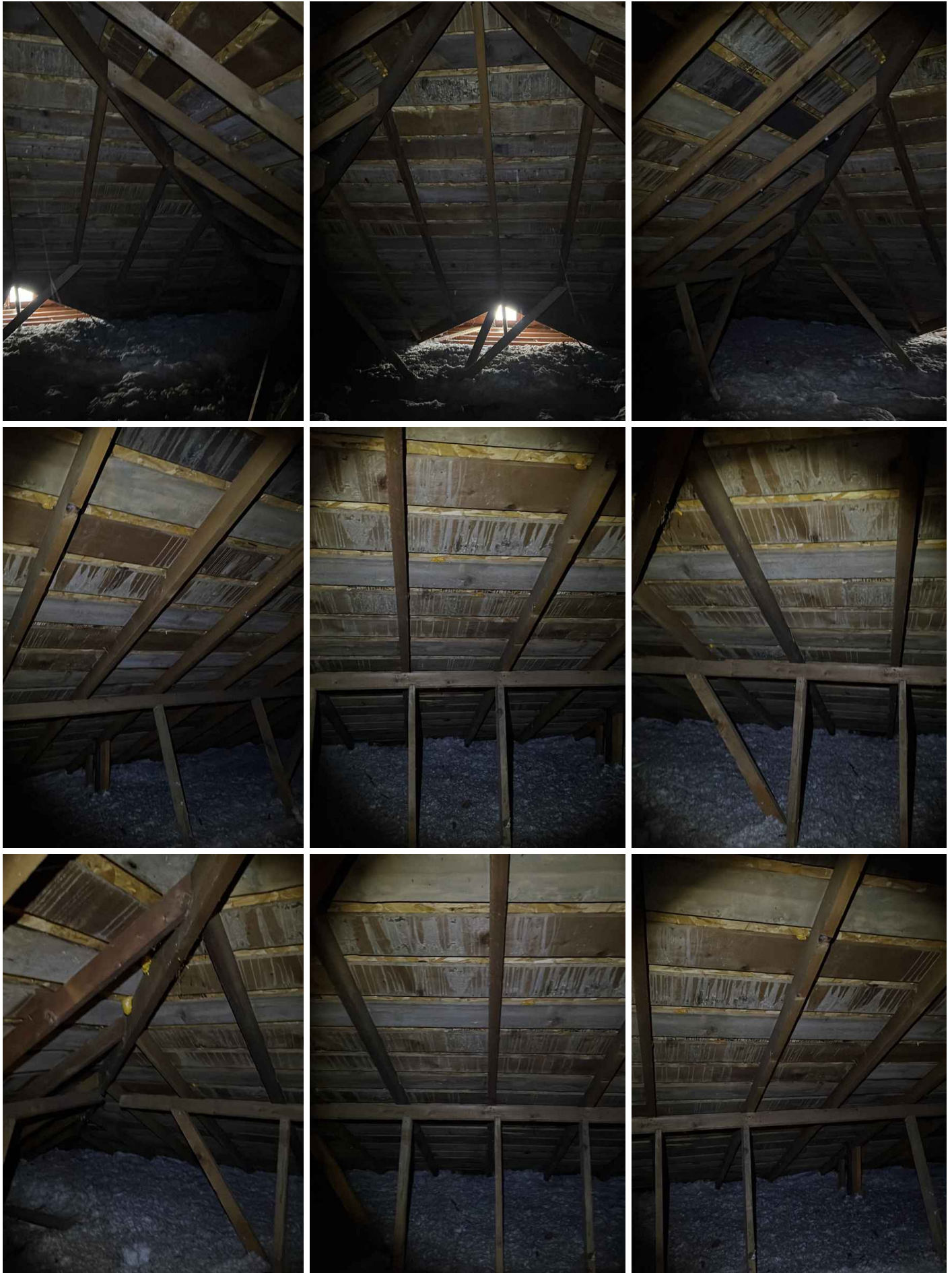
Unknown

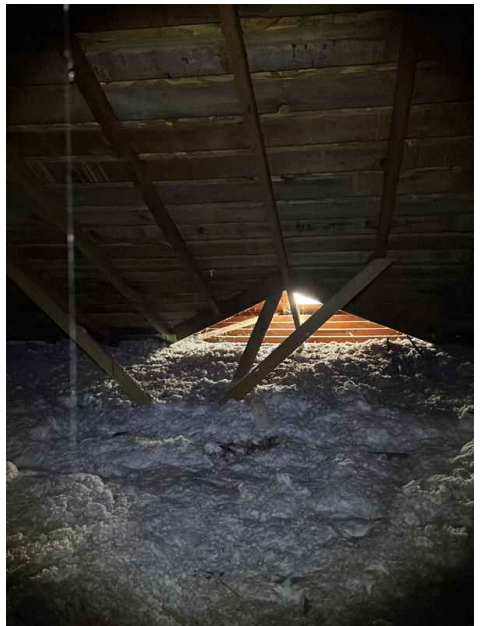


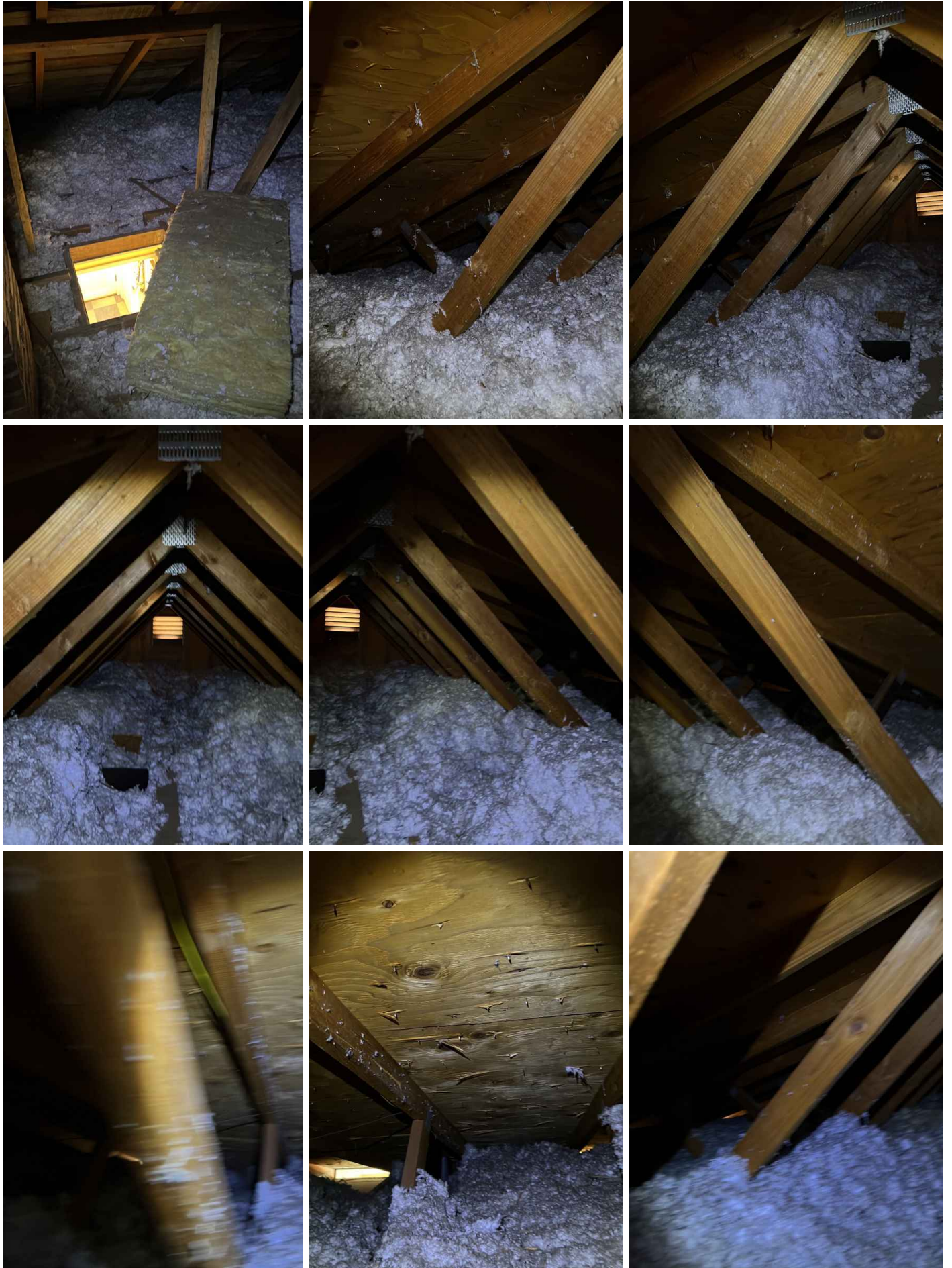
### Ceiling Structure: Attic Photos

Attic Photos











## Limitations

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### Attic Insulation

#### **PORTION OF ATTIC INACCESSIBLE AT TIME OF INSPECTION**

Portion of attic was inaccessible at time of inspection. Due to there not being proper access to the entire attic, I was unable to inspect a large portion of the attic.

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### Foundation

#### **FULL FOUNDATION INACCESSIBLE**

Due to there being no crawlspace, the full foundation is inaccessible for a visual inspection.

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Floor Structure

**FLOOR STRUCTURE INACCESSIBLE**

Floor structure inaccessible at time of inspection.

Vapor Retarders - In Unfinished Spaces (Crawlspace or Basement)

**VAPOR RETARDER INACCESSIBLE**

Vapor retarder inaccessible at time of inspection.

Basements & Crawlspaces

**PORTION OF CRAWLSPACE INACCESSIBLE**

Portion of crawlspace in accessible at time of inspection.

**Deficiencies**

12.3.1 Ceiling Structure

 Recommendation

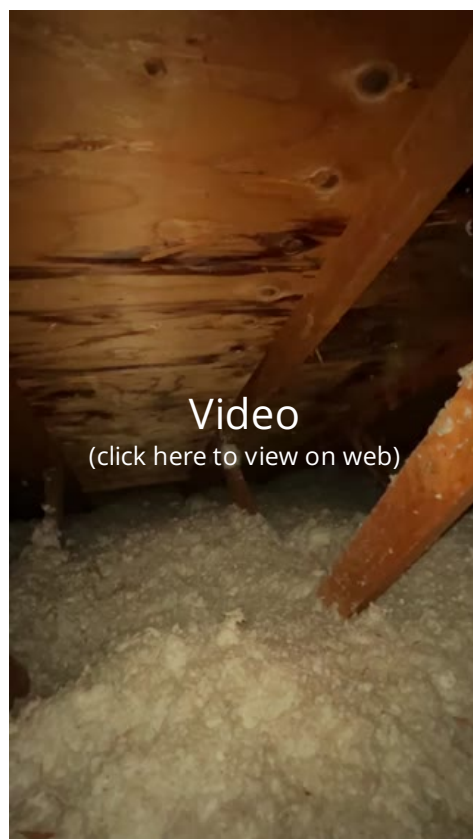
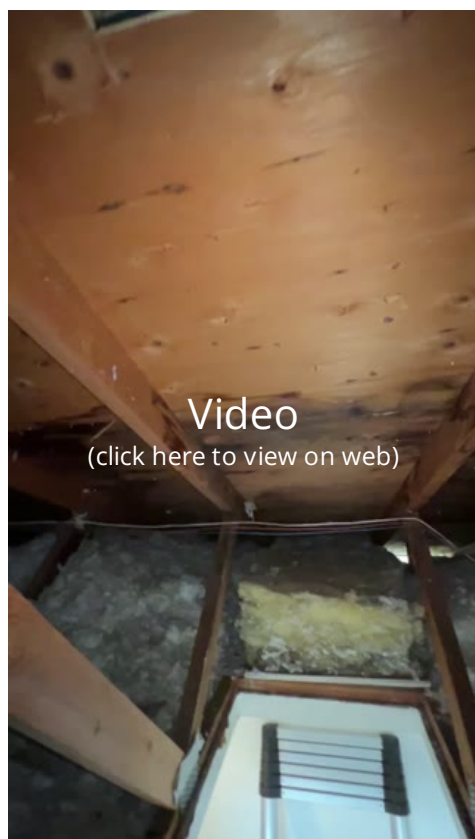
**WATER INTRUSION/ORGANIC GROWTH**

571 1/2 ATTIC

Observed signs of possible organic growth in one or more areas in the ceiling structure at time of inspection. This may be occurring from a roof leak. The area is currently dry. The roof leak may have been a past roof leak. Recommend identifying source or moisture intrusion (if current) and having a qualified professional send samples to a lab for testing, evaluation and repair as needed.

Recommendation

Contact a qualified professional.



# 13: FIREPLACE

## Information

### Type

Wood



## Deficiencies

13.2.1 Lintels

### **FIREWALL CRACKED**

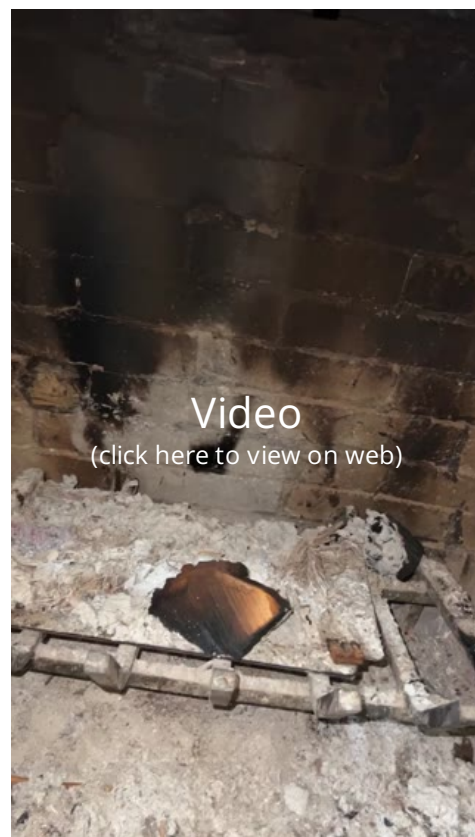
MAIN 571CHIMNEY



The brick lining of the fireplace was cracked in one or more places at time of inspection. This could lead to chimney damage or toxic fumes entering the home. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.





# 14: GARAGE

## Information

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**Garage Door: Material**

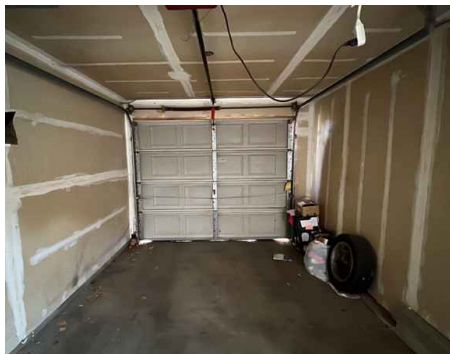
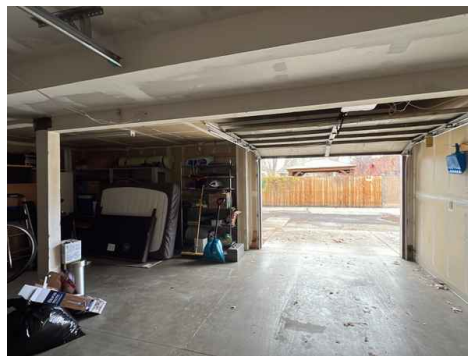
Metal, Non-insulated

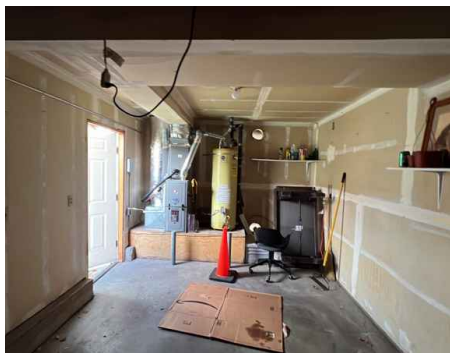
**Garage Door: Type**

Roll-Up, Sectional, Manual,  
Automatic

# Garage

## Garage Photos





## Limitations

Floor

### **GARAGE FLOOR INACCESSIBLE**

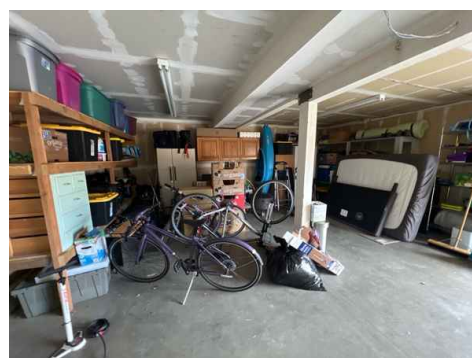
Garage floor was inaccessible at time of inspection.



Walls & Firewalls

### **WALLS AND FIREWALLS INACCESSIBLE**

Garage walls and firewalls were inaccessible at time of inspection.



## Deficiencies

14.2.1 Floor

### **CRACKING**

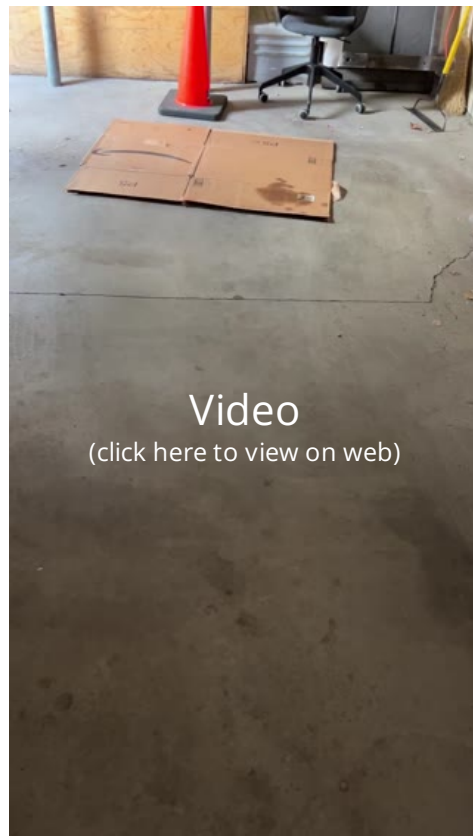
571 1/2 SMALL GARAGE

Cracking visible in one or more areas in the garage floor at time of inspection. I recommend a qualified professional evaluate and repair as needed.



Recommendation

Contact a qualified professional.



#### 14.4.1 Garage Door

 Recommendation

### LOUD NOISES

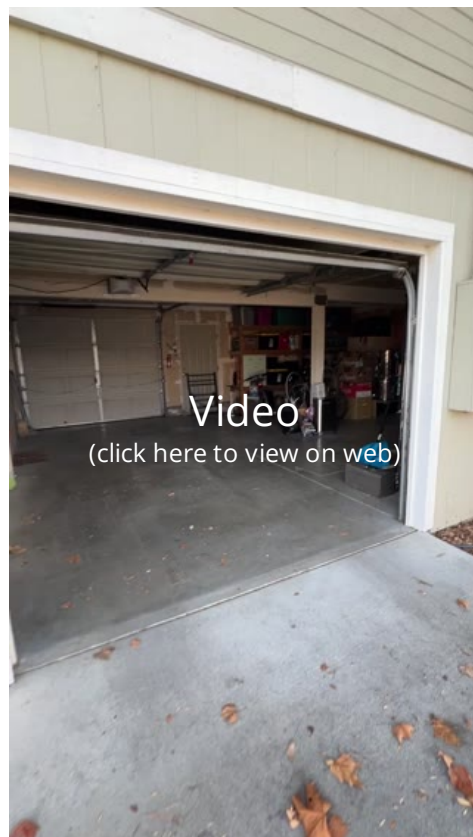
ONLY OPERABLE GARAGE DOOR

Loud grinding or squealing observed when opening/closing garage door at time of inspection. This can be due to dirt or debris in the track or lack of lubrication. Recommend having a qualified professional evaluate and clean/repair the track and lubricate.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation

Contact a qualified professional.



#### 14.4.2 Garage Door

 Recommendation

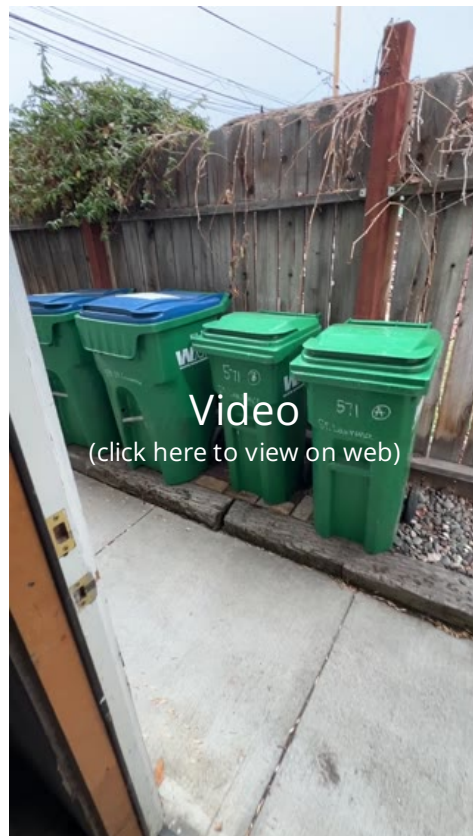
### GARAGE DOOR INOPERABLE

571 1/2 SINGLE GARAGE DOOR

Garage door inoperable at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



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# STANDARDS OF PRACTICE

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## Inspection Details

### Doors, Windows & Interior

NAC 645D.480 Interior components. (NRS 645D.120)

1. A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior:

- (a) The walls, ceilings and floors;
- (b) The steps, stairways, balconies and railings;
- (c) A representative number of doors and windows; and
- (d) The counters and a representative number of cabinets.

2. An inspection of the interior components must include, without limitation:

- (a) The operation of a representative number of the windows and interior doors; and
- (b) The reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### Built-in Kitchen Appliances

NAC 645D.490 Built-in kitchen appliances. (NRS 645D.120)

1. A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable:

- (a) The dishwasher;
- (b) The range, cook top and oven;
- (c) The trash compactor;
- (d) The garbage disposal;
- (e) The ventilation equipment and range hood; and
- (f) The microwave oven.

2. An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### Insulation & Ventilation, Attic

NAC 645D.500 Insulation and ventilation systems. (NRS 645D.120)

1. A certified inspector shall inspect the insulation and ventilation systems of the structure being inspected, including, but not limited to, the following components of the insulation and ventilation systems:

- (a) The insulation and vapor retarders in unfinished spaces;
- (b) The ventilation of the attics and the area of the foundation; and
- (c) The kitchen, bathroom and laundry venting systems.

2. An inspection of the insulation and ventilation systems must include, without limitation:

- (a) The operation of any readily accessible attic ventilation fan;

- (b) If the temperature of the structure permits, the operation of any readily accessible thermostatic control;
- (c) A description of the condition of the insulation in the unfinished spaces; and
- (d) A description of any unfinished space at conditioned surfaces in which the insulation is absent.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### **Plumbing**

NAC 645D.510 Plumbing systems. (NRS 645D.120)

1. A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system:

- (a) The hot and cold water systems;
- (b) The waste and drain systems;
- (c) The vent systems; and
- (d) The readily accessible gas lines.

2. An inspection of the plumbing system must include, without limitation:

(a) An identification and description of the type of water lines and a determination of whether the system has been activated;

(b) The operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system;

(c) A determination of the functional flow of the waste, drain, water and vent lines; and

(d) An identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### **Electrical**

NAC 645D.520 Electrical systems. (NRS 645D.120)

1. A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system:

- (a) The switches, receptacles and fixtures;
- (b) The main panel box and all subpanel boxes, including, but not limited to, the feeders; and
- (c) The readily accessible wiring and junction boxes.

2. An inspection of the electrical system must include, without limitation:

(a) An identification and description of the amperage and type of overcurrent protection devices, including, but not limited to, the fuses and breakers;

(b) A description of the condition of the electrical system, including, but not limited to, the grounding cables;

(c) A verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them;

(d) The testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure;

(e) A test and verification of the grounding, polarity and operation of all readily accessible ground fault circuit interrupter devices; and

(f) An evaluation of the system and all readily accessible wiring.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98; A by R177-01, 5-20-2002)

### **Heating**

NAC 645D.530 Heating systems. (NRS 645D.120)

1. A certified inspector shall inspect the heating system of the structure being inspected, including, but not limited to, the following components of a heating system:

- (a) The heating equipment and heating distribution system;
- (b) The operating controls; and
- (c) The auxiliary heating units.

2. An inspection of the heating system must include, without limitation:

(a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;

(b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and

(c) An evaluation of the readily accessible controls and components.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### **Cooling**

NAC 645D.540 Air-conditioning systems. (NRS 645D.120)

1. A certified inspector shall inspect the air-conditioning system of the structure being inspected, including, but not limited to, the following components of the air-conditioning system:

- (a) The cooling equipment and cooling distribution systems; and
- (b) The operating controls.

2. An inspection of the air-conditioning system must include, without limitation:

(a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;

(b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and

(c) An evaluation of the readily accessible controls and components.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### **Exterior**

NAC 645D.550 Exterior components. (NRS 645D.120)

1. A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to:

- (a) The exterior wall components;
- (b) The exposed molding and trim;
- (c) The windows and exterior doors; and
- (d) The fireplaces, flues and chimneys.

2. An inspection of exterior components must include, without limitation:

(a) An identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry;

(b) An evaluation of the wall covering;

(c) An evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware; and

(d) An inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)



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### Site of Structure

NAC 645D.580 Site of structure. (NRS 645D.120)

1. A certified inspector shall inspect the site of the structure while conducting an inspection of the structure, including, but not limited to:
    - (a) The land grade and water drainage;
    - (b) The retaining walls affecting the structure;
    - (c) The driveways and walkways; and
    - (d) The porches and patios.
  2. An inspection of the site must include, without limitation:
    - (a) An identification and evaluation of the materials and conditions of the driveways, walkways, grade steps, patios and other items contiguous with the inspected structure;
    - (b) An observation of the drainage and grading for conditions that adversely affect the structure; and
    - (c) An observation of the above-grade vegetation which affects the exterior of the structure.
- (Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### Roof

NAC 645D.560 Roofing components. (NRS 645D.120)

1. A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to:
    - (a) The roof covering;
    - (b) The flashing;
    - (c) The insulation;
    - (d) The ventilation;
    - (e) The soffits and fascia; and
    - (f) The skylights, roof accessories and penetrations.
  2. The inspection of roofing components must include, without limitation:
    - (a) An identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices and roof drainage;
    - (b) An evaluation of the condition of the readily accessible attic areas;
    - (c) A determination of the type, condition and approximate thickness of the attic insulation; and
    - (d) A description of the method of observation used to inspect the roof.
- (Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### Basement, Attic, Foundation, Crawlspace & Structure

NAC 645D.570 Structural systems. (NRS 645D.120)

1. A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings and roof.
2. An inspection of the structural system must include, without limitation:
  - (a) An identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure and other attached structural components;
  - (b) A probe of all structural components in which deterioration is suspected, unless the probe will damage any finished surface;
  - (c) Entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected;

- (d) A report of all signs of water penetration or abnormal or harmful condensation on building components; and
- (e) A description of any visible structural damage to the framing members and foundation system.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

### **Fireplace**

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

