

The Uniform Building Inspection Report™



Single Family Residence:

4557 New Dupell Way, Las Vegas, NV

Prepared Exclusively for:

Bruce Charles

Inspection Date:

1/10/2010, 11:00:00 AM

Report Number:

100110Prac

Inspection Company:

Red Rock Property Inspections, LLC
Bruce Kniola, 0854
4556 New Dupell Way,
Las Vegas, NV 89147
702-355-4860

Commercial and Residential Building Analysis
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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

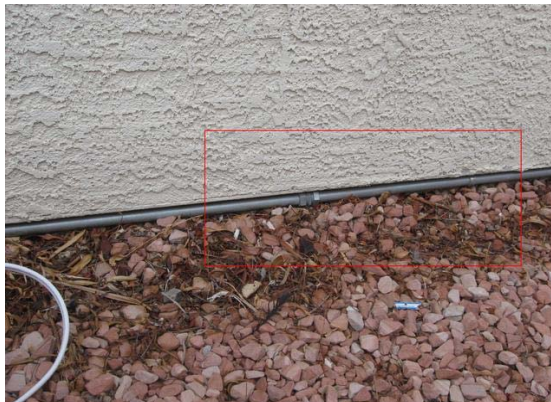


Photo: 0800.02 (1)

[N] [P] 0800.02: Earth separation from building inadequate.

Keep all ground coverings at least 4-6" below the bottom of the stucco. This will allow visual inspection of the perimeter concrete foundation. Full visual inspection was not possible at the time of the inspection.

See series 0800.02 photo(s)

Grounds Components & Applications:

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IRRIGATION (sprinklers):

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

01d(1) Above grade (with respect to roadway)

01k Expansive/clay type soil

RETAINING WALLS:

03a Concrete/masonry

FENCES & GATES:

04a(1) Masonry

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WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR

DECKS / BALCONIES / PATIOS:

05b(4) Cement concrete deck / patio

GROUNDS/PARKING LIGHTING:

06c 110/120 volt lighting/outlets

06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

MISC. GROUNDS DEVICES & OUTBUILDINGS:

No outbuildings noted

02b(1) Gas outlet

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Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or described in the components section.



Photo: 1100.02 (1)

[R] 1100.02: Water pooling on roof.

Have the roofer examine the low areas of the flat roof and make any necessary modifications and/or repairs.

See series 1100.02 photo(s)

Exterior Components & Applications:

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ROOF REVIEW METHOD:

17d Viewed from eaves

ROOF / DECK STYLES:

13a Gable

13t 4 to 6/12 pitch

ROOF/DECKFLOOR WATERPROOFING MATERIALS:

15c(1) Concrete tile

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Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

No gutters installed

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16h(1) Stucco (all applications)

16q(2) Wall flashing partially visible

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(2) Eaves with open soffit(s)

16s(6) Visible fascias

16s(10) Covered or partially visible bargeboard(s)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)

10c(1) Metal sash

10m Single hung sash

ENTRY DOORS:

12a Hollow core

12c(1) Glass (large pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14b(1) Sectional

14g Metal (frame/skin)

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Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

HVAC Survey Findings:

(Includes Air Conditioning/Fireplace(s)/Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room. If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.



Photo: 2310.03 (1)

[P] [R] 2310.03: Condensate drain separated. Water has been draining through the unit and onto the shingle roof causing damage. Repair all condensate drains and make sure they do not drain on the roof. Noted on the roof.

See series 2310.03 photo(s)

HVAC / Fireplace / Stove Components:

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HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in the attic.

HEATING SYSTEM(S):

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

21e Forced air heat

21m(1) Self igniting pilot light

21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

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22a Set-back thermostat(s)
24b Disposable or washable filters

25a Heat Distribution Methods
25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND
TEMPERATURE DIFFERENTIAL TEST RESULTS, IF
TAKEN:

Outside temp. = 65 degrees
Unit 1 Temperature Differential = 18 degrees AC mode

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system
20c(1) Condenser/evaporator separate (split system)
20h Cooling Distribution Methods
20h(1) Ducting

FIREPLACE(S), STOVE(S):

23b(1) Gas fireplace/stove
23d(2) Gas log-lighter

CHIMNEY, VENT SYSTEM(S):

23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(2) Partially reviewed

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Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Pool / Spa Survey Findings:

Pools and/or spas may be observed for an additional fee. The following sets forth the limitations of the observation:
The inspector will observe the enclosure and/or related gates, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. The inspector does not operate or evaluate filter backwash systems.

It is recommended that all filter media be changed before use to effect a clean system startup.

Pool and/or spa systems or components are indicated by type or described in the components section.

Significant visible deficiencies or potential concerns, if any, are reported below.



Photo: 3510.01 (1)

[R] [P] 3510.01: Pump appears to leak at shaft seal.
See series 3510.01 photo(s)

Pool / Spa Components & Applications:

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POOL / SPA BODY:
30a(1) Plaster/marcite surface
30a(2) Tiled surface

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

DECK, BOARD, SLIDE, ETC.:

30g Cement concrete deck

POOL / SPA HEATER:

No pool/spa heater noted

FILTER SYSTEM:

33c Cartridge filter

33e Skimmer

CLEANING EQUIPMENT:

32a Vacuum system

PUMPS / LIGHTS / ELEC.:

34b Filter pump

34g Timer controlled

34h Lighting system

34j GFCI system

PLUMBING:

35b Plastic piping (PVC)

SAFETY DEVICES INSTALLED:

36a Self closing, self latching gates/doors

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed. (Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.



Photo: 4140.01 (1)

[P] [B] 4140.01: Water heater pressure / temperature relief valve discharge not terminated outside.

Noted in the garage.

See series 4140.01 photo(s)

Plumbing Components & Applications:

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MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located in the garage.
- 45f Water supply approximate size: 1 1/4"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed
- 45e Water pressure regulator installed
- 42d Hose bib anti-siphon devices

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

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

PRIMARY INTERIOR HEATING ENERGY SOURCE AND

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

SHUTOFF LOCATION:

44a Natural gas
Gas shutoff valve located at the meter only.

WATER HEATER(S):

43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

43k Temperature, pressure relief valve

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the garage.
The approximate age of this water heater is 10 to 15 years.
Its approximate size is 40 gals.

APPLIANCE VENT TYPES AND CONDITION:

41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:

40a Washer connections
40b Electric dryer connections
40k Dryer vent terminates at vertical exterior wall

INSTALLED WATER TREATMENT DEVICES OR PIPING:

43h(2) Water softener pipes only

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

41c Copper/brass water lines visible
41e(1) Plastic water lines visible
41e(4) Polyvinyl chloride (PVC)
41e(7) Polybutylene (PB)
41e(8) Polyethylene (PE)
41e(11) Unknown plastic pipe type
41e(2) Plastic flex fixture supply connector(s) visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

41g Steel gas/oil lines visible
41j Flex gas/oil connectors visible
41k Galv. gas/oil lines/fittings visible

WASTE AND VENT PIPING SYSTEM:

41p Galvanized drain lines visible
41q Plastic drain lines visible
41q(2) Polyvinyl chloride (PVC)
41q(3) Chlorinated polyvinyl chloride (CPVC)
41q(5) Polybutylene (PB)
41q(8) Styrene rubber (SR)

SEWAGE DISPOSAL:

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

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.



Photo: 5120.01 (1)

[R] [H] 5120.01: Breaker knockout missing from main panel (exposes bus bar).
Install new breaker knock-out to prevent shock hazard. The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised. Noted in the main panel.
See series 5120.01 photo(s)

Electrical Components & Applications:

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MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the left side of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral
51k Copper entrance conductors
51e Exterior main service panel
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

- 52d Single phase
- 52g 100 to 200 amp service
- 52j The service amperage rating is 200 amps. (This was determined by the amperage rating of the main disconnect)

DISTRIBUTION SYSTEMS:

- 53b Circuit breakers
- 53j Copper wires
- 53n Armored cable (commonly called "BX")
- 53k(1) Stranded aluminum wire noted in single branch circuit(s).
Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.
- 53g Metal conduit
- 53h Plastic conduit

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

- 54a Grounded to rod driven in earth
- 54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.



Photo: 6070.04 (1)

[P] 6070.04: Tile or grout loose.

Correction or modification decreases the probability of continued and excessive deterioration. Noted in the master bath.

See series 6070.04 photo(s)

Bath Components & Applications:

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BATHTUB TYPE(S):

60b(1) Pressed steel bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

60b(2) Pressed steel shower floor(s)

TUB/SHOWER WALLS:

62b Mastic tile walls

62d Drywall or plaster walls

62h(1) The tub and/or shower door(s) appeared to be safety glaze

WASH BASIN(S):

64b Pressed steel wash basin(s)

64j Self-rimming wash basin(s)

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

COUNTERTOP MATERIALS:

65e(1) Acrylics countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61b Washer type faucet(s)

61c Diverter valve(s)

64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

66b Exhaust fan(s)

66g GFCI Receptacle(s)

FLOOR(S):

67b(1) Tile floor(s)

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Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency.

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[M] [P] 7000.01: Stain noted on interior surface.

This is in the garage. Stains were dry at the time of the inspection. Correction or modification decreases the probability of continued and excessive deterioration.

Monitor the situation on a regular basis.

See series 7000.01 photo(s)



Photo: 7000.01 (1)

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Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Interior Components & Applications:

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WALLS AND CEILINGS:

- 70a Plaster / veneer plaster
- 70b Drywall

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

- 71n Fire separation/fire resistant door(s) was/were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

- 71b Bypass door(s)
- 71e Hinged door(s)
- 71f Sliding glass door(s)
- 71g(1) Metal door(s)
- 71m Weather stripped
- 71p(1) Self-closing door(s)

WINDOWS

- 75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

- 72a Volume, vaulted or high ceilings
- 72c Nominal 8' ceilings
- 72e Below or at-grade room(s)
- 72f(1) Multi story
- 72g(1) Wood stairway/steps
- 72h Furnished and/or occupied
- 72j Room(s) over garage

FINISH FLOORING:

- 73a Carpet
- 73c Vinyl and baseboard
- 73e(1) Tile (All types)

MISC. SYSTEMS:

- 74h Ceiling fan(s)

This Report Has Been Prepared Exclusively For: Bruce Charles

Property Address: 4557 New Dupell Way, Las Vegas, NV
Date of Inspection: 1/10/2010 Start Time: 11:00:00 AM Report Number: 100110Prac

Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

No Kitchen Findings Noted.

Kitchen Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

RANGE(S) / COOKTOP(S):
80a(1) Gas range or cooktop
80b Free-standing range

OVEN(S):
83a(2) Electric oven
83b Free-standing oven
83h Microwave oven

VENTILATION:
81c Ventless filtered hood

CABINETS:
84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:
86a Floated tile

SINK(S):
82c Steel enameled sink

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82d Self-rimming sink
82g Washerless faucet

REFRIGERATOR(S):

85a Ice maker connection
85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets
87a(1) GFCI Protection

OTHER APPLIANCES:

88d Disposal
88e Dishwasher

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Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

No Structure Findings Noted.

Structure Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

INSPECTED STRUCTURES BUILDING TYPE:

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

APPROXIMATE ERA OF CONSTRUCTION:

91a 1984 to 1995

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90b(1) Site-framed roof system
90c Plywood/OSB roof sheathing
90d(2) Butted roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90f Plywood/OSB subfloor
90j Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:

90n Poured concrete
90t Wood framing

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

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93a Concrete pier and/or perimeter foundation

SUB-AREA OBSERVATION METHOD:
This type of construction has no sub-area

ATTIC OBSERVATION METHOD:
96a Fully traversed

ATTIC ACCESS LOCATION:
An attic access is located in an upstairs bedroom ceiling
There may be other attic access locations not listed here.

ATTIC VENTILATION:
92a Attic ventilation

THE VENT DUCTS OF KITCHEN, BATH AND LAUNDRY
VENTILATION SYSTEMS WERE OBSERVED TO
COMPLETE THE REVIEW OF THOSE SYSTEMS:

APPROXIMATE ATTIC INSULATION THICKNESS:
(In many cases, such as with flat or vaulted roof structures
without attics, the inspector cannot ascertain the thickness
of the insulation or whether any is installed. An indication of
insulation thickness does not guarantee complete coverage.
The presence of wall insulation generally cannot be
ascertained at all)

95e 5 to 8 inches (attic)
95e Thickness varies (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:
95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS:
95d(1) Vapor barrier noted

Additional Information:

Note: Read the first page of the Uniform Building Inspection
Report Reference Manual and the Standards of Practice for
an insight into the scope of the inspection.

My Inspection Reports represents the condition of the
"visually" inspected and accessible areas of the Structure on
the date of the inspection. Component conditions will
change after the inspection is concluded; count on it! A
walk-through prior to "closing", with report in-hand, looking
for any changed conditions from the Inspection Report (ie:
a leak under a sink "now" where there wasn't one at the time
of the inspection) helps protect you against unexpected
surprises and is strongly recommended. The purchase of a
Premium Home Warranty is strongly recommended. Your
agent can assist you in making this selection.