

The Uniform Building Inspection Report™ Condensed



Single Family Residence:

4557 New Dupell Way, Las Vegas, NV

Condensed Report Version Prepared for:

Carlos Sellis

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 of the complete report includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information would require reading all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number. The client is given this manual.**

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Condensed Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

[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)

Exterior / Roof Findings:

[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)

HVAC & Fireplace Findings:

[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)

Pool / Spa Findings:

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

Plumbing Findings:

[P] [B] 4140.01: Water heater pressure / temperature relief valve discharge not terminated outside.
Noted in the garage.
See series 4140.01 photo(s)

Electrical Findings:

Notes:

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Notes:

[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)

Bathroom(s) Findings:

[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)

General Interior Findings:

[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)

Kitchen / Appliance Findings:

Structure Findings:

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Photo: 0800.02 (1)



Photo: 1100.02 (1)



Photo: 2310.03 (1)



Photo: 3510.01 (1)



Photo: 4140.01 (1)



Photo: 5120.01 (1)

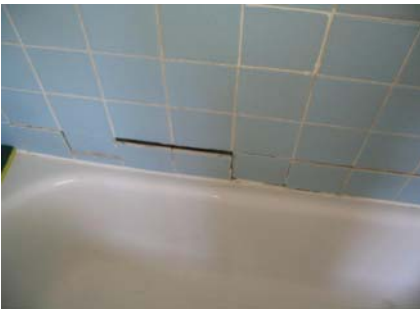


Photo: 6070.04 (1)



Photo: 7000.01 (1)