



Inspection Report

Mr. Jon Smith

Property Address:
7701 Sample Ave
Las Vegas NV 89131



Dodson Inspections LLC

**Jason Dodson #0001809
7872 Sambar Ct
Las Vegas, NV 89149
(702) 882-7189**

Table of Contents

[Cover Page.....0](#)

[Table of Contents.....0](#)

[Intro Page0](#)

[1 Structural Components5](#)

[2 Exterior.....6](#)

[3 Roofing.....9](#)

[4 Plumbing System10](#)

[5 Electrical System13](#)

[6 Heating.....15](#)

[7 Central Air Conditioning16](#)

[8 Interiors17](#)

[9 Attic, Insulation and Ventilation.....19](#)

[10 Kitchen.....20](#)

[11 Sprinkler System.....21](#)

[General Summary.....0](#)

[Invoice.....0](#)

[Agreement29](#)

Date: 3/17/2012	Time: 09:30 AM	Report ID: Sample Report
Property: 7701 Sample Ave Las Vegas NV 89131	Customer: Mr. Jon Smith	Real Estate Professional: Buyers Agent Real Estate Company

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Single Family (2 story)

Age of Home:

Over 10 Years

Client Is Present:

Yes

Weather:

Cloudy

Temperature:

60 (F)

Rain in last 3 days:

No

Vacant or Occupied:

Vacant

Ground/Soil surface condition:

Dry

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Columns or Piers:

Not Visible

Method used to observe attic:

From entry

Floor Structure:

Concrete Slab

Roof Structure:

Engineered wood trusses

Attic info:

Attic access

Scuttle hole

Master Closet

Upstairs Bedroom

Wall Structure:

2 X 4 Wood

Roof-Type:

Gable

Items

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

1.1 WALLS (Structural)

Comments: Inspected

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Wall Covering:

Stucco

Front Entry Door:

Metal

Front Porch:

Sidewalk

Concrete

Patio:

Concrete

Auto Opener Manufacturer:

Lift Master

Garage Door Material:

Metal

Garage Door Type:

One Automatic

Double Car

Driveway:

Concrete

Wall Fences and Gates:

Block

Metal

Exterior Entry Doors:

Wood

Metal

Sliding Glass Door

Items

2.0 EXTERIOR WALL COVERINGS

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

(1) Front door dead bolt lockset is damaged. Recommend replacing or repairing for proper security.



2.1 Picture 1

(2) Lockset on back french door is damaged and will not lock. Handle on exterior is also damaged. Recommend repairs for proper security.



2.1 Picture 2

2.2 SLIDING GLASS DOORS

Comments: Inspected

2.3 WINDOWS

Comments: Inspected

2.4 GARAGE AND CARPORT

Comments: Inspected

2.5 GARAGE DOOR AND OPENER

Comments: Inspected

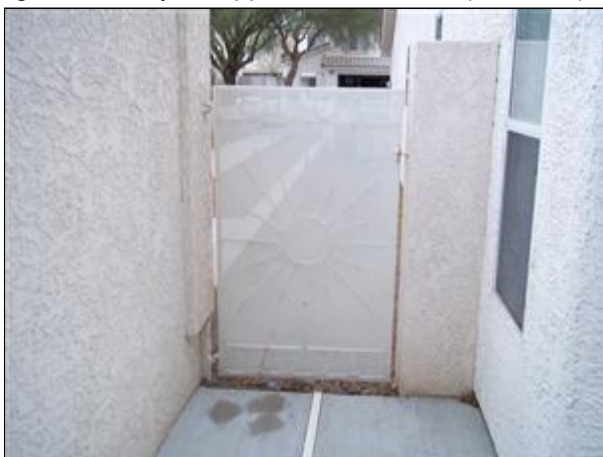
2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.7 FENCES AND GATES

Comments: Inspected, Repair or Replace

Latch on gate at side yard appears to be rusted(Picture 2). Gate will not open(Picture 1).



2.7 Picture 1



2.7 Picture 2

2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.9 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Concrete Tile

Viewed roof covering from:

Ground

Binoculars

Sky Light(s):

None

Chimney (exterior):

None

Items

3.0 ROOF COVERINGS

Comments: Inspected

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

3.4 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Conditioner and Filter: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): KITEC	Water Pressure: 60 PSI	Plumbing Waste: PVC City Sewer
Water Heater Power Source: Gas	Manufacturer of Water Heater: AMERICAN	Water Heater Capacity: 40 Gallon (1-2 people)
Age of Water Heater: 12 Years/1999	Water Heater Location: Garage	Washer Drain Size: Not visible

Items

4.0 INTERIOR PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.1 INTERIOR PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

(1) Interior water supply piping is KITEC. This type of plumbing supply has been known to cause plumbing problems in many homes. Recommend further evaluation by a plumbing contractor.



4.1 Picture 1



4.1 Picture 2

(2) Master bathroom sink faucet does not distribute water properly. (As shown in picture) Recommend repairs by a licensed plumber.



4.1 Picture 3

4.2 WATER HEATER

Comments: Inspected

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Located on the interior wall of the garage by the sprinkler time clock.

4.4 WATER METER

Comments: Inspected

4.5 HOSE BIDS

Comments: Inspected

4.6 GAS PIPES

Comments: Inspected

4.7 WATER CONDITIONER

Comments: Not Present

4.8 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Located on the exterior wall of the garage.



4.8 Picture 1

4.9 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Main Panel Box Location:

Right Exterior Garage Wall

Main Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Elect. Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

GFCI:

Exterior
Garage
Kitchen
Bathrooms

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 MAIN PANEL AND SUB PANEL BOXES

Comments: Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, BREAKERS AND FUSES

Comments: Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6 WIRING CONDITIONS

Comments: Inspected

5.7 SMOKE DETECTORS

Comments: Inspected

Recommend replacing smoke detector batteries before occupying property.

5.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

5.9 Other

Comments: Inspected, Repair or Replace

Recommend removal of the electrical chord ran from exterior outlet to landscape rocks. Electrical chord can be exposed to water and is a safety issue.



5.9 Picture 1



5.9 Picture 2

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

Styles & Materials

Heat Type:

Forced Air Furnace

Energy Source:

Gas

Heat System Brand:

GOODMAN

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

None

Operable Fireplaces:

None

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

6.1 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.2 CONDENSATION PANS AND LINES

Comments: Inspected

6.3 NORMAL OPERATING CONTROLS

Comments: Inspected

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.5 FANS AND MOTORS

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

7. Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Cooling Equipment Type:	Cooling Equipment Energy Source:	Central Air Manufacturer:
Air Conditioner Unit	Electricity	GOODMAN
Number of A/C Units:	Capacity of A/C Units:	Temperature Drop for A/C Units (Normal is 18-22 Degrees):
One	4 Ton	18-19 Degrees

Items

7.0 COMPRESSOR AND AIR HANDLER EQUIPMENT

Comments: Inspected

7.1 THERMOSTAT

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.3 EVAPORATIVE COOLER

Comments: Inspected

7.4 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board (Drywall)

Wall Material:

Gypsum Board (Drywall)

Floor Covering(s):

Carpet
Linoleum
Tile

Interior Doors:

Hollow core
Paneled

Window Types:

Thermal/Insulated
Sliders
Fixed

Window Manufacturer:

UNKNOWN

Bathrooms:

Master
Powder Room
Second Level Hall

Cabinetry:

Wood
Melamine

Countertops:

Laminate
Cultured marble

Items

8.0 CEILINGS

Comments: Inspected

Discolor on kitchen ceiling. Appears to be a patch repair from a previous leak (Master Bath Above Kitchen). No moisture was present. Recommend monitoring.



8.0 Picture 1

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 COUNTERTOPS AND CABINETS

Comments: Inspected

8.4 INTERIOR DOORS

Comments: Inspected

8.5 WINDOWS

Comments: Inspected

Thermal seals inside windows are broken causing windows throughout home to have condensation in between the glass panes.



8.5 Picture 1



8.5 Picture 2

8.6 BATHROOMS

Comments: Inspected

8.7 BEDROOMS

Comments: Inspected

8.8 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Attic, Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Batt
Fiberglass
R-30 or better

Ventilation:

Gable vents

Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Items

9.0 ATTIC

Comments: Inspected

9.1 INSULATION

Comments: Inspected

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.4 ATTIC TRUSSES AND BRACING

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

KENMORE

Disposer Brand:

KENMORE

Exhaust/Range hood:

KENMORE

Range/Oven:

KENMORE

Built in Microwave:

NONE

Trash Compactors:

NONE

Items

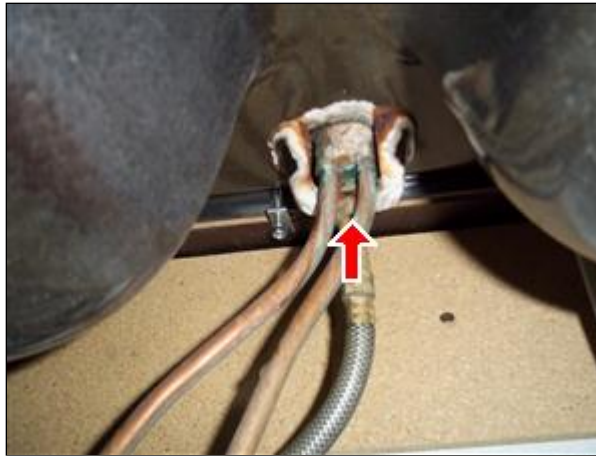
10.0 KITCHEN COUNTER TOPS

Comments: Inspected

10.1 KITCHEN SINK AND FAUCET

Comments: Inspected, Repair or Replace

Kitchen sink faucet is leaking. Recommend repairs by a licensed plumber.



10.1 Picture 1

10.2 DISHWASHER

Comments: Inspected

10.3 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.4 RANGE HOOD

Comments: Inspected

10.5 TRASH COMPACTOR

Comments: Not Present

10.6 FOOD WASTE DISPOSER

Comments: Inspected

10.7 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Sprinkler System

Styles & Materials

Sprinkler System:

Automatic Sprinklers
Drips Heads
Front and Back

Items

11.0 SPRINKLERS AND PIPE AND SYSTEM

Comments: Inspected, Repair or Replace

Sprinkler are not functioning properly. Sprinkler will not turn off automatically. Sprinklers have to be shut off manually at the vacuum breaker. Recommend further evaluation and repairs by a licensed contractor.

11.1 TIME CLOCK

Comments: Inspected

11.2 SPRINKLER MANIFOLD

Comments: Inspected

11.3 VACUUM BREAKER DEVICE

Comments: Inspected, Repair or Replace

Vacuum breaker is cracked and leaking. Valves have signs of corrosion and should be replaced. Recommend repairs by a licensed contractor.



11.3 Picture 1

General Summary



Dodson Inspections LLC

7872 Sambar Ct
Las Vegas, NV 89149
(702) 882-7189

Customer
Mr. Jon Smith

Address
7701 Sample Ave
Las Vegas NV 89131

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

(1) Front door dead bolt lockset is damaged. Recommend replacing or repairing for proper security.

2. Exterior



2.1 Picture 1

(2) Lockset on back french door is damaged and will not lock. Handle on exterior is also damaged. Recommend repairs for proper security.

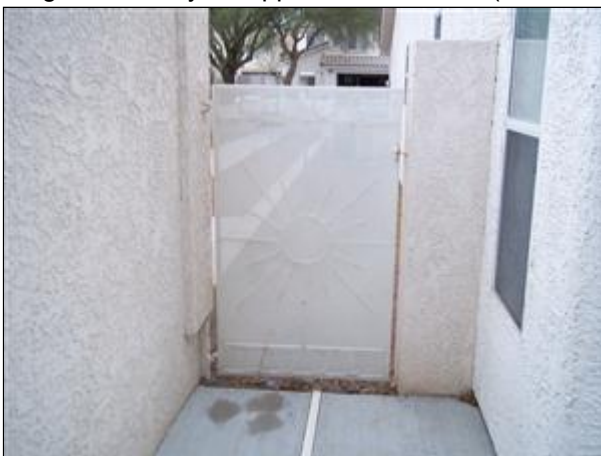


2.1 Picture 2

2.7 FENCES AND GATES

Inspected, Repair or Replace

Latch on gate at side yard appears to be rusted(Picture 2). Gate will not open(Picture 1).



2.7 Picture 1



2.7 Picture 2

4. Plumbing System

4.1 INTERIOR PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

(1) Interior water supply piping is KITEC. This type of plumbing supply has been known to cause plumbing problems in many homes. Recommend further evaluation by a plumbing contractor.



4.1 Picture 1



4.1 Picture 2

(2) Master bathroom sink faucet does not distribute water properly. (As shown in picture) Recommend repairs by a licensed plumber.



4.1 Picture 3

5. Electrical System

5.9 Other

Inspected, Repair or Replace

Recommend removal of the electrical chord ran from exterior outlet to landscape rocks. Electrical chord can be exposed to water and is a safety issue.

5. Electrical System



5.9 Picture 1



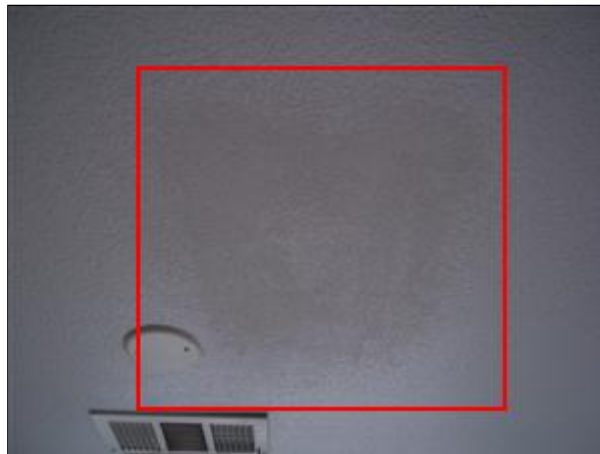
5.9 Picture 2

8. Interiors

8.0 CEILINGS

Inspected

Discolor on kitchen ceiling. Appears to be a patch repair from a previous leak (Master Bath Above Kitchen). No moisture was present. Recommend monitoring.



8.0 Picture 1

8.5 WINDOWS

Inspected

Thermal seals inside windows are broken causing windows throughout home to have condensation in between the glass panes.

8. Interiors



8.5 Picture 1



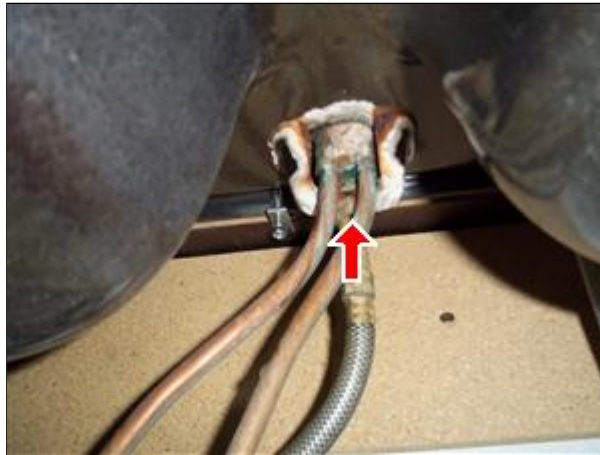
8.5 Picture 2

10. Kitchen

10.1 KITCHEN SINK AND FAUCET

Inspected, Repair or Replace

Kitchen sink faucet is leaking. Recommend repairs by a licensed plumber.



10.1 Picture 1

11. Sprinkler System

11.0 SPRINKLERS AND PIPE AND SYSTEM

Inspected, Repair or Replace

Sprinkler are not functioning properly. Sprinkler will not turn off automatically. Sprinklers have to be shut off manually at the vacuum breaker. Recommend further evaluation and repairs by a licensed contractor.

11.3 VACUUM BREAKER DEVICE

Inspected, Repair or Replace

Vacuum breaker is cracked and leaking. Valves have signs of corrosion and should be replaced. Recommend repairs by a licensed contractor.

11. Sprinkler System



11.3 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dodson Inspections LLC



INVOICE

Dodson Inspections LLC
7872 Sambar Ct
Las Vegas, NV 89149
(702) 882-7189
Inspected By: Jason Dodson

Inspection Date: 3/17/2012
Report ID: Sample Report

Customer Info:	Inspection Property:
Mr. Jon Smith Customer's Real Estate Professional: Buyers Agent Real Estate Company	7701 Sample Ave Las Vegas NV 89131

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,501 - 2,000	250.00	1	250.00
Inspection Discount	-30.00	1	-30.00
			Tax \$0.00
			Total Price \$220.00

Payment Method: Cash
Payment Status: Paid At Time Of Inspection
Note:

IMPORTANT READ:

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
 - a. Automatically populate the customer info for you
 - b. Automatically insert the agreement in-line inside the report.
 - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
 - a. You will select it each inspection under the MISC button in the software and click ATTACH.
 - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.