

# **Inspection Report**

# Mr. and Mrs. John Doe

Property Address: 123 Rainbow Blvd Las Vegas NV 89108



Tim Koche 78 Sahalee Drive Las Vegas, NV 89148 (702) 275-5359

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| Date: 7/13/2012               | Time: 11:00 AM                     | Report ID: 13121          |
|-------------------------------|------------------------------------|---------------------------|
| Property:<br>123 Rainbow Blvd | Customer:<br>Mr. and Mrs. John Doe | Real Estate Professional: |
| Las Vegas NV 89108            |                                    |                           |

#### **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.

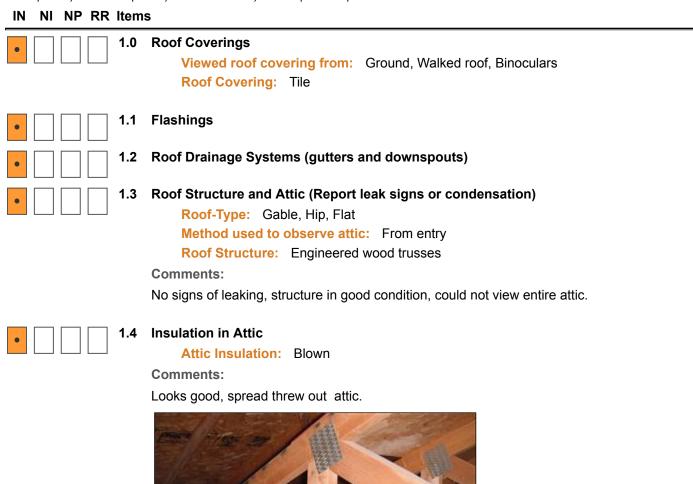
**Not Present (NP)** = This item, component or unit is not in this home or building.

**<u>Repair or Replace (RR)</u>** = 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.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

| Standards of Practice:<br>NACHI National Association of Certified<br>Home Inspectors | In Attendance:<br>Customer and Seller | <b>Type of building:</b><br>Condominium |
|--------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------|
| Approximate age of building:                                                         | Temperature:                          | Weather:                                |
| Over 10 Years                                                                        | Over 100                              | Clear                                   |
| Ground/Soil surface condition:                                                       | Rain in last 3 days:                  |                                         |
| Dry                                                                                  | No                                    |                                         |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace







## IN NI NP RR Items

# 2. Kitchen Components and Appliances

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



# 2.0 Ceilings

Comments:

No visible damage to ceilings.

| • |
|---|
|---|

## 2.1 Walls

Comments:

Pictures throughout kitchen, could not see behind, everything else looks good.



#### 2.2 Floors

**Comments:** 

Small indent in kitchen floor.







## 2.3 Pantry/Closet Doors

Comments: Food throughout pantry, could not view shelves.

|   | • | 2 |
|---|---|---|
| • |   | 2 |

# .4 Windows

## .5 Counters and a Representative Number of Cabinets

Countertop: Solid Surface Countertops

Comments:

Works good, storage in cabinets, could not view shelves.



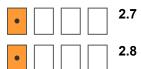
# 2.6 Plumbing Drain and Vent Systems

Comments:

### IN NI NP RR Items

#### IN NI NP RR Items

Left side of sink backing up when dishwasher is running. Disposer backing up and not working. I recommend a licensed plumber to evaluate and fix as needed.



#### 7 Plumbing Water Supply Faucets and Fixtures

#### **3 Outlets, Wall Switches and Fixtures**

Comments:

Everything working properly, gfci outlets by sink.



#### Dishwasher

Dishwasher Brand: WHIRLPOOL

#### **Comments:**

Runs good, drain backs up in sink when draining. Latch inside dishwasher for detergent was not closing properly.



2.9 Picture 1



#### IN NI NP RR Items

#### IN NI NP RR Items

The food disposer would not operate or non functional, and is backing up water from dishwasher when in use. It also drips water when water is running. I recommend repair by a licensed plumber as needed.



2.12 Picture 1

#### 2.13 Microwave Cooking Equipment

Built in Microwave: WHIRLPOOL

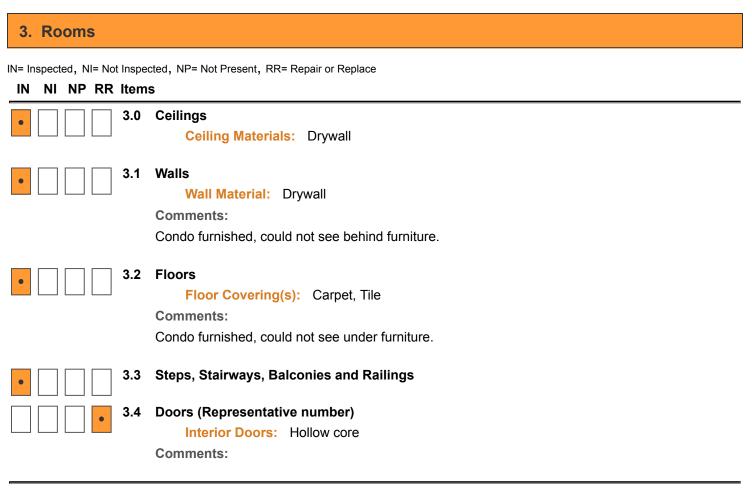
#### Comments:

Works good. Has crack in handle. Missing shelf, found one on fridge, not sure if it's the right one for that microwave.





#### IN NI NP RR Items



#### IN NI NP RR Items

#### IN NI NP RR Items

Laundry door has missing handle. Bedroom sliding glass door has some sort of writing that looks to be in paint. Sliding glass door to balcony is hard to lock and screen door does not lock.



3.4 Picture 1



3.4 Picture 2

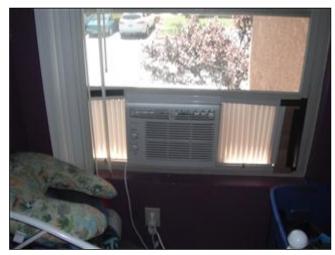


3.5 Windows (Representative number) Comments:

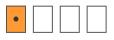
#### IN NI NP RR Items

#### IN NI NP RR Items

Unable to check bedroom window because window ac unit. Missing screen, found screen in closet, not sure if fits that window.



3.5 Picture 1



## 3.6 Outlets, Switches and Fixtures

Comments:

Could not find outlets controlled by switches in bedrooms, could be behind furniture.

#### IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

#### IN NI NP RR Items

| • |   |   |
|---|---|---|
| • |   |   |
|   | • |   |
|   |   | • |

## 4.0.A Counters and Cabinets

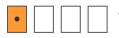
#### 4.1.A Doors (Representative number)

### 4.2.A Windows

# 4.3.A Plumbing Drain, Waste and Vent Systems

Comments:

Sink drain plug needs adjusting or needs replaced, when plug in sink backs up when water is on.



#### 4.4.A Plumbing Water Supply and Distribution Systems and Fixtures

Comments:

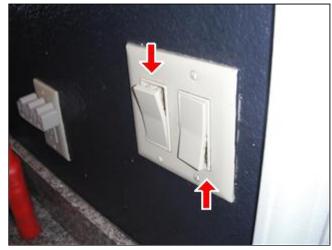
some light bulbs need to be replaced.



# 4.5.A Outlets, Switches and Fixtures

#### Comments:

Bath switches need to be replaced, I recommend a licensed electrician to replace switch.







## 4.6.A Exhaust Fan

Exhaust Fans: Fan only

## Comments:

Bath fan does not work, may have to do with switches being broken. I recommend a licensed electrician to evaluate and fix as needed.

#### IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

| • |           |   |  |
|---|-----------|---|--|
| • |           |   |  |
|   |           | • |  |
| • | $\square$ |   |  |

#### 4.0.B Counters and Cabinets

4.1.B Doors (Representative number)

#### 4.2.B Windows

# 4.3.B Plumbing Drain, Waste and Vent Systems

Comments:

Master bath is missing drain plug.



4.3.B Picture 1



## 4.4.B Plumbing Water Supply and Distribution Systems and Fixtures Comments:

#### IN NI NP RR Items

The control lever is missing at the master bath. . A qualified licensed plumber should repair or correct as needed.



4.4.B Picture 1



# 4.5.B Outlets, Switches and Fixtures

Comments:

Some light bulbs need to be replaced.



#### IN NI NP RR Items

# 5. Plumbing System

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

# IN NI NP RR Items

| • 5.0 | Plumbing Drain, Waste and Vent Systems                                                                                                                                                                                                    |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • 5.1 | Plumbing Water Supply and Distribution Systems and Fixtures<br>Water Source: Public<br>Plumbing Water Distribution (inside home): Not visible                                                                                             |
| • 5.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents<br>Water Heater Power Source: Electric<br>Water Heater Capacity: 50 Gallon (2-3 people)<br>Water Heater Manufacturer: US CRAFTMASTER<br>Comments:<br>Located in closet on balcony. |

#### IN NI NP RR Items

# 6. Electrical System

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



6.0 Service Entrance Conductors
Electrical Service Conductors: Aluminum



Panel Type: Circuit breakers

Comments: Looks good.



6.1 Picture 1



6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Branch wire 15 and 20 AMP: Copper



Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Dryer Power Source: 220 Electric

Comments:

Could not find outlets for bedrooms switches, may be behind furniture.



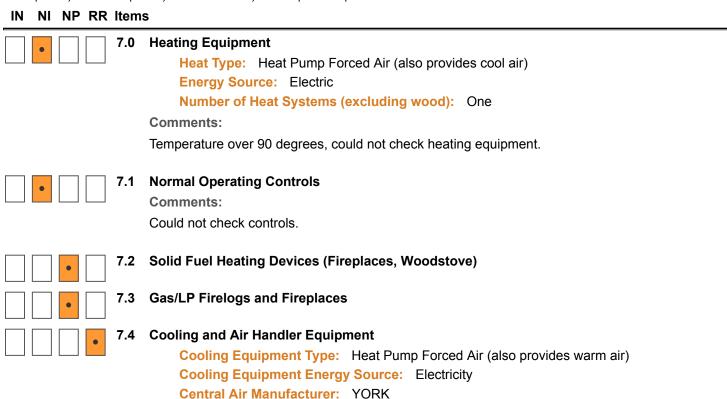
.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

#### IN NI NP RR Items

| IN NI NP RR Items |                                                                  |  |  |  |
|-------------------|------------------------------------------------------------------|--|--|--|
|                   | Comments:<br>Works properly.                                     |  |  |  |
| • 6.5             |                                                                  |  |  |  |
| • 6.6             | Location of Main and Distribution Panels<br>Comments:<br>Bedroom |  |  |  |
| • 6.7             | Smoke Detectors                                                  |  |  |  |
| IN NI NP RR Item  | IS                                                               |  |  |  |

# 7. Heating / Central Air Conditioning

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Number of AC Only Units: One

**Comments:** 

Same equipment as when condo was built. Difference between return and vents between 10-15 degrees, normal degrees differential is 18-20 degrees. There was no filter in the return, owner already had ac running, A-coil may need cleaning. I recommend a licensed HVAC company to check entire system.



IN NI NP RR Items

| IN NI NP RR Item | s                                                                     |
|------------------|-----------------------------------------------------------------------|
| • 7.5            | Normal Operating Controls<br>Comments:<br>Yes                         |
| • 7.6            | Presence of Installed Cooling Source in Each Room<br>Comments:<br>Yes |

### IN NI NP RR Items

# **General Summary**



## **TK Home Inspections**

78 Sahalee Drive Las Vegas, NV 89148 (702) 275-5359

Customer Mr. and Mrs. John Doe

### Address 123 Rainbow Blvd Las Vegas NV 89108

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. Kitchen Components and Appliances

## 2.10 Ranges/Ovens/Cooktops

#### **Repair or Replace**

Anti tip devise is missing behind stove, recommend putting one in for safety reasons.

## 2.12 Food Waste Disposer

#### **Repair or Replace**

The food disposer would not operate or non functional, and is backing up water from dishwasher when in use. It also drips water when water is running. I recommend repair by a licensed plumber as needed.

## 3. Rooms

# 3.4 Doors (Representative number)

## 3. Rooms

#### **Repair or Replace**

Laundry door has missing handle. Bedroom sliding glass door has some sort of writing that looks to be in paint. Sliding glass door to balcony is hard to lock and screen door does not lock.

# 4(A). Hall Bath

## 4.3.A Plumbing Drain, Waste and Vent Systems

#### **Repair or Replace**

Sink drain plug needs adjusting or needs replaced, when plug in sink backs up when water is on.

#### 4.5.A Outlets, Switches and Fixtures

#### **Repair or Replace**

Bath switches need to be replaced, I recommend a licensed electrician to replace switch.

# 4(B). Master Bath

#### 4.4.8 Plumbing Water Supply and Distribution Systems and Fixtures

#### **Repair or Replace**

The control lever is missing at the master bath. . A qualified licensed plumber should repair or correct as needed.

# 7. Heating / Central Air Conditioning

# 7.4 Cooling and Air Handler Equipment

#### Repair or Replace

Same equipment as when condo was built. Difference between return and vents between 10-15 degrees, normal degrees differential is 18-20 degrees. There was no filter in the return, owner already had ac running, A-coil may need cleaning. I recommend a licensed HVAC company to check entire system.

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 Tim Koche



INVOICE

| TK Home Inspections     |  |  |  |  |
|-------------------------|--|--|--|--|
| 78 Sahalee Drive        |  |  |  |  |
| Las Vegas, NV 89148     |  |  |  |  |
| (702) 275-5359          |  |  |  |  |
| Inspected By: Tim Koche |  |  |  |  |

Inspection Date: 7/13/2012 Report ID: 13121

| Customer Info:                                                  | Inspection Prope                     | rty:   |                    |
|-----------------------------------------------------------------|--------------------------------------|--------|--------------------|
| Mr. and Mrs. John Doe<br>123 Rainbow Blvd<br>Las Vegas NV 89123 | 123 Rainbow Blvd<br>Las Vegas NV 891 |        |                    |
| Customer's Real Estate Professional:                            |                                      |        |                    |
| Inspection Fee:                                                 |                                      |        |                    |
| Service                                                         | Price                                | Amount | Sub-Total          |
| Heated Sq Ft 1,001 - 2,000                                      | 250.00                               | 1      | 250.00             |
|                                                                 |                                      | Total  | <b>Tax \$</b> 0.00 |

Payment Method: Payment Status: Note:



Tim Koche

78 Sahalee Drive Las Vegas, NV 89148 (702) 275-5359

