



Inspection Report

Mr. and Mrs. John Doe

Property Address:
123 Rainbow Blvd
Las Vegas NV 89108



TK Home Inspections

**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: 123 Rainbow Blvd Las Vegas NV 89108	Customer: Mr. and Mrs. John Doe	Real Estate Professional:

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.

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:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and Seller

Type of building:

Condominium

Approximate age of building:

Over 10 Years

Temperature:

Over 100

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing / Chimneys / Roof Structure and Attic

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

IN NI NP RR Items

1.0 Roof Coverings
Viewed roof covering from: Ground, Walked roof, Binoculars
Roof Covering: Tile

1.1 Flashings

1.2 Roof Drainage Systems (gutters and downspouts)

1.3 Roof Structure and Attic (Report leak signs or condensation)
Roof-Type: Gable, Hip, Flat
Method used to observe attic: From entry
Roof Structure: Engineered wood trusses

Comments:

No signs of leaking, structure in good condition, could not view entire attic.

1.4 Insulation in Attic
Attic Insulation: Blown

Comments:

Looks good, spread threw out attic.



1.4 Picture 1

IN NI NP RR Items

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

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.



2.2 Picture 1

2.3 Pantry/Closet Doors

Comments:

Food throughout pantry, could not view shelves.

2.4 Windows

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

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.

 2.7 Plumbing Water Supply Faucets and Fixtures
 2.8 Outlets, Wall Switches and Fixtures

Comments:

Everything working properly, gfci outlets by sink.

 2.9 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

 2.10 Ranges/Ovens/Cooktops

Range/Oven: WHIRLPOOL

Comments:

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

 2.11 Range Hood

Exhaust/Range hood: RE-CIRCULATE

 2.12 Food Waste Disposer

Disposer Brand: BADGER

Comments:

IN NI NP RR Items

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

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.



2.13 Picture 1

IN NI NP RR Items

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

3. Rooms

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

IN NI NP RR Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.0 Ceilings

Ceiling Materials: Drywall

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.1 Walls

Wall Material: Drywall

Comments:

Condo furnished, could not see behind furniture.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.2 Floors

Floor Covering(s): Carpet, Tile

Comments:

Condo furnished, could not see under furniture.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.3 Steps, Stairways, Balconies and Railings

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3.4 Doors (Representative number)

Interior Doors: Hollow core

Comments:

IN NI NP RR Items

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

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

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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

4(A) . Hall Bath

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.



4.5.A Picture 1

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

4(B) . Master Bath

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

IN NI NP RR Items

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4.0.B Counters and Cabinets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4.1.B Doors (Representative number) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4.2.B Windows |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4.3.B Plumbing Drain, Waste and Vent Systems |

Comments:

Master bath is missing drain plug.



4.3.B Picture 1

- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4.4.B Plumbing Water Supply and Distribution Systems and Fixtures |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
- Comments:

IN NI NP RR Items

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

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.

4.6.B Exhaust Fan

Exhaust Fans: Fan only

IN NI NP RR Items

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

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

Water Source: Public

Plumbing Water Distribution (inside home): Not visible

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source: Electric

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Manufacturer: US CRAFTMASTER

Comments:

Located in closet on balcony.

IN NI NP RR Items

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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

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Panel capacity: 150 AMP

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

6.3 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.

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

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IN NI NP RR Items

Comments:
Works properly.

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments:
Good

6.6 Location of Main and Distribution Panels

Comments:
Bedroom

6.7 Smoke Detectors

IN NI NP RR Items

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7. Heating / Central Air Conditioning

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

IN NI NP RR Items

7.0 Heating Equipment

Heat Type: Heat Pump Forced Air (also provides cool air)

Energy Source: Electric

Number of Heat Systems (excluding wood): One

Comments:

Temperature over 90 degrees, could not check heating equipment.

7.1 Normal Operating Controls

Comments:

Could not check controls.

7.2 Solid Fuel Heating Devices (Fireplaces, Woodstove)

7.3 Gas/LP Firelogs and Fireplaces

7.4 Cooling and Air Handler Equipment

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: YORK

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.



7.4 Picture 1

IN NI NP RR Items

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IN NI NP RR Items

7.5 Normal Operating Controls

Comments:

Yes

7.6 Presence of Installed Cooling Source in Each Room

Comments:

Yes

IN NI NP RR Items

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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.B 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.

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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 Property:
Mr. and Mrs. John Doe 123 Rainbow Blvd Las Vegas NV 89123 Customer's Real Estate Professional:	123 Rainbow Blvd Las Vegas NV 89108

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	250.00	1	250.00
			Tax \$0.00
			Total Price \$250.00

Payment Method:

Payment Status:

Note:



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