

# The Uniform Building Inspection Report™ Condensed

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**Single Family Residence:**  
432 West Bridge St., Las Vegas, NV

**Condensed Report Version Prepared for:**  
Homeowner, Client  
Sell-To-You, Selling Agent  
Sell-To-You, Listing Agent

**Inspection Date:**  
7/1/2006, 9:00:00 AM

**Report Number:**  
Sample

**Inspection Company:**  
Supreme Inspection Services  
P.O. Box 20826,  
Las Vegas, NV 89112  
702-450-7234

**Professional 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:

#### Exterior / Roof Findings:

[P] 1380: Typical non-structural stucco (or exterior insulating finish system (EIFS)) cracks noted. Any cracks may allow water to enter the wall cavity. Recommend caulking of cracks to eliminate water intrusion. Correction or modification decreases the probability of excessive deterioration.  
See series 1380 photo(s)

[D] 1420: Stucco weep screed blocked with dirt or concrete. Remove dirt to provide at least 4" of clearance if possible. If stucco goes to the ground, keep area dry and monitor stucco for water infiltration problems. Noted at the rear of the building. Significant component damage and/or ongoing damage apparent. Corrections advised.  
See series 1420 photo(s)

#### HVAC & Fireplace Findings:

[E] [D] 2250.01: Filter(s) dirty at return duct for heating & air-conditioner unit(s).  
Replace all filters now if they are the disposable type. If the filters are the reuseable type, they should be cleaned and re-installed. Replace or service filters regularly following the manufacturers time-table and procedures. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See series 2250.01 photo(s)

#### Plumbing Findings:

[U] 4230.02: Water heater seismic restraint not installed as required. Seismic restraints will be required when replacing water heater in the future. Installing the restraints now would be consider an upgrade that would improve safety.

[F] 4550.12: Water valve faulty or otherwise amiss.  
Handle spins a full 360 degrees and has no positive bump-stop.  
Failure of a system or component. The system or component fails to

### Notes:

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operate or to operate properly.  
See series 4550.12 photo(s)

[E] [N] 4680: Fixture drain slow or clogged.  
Repair, alteration or replacement usually improves the efficiency of the component or system. Noted in the hall bath.  
See series 4680 photo(s)

[E] 4810.01: Dryer make-up air insufficient.  
When the gas dryer is operating, be certain there is plenty of air available. This makeup air is replacement air for the air that is exhausted to the exterior. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See series 4810.01 photo(s)

[U] 4810.21: Dryer vent improper.  
Gas dryer vents should be installed with a flexible metal vent not the plastic or aluminum venting material. Modification or addition is generally considered an upgrade which may improve safety or efficiency.  
See series 4810.21 photo(s)

### Electrical Findings:

[R] 5470: Electrical additions/modifications noted.  
Ceiling fan(s) are connected by extension cords to the heating/service outlet(s) located in the attic. Noted for all three ceiling fans. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See series 5470 photo(s)

[F] 5640: Face or cover plate needed.  
This situation, problem has the potential of a electrical contact hazard. Correction by a qualified repair person is advised. Noted in the garage. Failure of a system or component. The system or component fails to operate or to operate properly.  
See series 5640 photo(s)

[D] [C] 5660.20: Receptacle outlet not secure.  
Loose switches and outlets, because of their heavy use, will soon develop loose connections and other problems. Noted in the master bath and master bedroom. Significant component damage and/or ongoing damage apparent. Corrections advised.  
See series 5660.20 photo(s)

[Note] 5720.05: Customer Advisory, (plastic water pipes).  
Your home is equipped with plastic pipes. Not copper. Do not use the water pipes as an electrical ground. Inform any electrician who may do work on this home in the future, of the fact.

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### Bathroom(s) Findings:

[R] 6200.01: Toilet bowl loose on floor. Noted in both bathrooms. Replace wax seal and then reset toilet to floor and caulk perimeter. The condition of the sub-floor (concrete or wood sheathing) is unknown. Check condition after pulling toilet and make repairs to damaged components. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See series 6200.01 photo(s)

[P] 6760.21: Caulk spout at wall. Noted in the hall bath. Correction or modification decreases the probability of excessive deterioration.  
See series 6760.21 photo(s)

### General Interior Findings:

[A] 7220.02: "Vinyl" flooring damaged. Noted at the sliding glass door entrance.  
See series 7220.02 photo(s)

[Note] 7800.07: Smoke alarms tested. Service all units, following the manufacturers installation and maintenance instructions, or have a qualified repair person change batteries, and verify system operation on a regular basis. Replace units when they've reached the end of their service life, following manufactures installation/maintenance/replacement instructions.  
See series 7800.07 photo(s)

### Kitchen / Appliance Findings:

[R] 8200.01: Dishwasher maintenance and/or repairs needed. Dishwasher has no water for operating/test.. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See series 8200.01 photo(s)

[A] 8600: Sink enamel or porcelain chipped. This problem is almost always considered cosmetic. Cracks and chips can often be masked with a dab of porcelain paint. Repair or alteration usually improves component appearance and should decrease deterioration.  
See series 8600 photo(s)

[M] 8880.02: Evidence of prior leaks (stains noted under sink). Noted under the kitchen sink. No active leak noted at this time. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
See series 8880.02 photo(s)

### Notes:

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**Structure Findings:**

**Notes:**

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Photo: 1380 (1)



Photo: 1420 (1)



Photo: 2. View of AC inlet temp (1)



Photo: 2. View of AC outlet temp (1)



Photo: 2250.01 (1)



Photo: 4550.12 (1)



Photo: 4680 (1)

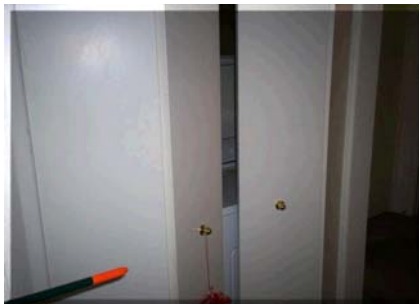


Photo: 4810.01 (1)



Photo: 4810.21 (1)



Photo: 5470 (1)



Photo: 5470 (2)



Photo: 5640 (1)

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Photo: 5660.20 (1)



Photo: 5660.20 (2)



Photo: 6200.01 (1)



Photo: 6200.01 (2)



Photo: 6760.21 (1)



Photo: 7220.02 (1)



Photo: 7800.07 (1)



Photo: 8200.01 (1)



Photo: 8600 (1)



Photo: 8880.02 (1)



Photo: 9. View of attic. (1)