

The Uniform Building Inspection Report™



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

Prepared Exclusively for:
Homeowner

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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Supreme Inspection Services

P.O. Box 20826, Las Vegas, NV 89112

Phone: 702-450-7234

Professional Commercial and Residential Building Analysis

Address of inspection: 432 West Bridge St., Las Vegas, NV

Client: Homeowner

Date: 7/1/2006

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: Sell-To-You
Company: Realty LV
Phone / Cell: 702-450-7234 / 702-682-7234
E-Mail: You@dot.com
Present at Inspection: 100%

Listing Agent: Sell-To-You
Company: Realty LV
Phone / Cell: 702.450-7234 / 702-682-7234
E-Mail: You@dot.com
Present at Inspection: Agent did not attend

Client E-Mail:
Client Present: 100%

Structure Type: Single Family Residence
Occupancy Status: Not occupied
Approx. Sq. Ft.: 1430
Approx. Year Built: 1996
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 70
Time Insp. Began: 9:00:00 AM

Inspector: Barry Ferdinand
Lic. Number: IOS.0000782

INVOICE

Report Number: Sample
Inspection Type: Visual

Base Fee to 1500 sf (\$250): \$250.00
Per 500 sf over 1500 (\$35):
Pre 1976 building (\$50):
Pool (\$25):
Spa (\$25):
Pool /Spa Combo (\$40):
Escrow (\$75):
Crawl Space (\$20):
Outbuilding (\$40):
Duplex :
Condominium > 1000 sf :
Discount:

Total: \$250.00

Paid by: _____

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Any account 30 DAYS or more PAST DUE is subject to finance charges and/or collection proceedings. Escrow/attorney billing is available for an additional fee but does not relieve the client's responsibility for payment should the property fail to close.

Supreme Inspection Services Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 432 West Bridge St., Las Vegas, NV

Report Number: Sample

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that the report and any information therein is intended for the sole use of the Client and shall not be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the principals associated with this single transaction.
3. Nothing in the report, and no opinion of the Inspector, should be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service is performed in accordance with the Standards of Practice as required by the State of Nevada and according to these Standards a Certified Inspector shall conduct each inspection in accordance with N.A.C. 645D.460 to NAC 645D.580, inclusive. The observation is limited to a visual survey of certain fixed components and systems of a property.
Any area which is not exposed to view, is concealed, or is inaccessible because of ceilings, walls or wall coverings, floors or floor coverings, furnishings, soils & landscape materials, or any other obstruction, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.
5. The following are NOT included in the inspection:
 - Latent or concealed defects
 - Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
 - Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
 - Permit research or validation, code, installation or zoning violations
 - The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby
 - Radio controlled devices or low-voltage systems or relays
 - Security or intercom systems
 - Elevators, lifts or dumbwaiters
 - Thermostatic, time clock or photoelectric controls
 - Water softener or purifier systems
 - Furnace heat exchangers, solar heating systems and freestanding appliances
 - Window coverings
 - The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
 - Landscape or farm irrigation systems
 - The condition and/or irrigation of trees, shrubs or vegetation of any kind
 - Any item which is hidden from view or impractical to test
 - Any system or component not listed in the State of Nevada Certified Inspector Standards of Practice and Conduct as an observation requirement
 - Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on
6. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.
7. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the

accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

8. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.

9. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

11. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

The fee for this inspection and report is: \$250.00

TECHNICAL (IN DEPTH) INSPECTION DEFINITIONS AND LIMITATIONS:

The Technical (in-depth) Inspection Service is available at an additional cost of \$3.50 per square foot of building area plus the Visual Inspection base fees. The Technical Inspection objectives are the same as those of the visual inspection except that the Technical Inspection excludes only those items listed below. The Technical Inspection Service is performed by specialists in certain fields and is concluded when the findings of each contractor/technician have been delivered to, and compiled by, the Inspection Company. Performance of the Technical Inspection Service certifies that all defects, existing at the time of the inspection, and which adversely affect the serviceability of the inspected components and systems, will be identified. Defects existing at the time of the inspection which were not disclosed in the inspection reports will be corrected by the inspection company or its agents at no cost to the client. Toxic soils, water and air quality, environmental and/or health hazards, site stability, the condition of any and all vegetation, and other exclusions listed below are not included in the Technical Inspection.

Additional Exclusions of the Technical Inspection Service: None

I do desire the Technical Inspection Service. (initials) _____

I do not desire the Technical Inspection Service and I understand that this is not a technical or in-depth inspection. (initials) _____

CLIENT: Homeowner _____ (sign) _____ Date: _____

INSPECTION COMPANY: Supreme Inspection Services, LLC. _____

INSPECTOR: Barry Ferdinand _____ (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: Homeowner

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Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

05b(1) Cement concrete walks/drives
05b(3) Brick, block or stone walks/drives

GROUNDS/PARKING LIGHTING:
No grounds lighting systems noted

MISC. GROUNDS DEVICES & OUTBUILDINGS:
No misc. grounds devices noted
No outbuildings noted

No Grounds / Parking Area Findings Noted.

Grounds Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

IRRIGATION (sprinklers):

The irrigation and/or sprinkler system(s) were not inspected

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

01d(1) Above grade (with respect to roadway)

01f Flat pad/site

01k Expansive/clay type soil

RETAINING WALLS:

03a Concrete/masonry

03b(2) Part of fence system

FENCES & GATES:

04a(1) Masonry

04c(2) Vinyl

04d Metal, chain-link, or wire

WALKS, DRIVES, & PARKING:

Questions or concerns? Please call 702-450-7234

Supreme Inspection Services

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Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present.

Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or

described in the components section.

[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)

Exterior Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and



Photo: 1380 (1)



Photo: 1420 (1)

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consideration. The survey of some components is limited.
Some component information contains disclosures.

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ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.

17e Viewed with binoculars

17f Viewed from ground

ROOF / DECK STYLES:

13a Gable

13c Valley

13d(1) Clipped gable (also known as a Jerkinhead roof)

13t 4 to 6/12 pitch

ROOF/DECKFLOOR WATERPROOFING

MATERIALS:

15c(1) Concrete tile

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16h(1) Stucco (all applications)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)

10c(1) Metal sash

10h Sliding sash

10m Single hung sash

10n Picture window(s)

ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

VEHICLE DOORS and SAFETY REVERSE

DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14b(1) Sectional

14g Metal (frame/skin)

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HVAC Survey Findings:

(Includes Air Conditioning/Fireplace(s)/Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.

If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[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)

HVAC / Fireplace / Stove Components:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in the attic.

HEATING SYSTEM(S):

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.

21e Forced air heat

21m(1) Self igniting pilot light

21n Visually restricted heat exchanger



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



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



Photo: 2250.01 (1)

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HEATING EQUIPMENT THERMOSTATS /
OPERATING CONTROLS / ZONING

- 22b Non set-back thermostat(s)
- 24b Disposable or washable filters

APPROXIMATE AMBIENT TEMPERATURE AND
TEMPERATURE DIFFERENTIAL TEST RESULTS,
IF TAKEN:

Outside temp. = 70
Unit 1 Temperature Differential = 18 degrees AC
mode

COOLING / VENTILATION SYSTEM(S):

- 20a(1) Electric cooling system
- 20c(1) Condenser/evaporator separate (split system)

FIREPLACE(S), STOVE(S):

- 23b(1) Gas fireplace/stove
- 23d(2) Gas log-lighter
- 23f Combustion air from outside
- 23h(1) Glass or metal door(s)

CHIMNEY, VENT SYSTEM(S):

- 23j (2) Metal chimney
- 23j (3) Direct vent system

CHIMNEY INTERIOR REVIEW METHOD(S):

- 23k(2) Partially reviewed
- 23k(4) From inside firebox.

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Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[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 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.



Photo: 4550.12 (1)



Photo: 4680 (1)

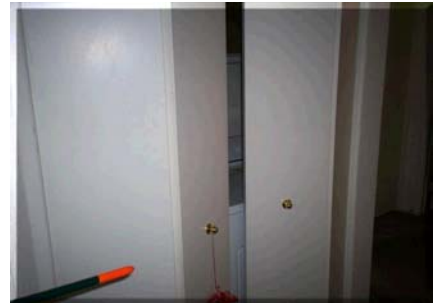


Photo: 4810.01 (1)



Photo: 4810.21 (1)

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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)

Plumbing Components & Applications:

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MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located at the meter only.
- 45f Water supply approximate size: 3/4"
- 42a Municipal water supply indicated
- 45c Spade type main water valve installed

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44a Natural gas
- Gas shutoff valve located at the left side of the building.

WATER HEATER(S):

- 43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the garage.
The approximate age of this water heater is 1 to 5 years.
Its approximate size is 40 gals.

APPLIANCE VENT TYPES AND CONDITION:

- 41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:

- 40a Washer connections
- 40b Electric dryer connections

40c Gas dryer connections

40h. The dryer vent terminates atop the roof. This vent arrangement must be inspected and cleaned often.

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41c Copper/brass water lines visible
- 41e(2) Plastic flex fixture supply connector(s) visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

- 41g Steel gas/oil lines visible
- 41j Flex gas/oil connectors visible

WASTE AND VENT PIPING SYSTEM:

- 41q Plastic drain lines visible

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

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Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

[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.



Photo: 5470 (1)



Photo: 5470 (2)



Photo: 5640 (1)



Photo: 5660.20 (1)



Photo: 5660.20 (2)

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Electrical Components & Applications:

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MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the left side of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral
51k Copper entrance conductors
51e Exterior main service panel
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service
52c 220/240 volt service
52d Single phase
52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

53b Circuit breakers
53f Nonmetallic sheathed cable ("Romex")
53j Copper wires

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54c Grounded to wire/rebar in footing

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Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section. Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.) Visible bathroom specific systems or components are indicated by type or described in the components section.

[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)

Bath Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

BATHTUB TYPE(S):
60b(1) Pressed steel bathtub(s)
60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):



Photo: 6200.01 (1)



Photo: 6200.01 (2)



Photo: 6760.21 (1)

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60a(2) Tub/shower combination

TUB/SHOWER WALLS:

62b Mastic tile walls
62h(1) The tub and/or shower door(s) appeared to be safety glaze

WASH BASIN(S):

64f Vitreous china wash basin(s)
64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

65b Mastic tile countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61b Washer type faucet(s)
61c Diverter valve(s)
61d Pop-up stopper(s)
64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted
66a(1) Openable window(s)
66b Exhaust fan(s)
66g GFCI Receptacle(s)

FLOOR(S):

67a Carpet floor(s)
67b(1) Tile floor(s)

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Property Address: 432 West Bridge St., Las Vegas, NV
Date of Inspection: 7/1/2006 Start Time: 9:00:00 AM Report Number: Sample

Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed. If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement. Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. <http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[A] 7220.02: "Vinyl" flooring damaged.
Noted at the sliding glass door entrance.



Photo: 7220.02 (1)



Photo: 7800.07 (1)

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See series 7220.02 photo(s)

74a(1) Smoke alarm

74h Ceiling fan(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)

Interior Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

WALLS AND CEILINGS:

70b Drywall

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

71n Fire separation/fire resistant door(s) was/were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71a Bi-fold door(s)

71b Bypass door(s)

71e Hinged door(s)

71f Sliding glass door(s)

71g(2) Fiberglass door(s)

71h Dead bolt(s)

71k French door(s)

71m Weather stripped

71p(1) Self-closing door(s)

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings

FINISH FLOORING:

73a Carpet

73e(1) Tile (All types)

MISC. SYSTEMS:

Questions or concerns? Please call 702-450-7234

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Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

[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)

Kitchen Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Read all narratives in the Uniform Building Inspection



Photo: 8200.01 (1)



Photo: 8600 (1)



Photo: 8880.02 (1)

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Report™ Reference Manual, referenced by item number, before purchasing the property.

RANGE(S) / COOKTOP(S):
80a(1) Gas range or cooktop
80b Free-standing range

OVEN(S):
83a(1) Gas oven
83b Free-standing oven

VENTILATION:
81c Ventless filtered hood

CABINETS:
84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:
86b Mastic tile
86d Plastic laminate

SINK(S):
82c Steel enameled sink
82f Let-in
82g Washerless faucet

REFRIGERATOR(S):
85c Electric refrigerator

LIGHTING AND ELECTRIC:
87a Counter outlets
87a(1) GFCI Protection
87c Incandescent lighting

OTHER APPLIANCES:
88d Disposal
88e Dishwasher

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Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

No Structure Findings Noted.

Structure Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91g 1996 to Present

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system

90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90a(2) Truss floor system

90j(1) Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:



Photo: 9. View of attic. (1)

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90t Wood framing
90v Singlewall construction

FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):

93a Concrete pier and/or perimeter foundation

SUB-AREA OBSERVATION METHOD:
This type of construction has no sub-area

ATTIC OBSERVATION METHOD:

96b Partially traversed
96c From access opening

ATTIC ACCESS LOCATION:

An attic access is located in the master bedroom closet. There may be other attic access locations not listed here.

ATTIC VENTILATION:

92a Attic ventilation

THE VENT DUCTS OF KITCHEN, BATH AND
LAUNDRY VENTILATION SYSTEMS WERE
OBSERVED TO COMPLETE THE REVIEW OF
THOSE SYSTEMS:

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 9 to 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION
TYPES:

95a(1) Fiberglass (batt or loose)
95a(2) Cellulose (loose fill)

VAPOR RETARDERS/BARRIERS:

No vapor barrier noted
No moisture barrier noted

Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually

inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended, Please show your appreciation for the inspector, or lack thereof, by sending any comments to twi2000@aol.com.