



**Affordable Home Inspection Inc.**

**2624 Blue Ave**

**North Las Vegas NV 89081**

**(702) 501-6363 [ahilv702@gmail.com](mailto:ahilv702@gmail.com)**



**Report ID# :**

**0519-3534**

**Schedule Date :**

**Tuesday, May 21, 2019**

**Martine Haddad**

**Subject Property**

**3233 Bishop Pine St  
Las Vegas, NV 89129**



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**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**Client:** Martine Haddad

**Address:**

**City/State/Zip:**

**Report #:** 0519-3534

**Subject Property**

3233 Bishop Pine St

Las Vegas, NV 89129

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by , (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

**Initial Here** \_\_\_\_\_

**SCOPE OF INSPECTION**

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

**OUTSIDE SCOPE OF INSPECTION**

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

**Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

**(Some of the above items may be included in this inspection for additional fees - check with your inspector)**

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.**

**If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

**I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.**

Client: Martine Haddad

Report #: 0519-3534

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**ARBITRATION:** Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in the Code of Civil Procedure.

**USE BY OTHERS:** Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

\_\_\_\_\_  
(Initial)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: Neal Carroll Date: 5/21/2019  
Inspector

INSPECTION FEE:	\$375.00
AGE FEE :	
POOL/SPA FEE :	
<b>ADDITIONAL SERVICES:</b>	_____
<b>TOTAL FEES:</b>	<b>\$375.00</b>
<b>SUB TOTAL:</b>	<b>\$375.00</b>
<b>PAYMENT:</b>	<b>\$375.00</b>
<b>TOTAL DUE:</b>	<b>\$0.00</b>



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Martine Haddad

# Invoice

**Subject Property:**  
 3233 Bishop Pine St  
 Las Vegas, NV 89129

**Invoice Date:** 5/21/2019  
**Inspection Date:** 5/21/2019  
**Invoice #:** 3534  
**Report #:** 0519-3534  
**Inspector :** Neal Carroll

## INSPECTION FEES

DESCRIPTION	AMOUNT
INSPECTION FEE:	\$375.00
AGE FEE :	
POOL/SPA FEE :	
<b>ADDITIONAL SERVICES:</b>	
<b>TOTAL FEES:</b>	<u>\$375.00</u>
<b>SUB TOTAL:</b>	\$375.00
<b>PAYMENT:</b>	<u>\$375.00</u>
<b>TOTAL DUE:</b>	<b>\$0.00</b>

# KEY TO THE INSPECTION REPORT

Report #: 0519-3534

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "**APPEARS SERVICEABLE**" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

**Significantly deficient systems or components** will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

**Please read the entire report for all items checked.**

**Notice:** This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

## KEY TO THE INSPECTION REPORT

\* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

(1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.

(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.

(4) This item is a safety hazard - correction is needed

(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

**NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH REPORT PAGE.**

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Present During The Inspection:  Client  Buyer's Agent  Seller's Agent  Seller

INSPECTOR : Neal Carroll

Inspection Date: May/21/2019, Tuesday

Start Time: 8:30 am

Completion Time: 11:30 am

Weather condition at the time of inspection was Sunny

Approximate temperature during inspection: 65.0

### Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: 2000 Stated by: Clark County Records

Approximate age of roof: 2000 Stated by: Clark County Records

Additions / Alterations to: None Stated by: Clark County Records

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

**Affordable Home Inspection Inc.**

**SUMMARY**

**Client Name:** Martine Haddad

**Date :** Tuesday, May 21, 2019

**Report ID:** 0519-3534

**This report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.**

**GROUNDS**

Common cracks up to 1/4" were noted in the patio slab at the time of the inspection.

**EXT/FOUND**

Recommend replacing the insulation on the anti siphon valve and main water PVC pipe . (\*)

The front zone is shut off due to a leak under the palm tree. (2)

Zone valve for the back drip system does not operate. (2)

**AIR CONDITIONING**

Suggest changing the air filters at the time of the inspection. (20x20x1) 4 each

Recommend servicing the cooling system and checking the refrigerant level annually. (\*)

**ELECTRICAL**

Recommend GFCI protection for the exterior outlets. (2,4)

Light bulb in the upper left bathroom is burnt out. (\*)

2nd floor desk and kitchen under the counter lighting is missing some of the lights. (\*) One of the lights is not operational.

**INTERIOR**

Ceiling fan for the down stairs bedroom wobbles on high speed. (\*)

**GARAGE / CARPORT**

The single bay electronic sensor's are not properly installed.(2,4)

**KITCHEN**

The upper oven stainless cover does not appear to be properly installed. (\*)

**NOTES**

There are not any propane bottles connected to the barbecue not able to test or operate.

Cosmetic damage noted at the bottom tiles of the patio bar and barbecue.

There are not any propane bottles connected to the fire pit not able to test or operate.

Cosmetic damage noted at the bottom tiles of the fire pit.

I could not get the gazebo's ceiling fan to operate.

Recommend asking where the switch is located?

# GROUNDS

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**1 Driveway**  N/A  Asphalt  Concrete  Gravel  Brick  Concrete and Brick

**Appears serviceable**  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Eroded surface\*  Maintenance\*  Sealant needed\*  Deterioration\*  Evidence of poor drainage\*  
 No cracks found  Common cracks  Major cracks (2)  Trip hazards\*  Surface raised\*  Surface settled\*

Comments: The driveway appeared to be in serviceable condition at the time of the inspection.

**2 Sidewalk**  N/A  Concrete  Brick  Paver / Tile  N/A

**Appears serviceable**  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (2)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of poor drainage\*

Comments: The left side paver sidewalk appeared to be in serviceable condition at the time of the inspection.

**3 Retaining Wall**  N/A LOCATION(S):  Concrete  Stucco  Block

**Appears serviceable**  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (2)  Moisture penetration\*  No drainage openings\*

Comments: N/A

**4 Patio**  N/A LOCATION(S): Rear Yard  Concrete  Brick  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (2)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of poor drainage\*

Comments: Common cracks up to 1/4" were noted in the patio slab at the time of the inspection.

**5 Patio Cover**  N/A LOCATION(S): Rear Yard  Earth contact (3)

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Attachment to house \* appeared  Open Design  Covered Roof (refer to Roof Page)\*  
 Moisture at  Patio cover lacks  Wood appears

Comments: The alumna wood patio cover appeared to be in serviceable condition at the time of the inspection.

**6 Balcony**  N/A  WOOD  Waterproofed Coating  Concrete  N/A

LOCATION(S): A Front B C

**Appears Serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Deck is on grade--unable to inspect\*  Piers need  Posts need  
 Cracks  Moisture  Deck appears unsound (1) (2)  (A)  (B)  (C)  
 Flashing  Earth-to-wood contact (3)  (A)  (B)  (C)  
 Porch\*  Steps\*  Uneven\*  
 Screens\*  Panels\*  Unable to  
 **Railing is serviceable**  N/A  Railing  Railing of

Comments: The front balcony appeared to be in serviceable condition at the time of the inspection.

**7 Fences and Gates**  N/A  NOT INSPECTED  Wood  Chain Link  Masonry, Wrought Iron

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Posts are  Blocks are  Boards are  
 No cracks  Common cracks  Major cracks (2)  Fence height at  Post rusted & leaning\*  
 Gate(s) need  Self closing device is

Comments: The fencing and gates appeared to be in serviceable condition at the time of the inspection.



# GROUNDS PHOTOS

Report # : 0519-3534

**Client:** Martine Haddad  
**Date:** 5/21/2019

**Property:** 3233 Bishop Pine St  
Las Vegas, NV 89129



Picture 1

The driveway appeared to be in serviceable condition at the time of the inspection.



Picture 2

The left side paver sidewalk appeared to be in serviceable condition at the time of the inspection.



Picture 3

Common cracks up to 1/4" were noted in the patio slab at the time of the inspection.



Picture 4

The alumna wood patio cover appeared to be in serviceable condition at the time of the inspection.



Picture 5

The front balcony appeared to be in serviceable condition at the time of the inspection.



Picture 6

The front balcony deck tiled surface appeared to be in serviceable condition at the time of the inspection.



# EXTERIOR

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

## 8 Exterior Stairs

N/A

Type:  
Location: A

B

C

- Appears serviceable  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Moisture  Uneven  N/A  
 Railings serviceable  Railings  Openings in rails too large (5)

Comments: N/A

## 9 Exterior Walls

N/A

Structure:  WOOD FRAME

Wall Covering is: Stucco

Stone Veneer

- Appears serviceable  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (2)  Cracks / openings need repair (2)  Soil contact \*(3)  
 Moisture stains/damage  Damaged  Nailing defects \*

Comments: The exterior walls appeared to be in serviceable condition at the time of the inspection.

Notice: Wall insulation type and value is not verified\* UFFI insulation or hazard are not identified\* Conditions inside the wall cannot be judged\* Lead paint testing is not part of the inspection\*

## 10 Trim

N/A

WOOD  METAL  VINYL  Stucco

- Eaves, soffits, fascia & trim appear serviceable  Not operational (\*)  Unsafe\*  Worn\*  Near end of lifespan\*  
 Stains noted unde  Not fully visible\*  N/A  
 Flashings / Trim :  Not visible at

Comments: The exterior trim appeared to be in serviceable condition at the time of the inspection.

## 11 Chimney(s)

N/A

Location: A Family Room B C D

Material: A Metal flue B C D  METAL FLUE  WOOD FRAME  Stucco

- Appears serviceable  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Chimney / brick / mortar is:  Settlement (2)  Flashing is  
 Spark screen present  Spark screen:  Raincap / screen recommended \*  
 Cracks/separations/sealing needed at  Unlined flue (2)  Cracks in chimney cap \*  
 Ash dump / door is:  Damage / deterioration / defect \*

Comments: The chimney appeared to be in serviceable condition at the time of the inspection.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue \*

## 12 Sprinklers

N/A

Not inspected\*  Non operational (2)  Timer location Garage

- Appears serviceable  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Valve  Head  Line not functioning \*  Anti-siphon valves needed \*  
 Adjust spray away from  Areas of inadequate spray coverage \*  Adjust heads \*

Comments: Recommend replacing the insulation on the anti siphon valve and main water PVC pipe . The front zone is shut off due to a leak under the palm tree. Zone valve for the back drip system does not operate.

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.\*

## 13 Hose Faucets

N/A

Faucet are appear to be servicable.

- Appears serviceable  Some inoperative / corroded (2)  Leaks (2)  Missing handle(s)\*  Broken handle(s)\*

Comments: The hose faucets appeared to be in serviceable condition at the time of the inspection.

## 14 Gutters & Downspouts

N/A

Full

Partial

None Installed

- Appears serviceable  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Drains blocked\*  Debris filled\*  Gutters / downspouts:  
 Add gutters & downspouts for drainage\*  Add splashblocks for drainage\*  Route downspouts away from building\*  
 Roof / gutters not draining properly\*  No secondary drain(s) on roof (2)  Subsurface drains not tested\*

Comments: N/A

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\*

# EXTERIOR PHOTOS

Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 7

The sprinkler timer appears to be in operational condition.



Picture 8

Recommend replacing the insulation on the anti siphon valve and sprinkler main water PVC pipe.



Picture 9

The front zone is shut off due to a leak under the palm tree.



Picture 10

The front zone is shut off due to a leak under the palm tree.



Picture 11

Zone valve for the back drip system does not operate.

# FOUNDATION

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**15 Grading**  N/A  Level Site  Slope Minor  Moderate  Steep (1)  Stairstepped  Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation  Not fully visible\*
- Improper soil slope toward foundation\*  Soil / pavement is high at foundation\*  Earth-to-wood contact visible\* (3)
- Plants touch  Trees planted close to structure \*  Overgrown landscaping\*
- Surface drains noted, not tested - underground pipes cannot be judged\*  Signs of poor drainage / erosion\*

Comments: Drainage of the site appeared to be in serviceable condition at the time of the inspection.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

**16 Slab-on-grade**  **17 Crawlspace**  **18 Basement**  N/A

- Foundation:  Poured concrete  Masonry block  Brick  Stone  Piers  Wood  Not visible  None
- Columns:  Concrete  Steel  Wood  Masonry Block  Brick  Not visible  None
- Entered crawl space  No access\*  Partial access\*  Viewed from access opening only\*
- Door / Cover: OK  Damaged\*  Missing\*  Crawlspace  Basement
- Foundations:**  Visible  Partially visible\*  Not visible at\*

- Appears serviceable**  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- No cracks found  N/A  Further evaluation needed (1)
- No moisture present  N/A  Exposed footing\*
- Unable to inspect
- Slab not visible due to carpet and floor covering-recommend further evaluation by removal of the floor covering due to:
- Cracks found\*  Uneven areas in flooring\*  Unusual cracks on interior walls\*  Unusual cracks on exterior walls\*

**Ventilation:**  Serviceable  N/A  Vents

Comments: The slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection.

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.\*

**Floor Construction:**  JOISTS  TRUSSES  CONCRETE  NOT VISIBLE  N/A  
**Wood Frame:**  N/A  CONVENTIONAL WOOD FRAMING  TRUSS  Other

- Appears serviceable**  Not functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- Framing is  Missing framing  Moisture
- Damaged  Missing  Earth-to-wood contact (2) (3)
- Joists  Beams  Post  Columns  Debris under house\*
- Concrete floors:  improper slope\*  cracked\*  deteriorated\*  settled(1)  Evidence of
- Anchor bolts installed**  **Shear installed**  No anchor bolts (1)  No shear panels (1)  Bolts not visible\*
- Probing where deterioration is suspected revealed:  Engineer recommended (1)
- Insulation

**VAPOR RETARDER**  N/A  Installed  Not installed\*  Not visible\*  Loose\*  Installed incorrectly\*  
**SUMP PUMP**  N/A  Serviceable  Not functional\*  Pump not tested\*  Sump pump needed\*

Comments: N/A

**BASEMENT STAIRS**  N/A  Serviceable  Uneven rise(2)(4)  Uneven run(2)(4)  loose step(s) (2)(4)  
 Railings  Stairs too steep (2)(4)(5)  Ceiling is

Comments: N/A

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances\* No engineering is performed during this inspection \*

# ROOF

**Report # : 0519-3534**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**Roof style:**  Walked  Viewed from ladder\*  Viewed from ground\*  With binoculars\*  Inspection is limited\*  
**How inspected:**  Not fully visible due to:  Height  Weather  Snow  Type  Debris N/A

**19**  N/A **Roof Covering is:** # of layers:   
 **Appears serviceable/within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.\*  
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.\*  
 Roof covering has  Moisture stained / damage\*  
 Weathering\*  Aging\*  Burnt through (2)  Cracking\*  Holes/opening (2)  Exposed (2)  Deteriorated membrane (2)  
 Loose  Displaced  Damaged  Missing:  Pitch appears insufficient (2)  Moss covered\*  
 Roof material appears to be improperly installed (2)  Fasteners are (2)  
 Roof appears to be  Evidence of prior patching / repairs (2)  
Comments: N/A

**20 Main Roof**  N/A **Roof Covering is: Concrete Tile** # of layers: 1  
 **Appears serviceable/within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Fasteners (2)  Dented  Rusted  Deteriorated paint (2)  
 Loose  Displaced  Damaged  Missing  Prior repairs (2)  Insufficient Pitch(2)  Moss covered\*  
 Roof material appears improperly installed (2)  Holes/openings(2)  Exposed(2)  Deteriorated membrane(2)  
Comments: The main roof covering appears to be in serviceable condition.

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.\* Inspection is limited\* Cracks tiles may not be noticable or visible. (\*)

**21**  N/A **Roof Covering is:** # of layers:   
 **Appears serviceable/within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional spray seal coating material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. \*  
 Excessive damage (2)  Excessive deterioration (2)  Roof material appears to be improperly installed (2)  
 Blistering\*  Cracking\*  Alligatoring\*  Open seams (2)  Moss covered (2)  Deteriorated surface (2)  
 Evidence of  Bare areas exposed to the sun (2)  Fasteners  
 Roof appears to be  Evidence of prior patching / repairs (2)  
Comments: N/A

**Roof Notes**  **NOTICE:** N/A

Comments: N/A

Notice: The report is an opinion of the general quality and condition of the roof.\* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.\*

**22 Exposed Flashings**  N/A  Flashings appears serviceable  N/A  
 Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Separation (s) / improper at:  Roof\*  Wall\*  Drip edge\*  Vent Pipes\*  Skylight\*  Other \*  
 **Vent caps appear serviceable**  Needs repair\*  Missing caps\*  Rusty flashing\*  Mastic covered\*  
 Damaged flashing\*  Improper flashing a  No visible flashing at:  
 **Skylight(s) appear serviceable**  Cracked (2)  Damaged (2)  Defect (2)  Non professional skylight\*  
Comments: The exposed flashing appeared to be in serviceable condition.

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.\* Roofs, skylights and flashing are not water tested for leaks.\* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.\*

# ROOF PHOTOS

Report # : 0519-3534

**Client:** Martine Haddad  
**Date:** 5/21/2019

**Property:** 3233 Bishop Pine St  
Las Vegas, NV 89129



Picture 19

The main roof covering and exposed flashing appears to be in serviceable condition.



Picture 20

The main roof covering and exposed flashing appears to be in serviceable condition.



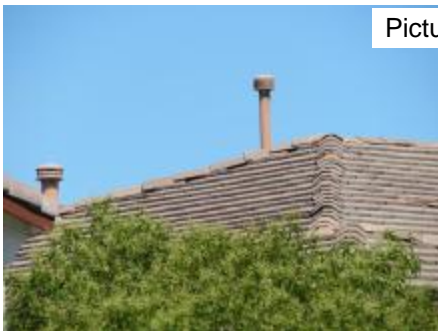
Picture 21

The main roof covering and exposed flashing appears to be in serviceable condition.



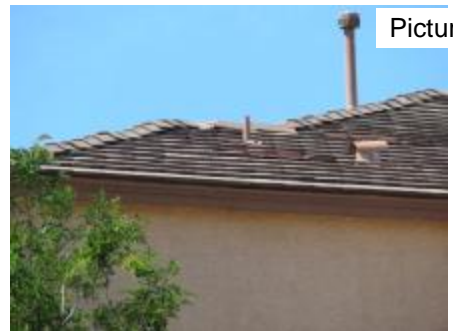
Picture 22

The main roof covering and exposed flashing appears to be in serviceable condition.



Picture 23

The main roof covering and exposed flashing appears to be in serviceable condition.



Picture 24

The main roof covering and exposed flashing appears to be in serviceable condition.

# ROOF PHOTOS

Report # :0519-3534

**Client:** Martine Haddad  
**Date:** 5/21/2019

**Property:** 3233 Bishop Pine St  
Las Vegas, NV 89129



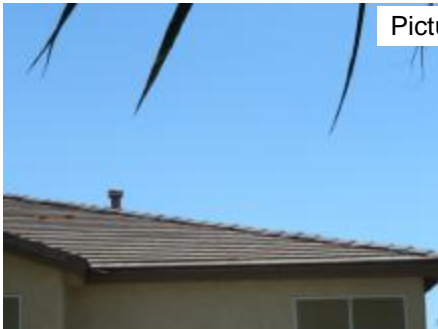
Picture 85

The main roof covering and exposed flashing appears to be in serviceable condition.



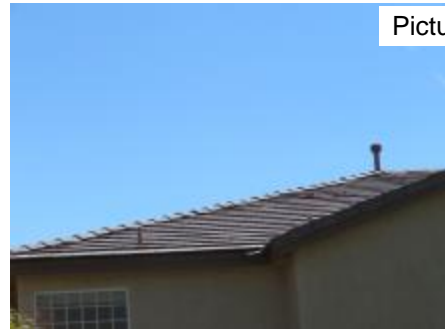
Picture 86

The main roof covering and exposed flashing appears to be in serviceable condition.



Picture 87

The main roof covering and exposed flashing appears to be in serviceable condition.



Picture 88

The main roof covering and exposed flashing appears to be in serviceable condition.



# PLUMBING

**Report # : 0519-3534**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information This item warrants attention/repair or monitoring

**23 Main Line**  N/A **Main pipe is Cannot Determine** **Size: 1"** **Pressure: 75 PSI**  AM  PM  
 Pressure is above 80 psi recommend:  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Main valve location: in Garage  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed (water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments: The main line appeared to be in serviceable condition at the time of the inspection. Main water shut off valve and regulator is installed in the garage. Pre plumbed water softener loop installed in the garage.

**24 Supply Lines**  N/A **Supply lines are PEX Isolation block is installed in the laundry room**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show  Leaking noted at:  
 Water flow appears serviceable  Noise in pipes (2)  
 Pipes lack support at:  Cross connection(s) present at:  Evidence of  
 Copper and galvanized pipe contact visible (2) Insulated :  N/A  Yes  No  
Comments: The supply lines appeared to be in serviceable condition at the time of inspection.

Notice: Some Polybutylene, Kitec and IPEX plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.

**25 Waste Lines**  N/A **Waste lines are ABS**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show  Pipes lack proper support at:  
 Plumbing Vents & Traps are serviceable  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap  
Comments: Waste lines appeared to be in serviceable condition the time of inspection.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.\* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

**26 Fuel System**  N/A **Shut Valve Location: Left side** **Fuel type is Gas Meter**  
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Pipes not  Pipe is corroded (2)  Pipe is under strain (2)  
 Improper piping at:  Exposed plastic pipe (2)  Pipe is not 6" above ground (2)  
 No shutoff valve at:  Improper union at:  Pipes lack proper support (2)  
Comments: Natural gas system appeared to be in serviceable condition at the time of the inspection.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.\*

**27 Water Heaters**  N/A **Location A Garage** **Type Gas** **Capacity 50 Gallons**  
**Location B** **Type** **Capacity**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve installed (no test)  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 Temperature Pressure Relief Valve installed (no test)  Combustion air is serviceable  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*  
 Vent flue piping is serviceable  Vent flue piping  
 Seismic straps appear serviceable  Seismic straps  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall  
Comments: Water heater appeared to be operational at the time of inspection.

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recalcuating pumps / systems are not part of this inspection.\*



# PLUMBING PHOTOS

Report # :0519-3534

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Picture 25

Main water shut off valve and regulator is installed in the garage.



Picture 26

Water pressure was 75 PSI at the time of the inspection.



Picture 27

Pre plumbed water softener loop installed in the garage.



Picture 28

Water system Isolation block is installed in the laundry room appears to be in serviceable condition.



Picture 29

Natural gas system appeared to be in serviceable condition at the time of the inspection.



Picture 30

Water heater appeared to be operational at the time of inspection. Recommend installing a catch pan under the water heater with a drain line that extends past the edge of the platform the next time the water heater is replaced.

# HEATING

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

<b>28 Description</b>	<input type="checkbox"/> N/A	<b>Approximate BTU's</b>	<b>Unit A</b> 80,000	<b>Unit B</b> 100,000	<b>Unit C</b>
<b>Location A</b> Attic		<b>Location B</b> Attic		<b>Location C</b>	
Heating Type: Forced air		Heating Type: Forced air		Heating Type:	
Fuel Type: Natural gas		Fuel Type: Natural gas		Fuel Type:	
<u>Comments:</u> Heating type is a forced air unit.					

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.\*

<b>29 Condition</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*
<input checked="" type="checkbox"/> System(s) appear serviceable		<input type="checkbox"/> Did not respond to normal controls (2)
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn
<input type="checkbox"/> System(s)	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Damage
	<input type="checkbox"/> Deterioration	
<u>Comments:</u> The heating system appeared to be operational at time of inspection.		

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.\*

<b>30 Venting</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)		<input type="checkbox"/> Improper vent rise (2)	<input type="checkbox"/> Improper elbow angle (2)
<input type="checkbox"/> Improper materials used for vent pipe (2)(4)		<input type="checkbox"/> Soot/Rust on	<input type="checkbox"/> Defective
<input type="checkbox"/> Vent terminates inside the utility room. (2)(4)			
<u>Comments:</u> The furnace venting appeared to be in serviceable condition at the time of the inspection.			

<b>31 Combustion Air</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Air supply
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects*
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)		
<input type="checkbox"/> Recommend sealing platform at:		
<u>Comments:</u> The combustion supply air was in serviceable condition at the time of the inspection.		

<b>32 Burners</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*
<input checked="" type="checkbox"/> Burner flame appears typical		<input type="checkbox"/> Unusual flame pattern (2)
<input type="checkbox"/> Rust flakes in burn chamber (2)		<input type="checkbox"/> Damaged
		<input type="checkbox"/> Chamber
<u>Comments:</u> The furnace burner flames appeared to be typical.		

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.\* Some furnaces are designed in such a way that inspection is almost impossible.\* Safety devices are not tested by this company.\*

<b>33 Distribution</b>	<input type="checkbox"/> N/A	<b>Type: Ducts &amp; Registers</b>
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Ducts:
<input type="checkbox"/> Register(s)		<input checked="" type="checkbox"/> Not fully visible*
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Insulation
<input type="checkbox"/> Radiator inoperative (2)		<input type="checkbox"/> Circulating pump
<input type="checkbox"/> Leaks on radiator (2)	<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Low air volume (2)
	<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convector inoperative (2)
		<input type="checkbox"/> Convector cold (2)
		<input type="checkbox"/> Leaks on fitting (2)
<u>Comments:</u> The distribution system appeared to be in serviceable condition at the time of inspection.		

Notice: Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\*

# HEATING PHOTOS

Report # :0519-3534

Client: Martine Haddad

Property: 3233 Bishop Pine St

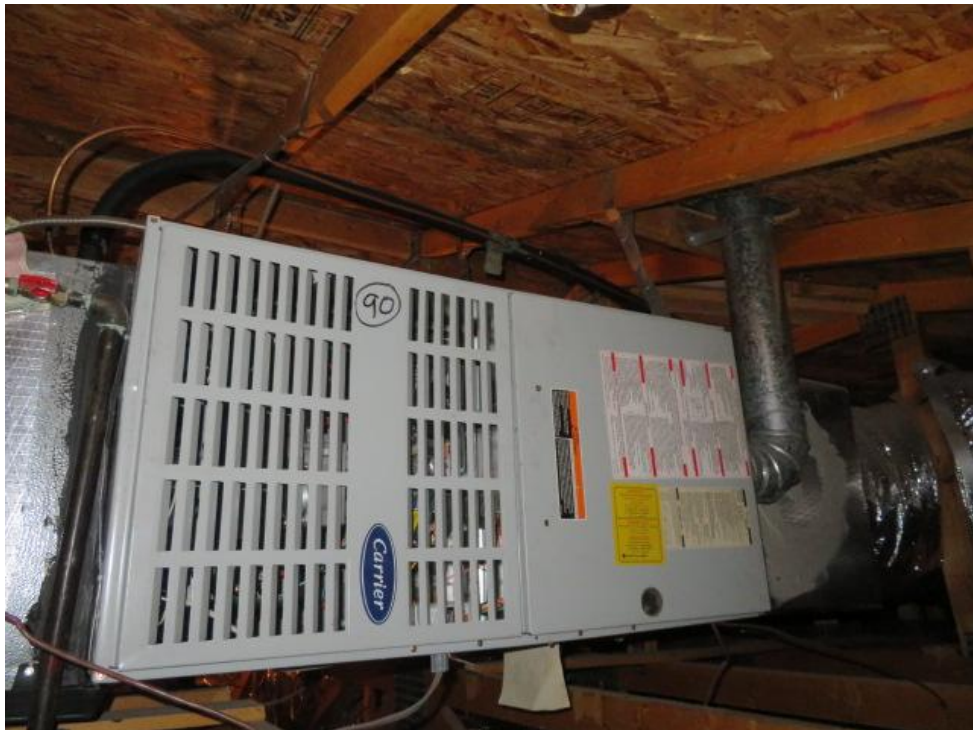
Date: 5/21/2019

Las Vegas, NV 89129



Picture 31

The heating system appeared to be operational at time of inspection.



Picture 32

The heating system appeared to be operational at time of inspection.

# HEATING Continued & AIR COOLING

**Report # : 0519-3534**

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 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information (5) This item warrants attention/repair or monitoring

## 34 Normal Controls N/A

- Appears serviceable** Unit A  Unable to inspect\*  Utilities off\*
- Thermostat appear to be serviceable. Unit A \*
- Controls need  Damage\*  Deterioration\*  Defects\*
- Gauges need  Switch is
- Leaks at:  Corrosion at:  Expansion tank

Comments: The thermostats appeared to be operational at the time of the inspection.

Notice: Thermostats are not checked for calibration or timed functions.\* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \*

## 35 Air Filter N/A

- Missing\*  Wrong size\*  Unable to inspect\*
- Appears serviceable**  Suggest changing  Cleaning filter\*  No filter hold-down\*

Comments: Suggest changing the air filters at the time of the inspection. (20x20x1) 4 each

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. \* Have these systems evaluated by a qualified individual. \*

## 36 Heating Notes N/A

- Recommend complete system evaluation (2)  Unable to locate heat in all rooms\*
- Suggest cleaning & servicing  Fuel tank leak (2) (4)
- Heater makes unusual noise during operation, further evaluation needed (2)  Undercut doors off carpet\*
- High  Low  Air leaks at:  Leakage at:
- Condensate lines:  Termination location:

Comments: N/A

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.\* Environmental risks, if any, are not included. \*  
 Notice: Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\*

## 37 Cooler & 38 Air N/A

- |                    |               |                  |          |          |
|--------------------|---------------|------------------|----------|----------|
| <b>Location(s)</b> | <b>Unit A</b> | <b>Rear Yard</b> | <b>B</b> | <b>C</b> |
|--------------------|---------------|------------------|----------|----------|
- Type:** Split system **Power:**  120volt  240volt  One speed fan only\*
- Appears operational**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
  - Unit makes unusual noise during operation (2)  Unit is not level\*
  - Pads  Unit  Float valve  Pump  Leaking noted\*
  - No power - unable to test\*  Warm air only (2)
  - Air temp below 65 degrees - unable to test system(s)\* (operation could cause damage)  One speed fan only\*
  - Not level(2)  Makes unusual noise(2)  Air temperature differential is incorrect (2)
  - Coil is damaged (2)  Recommend servicing system and checking refrigerant level\*

Comments: The cooling system appeared to be operational at the time of the inspection. Recommend servicing the cooling system and checking the refrigerant level annually. (\*)

- POWER:**  N/A  120 Volts  240 Volts  Electrical disconnect present  Gas\* (not inspected)
- No electrical disconnect provided (2)  Improper conduit (2)
  - Proper grounding not provided (2)  No conduit (2)
  - Junction box  Cover  Heat pump auxiliary heat not functional(2)

- CONDENSATE:**  N/A  Condensate line installed  Line not fully visible\*
- Termination location:  No trap in line\*
  - Condensate lines:

- REFRIGERANT LINES:**  N/A  Insulation installed on-lines  Ice on unit (2)
- Insulation damaged\*  Insulation deteriorated\*  Ice on lines (2)
  - Lines not fully visible  Leaks at:  Line(s) appear damaged (2)

## Comments N/A

DATA PLATE:

Comments:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.



# HEATING / AC PHOTOS

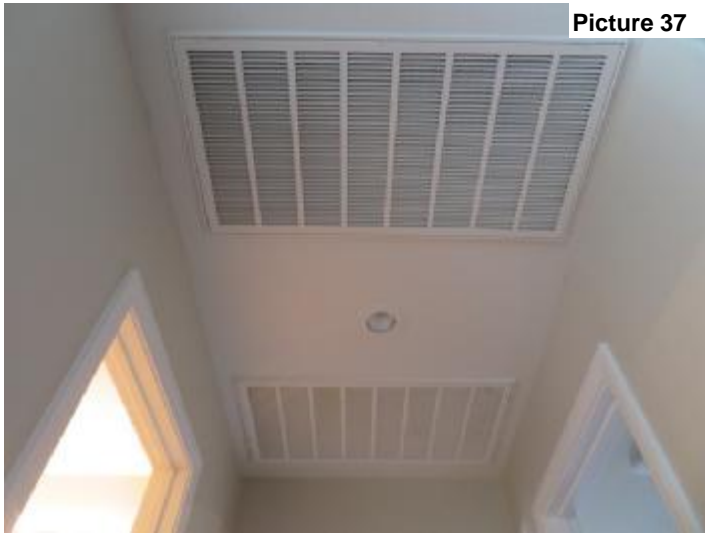
Report # :0519-3534

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Las Vegas, NV 89129



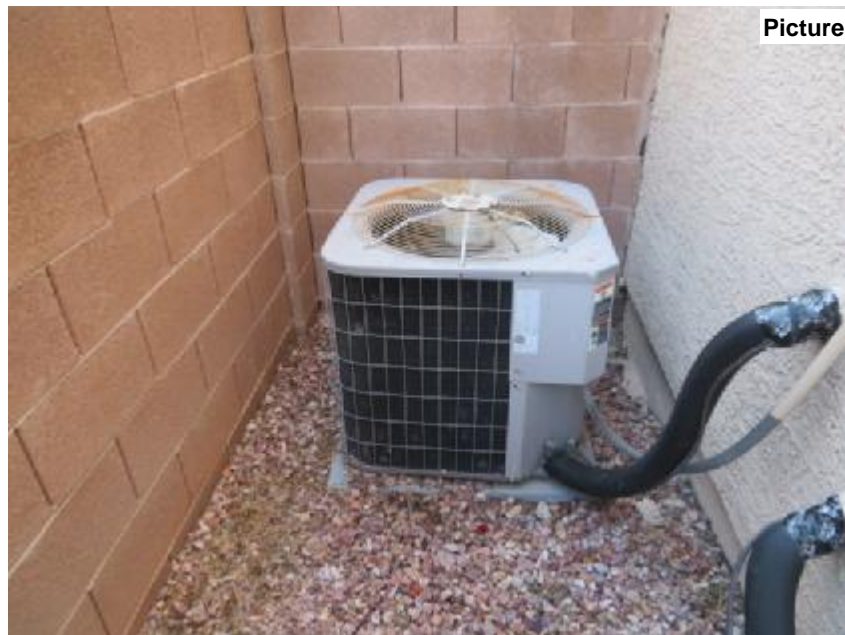
Picture 37

Suggest changing the air filters at the time of the inspection.



Picture 38

The down stairs cooling system appeared to be operational at the time of the inspection. Recommend servicing the cooling system and checking the refrigerant level annually. (\*)



Picture 39

The up cooling system appeared to be operational at the time of the inspection. Recommend servicing the cooling system and checking the refrigerant level annually. (\*)

# ELECTRICAL

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (2) Recommended evaluation and repairs by a licensed contractor (3) Refer to qualified termite report for further information (4) This item is a safety hazard - correction is needed (5) Upgrades are recommended for safety enhancement \* This item warrants attention/repair or monitoring

**39 Service**  N/A  Overhead  Underground  Number of conductors **3**  
 120V\*  240V  120V  AMPS 200  AMPS NOT DETERMINED  
 Appears serviceable  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  
 Loose connections at  Damaged connections at  
 Frayed wires (2)  Improper splices on main wires (2)  Improper tap on main wires (2)  
 Conductors too close to  Wires touch trees\* Contact utility company(4)  
 Ground present  Ground loose at:  
 Ground clamp not visible\*  Ground system not visible\*  Ground  
 Main disconnect inspected at: Main Panel  More than six breakers with no main shutoff (2)  
 No drip loop on service wires (2)

Comments: The service appeared to be in serviceable condition at the time of inspection.

**40 Main Panel**  N/A **#A - Location** Left side  Panel rating **200**  Not verified  
 Power is off at main.No inspection performed\* Recommend further evaluation\*  
 Appears serviceable  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  Not accessible\*

Comments: The main panel appeared to be in serviceable condition at the time of the inspection.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors**  N/A  Service Wire: Copper  Branch Wire: Copper  
 Wiring Methods: Romex

**42 Sub-panel(s)**  N/A **#B-Location** **#C-Location** **#D-Location**  
 Panel >>  is locked-could not inspect.\* Further evaluation is needed\*  
 Panel >>  was not inspected. It is located in the metal building.

**43 Panel Notes**  N/A  Wiring Methods:  Breakers  Fuses  
 Panel(s) appear(s) serviceable  Not operational (\*)  Unsafe\*  Worn\*  Near end of lifespan\*  
 Improper wiring (2)(4) at:  Breaker is turned off (\*)  
 Two wires connected to one breaker (2)(4) at:  Signs of  
 Overfusing (fuse/breaker size too large for wire) (2)(4) at:  Aluminum wiring noted at the general 120volt circuits(2)(4)  
 Neutral and ground wires connected at sub-panel (2)(4): (Aluminum connections should be checked by a licensed electrician) \*  
 Direct tap  Antioxidant not visible on aluminum wire connections\*  
 Panel bond is not provided for safety (2)(4) at:  Unprotected opening(s) (2)(4) at:  
 Missing 240 volt - handle tie(s) at panel #\*:  N/A  
 Fused neutral wire(s) (2)(4) at panel:  Breakers  Fuses  
 Electrical system appears outdated by today's standards (2)  Opening(s) dead front cover(s) at panel #\*(2)

Comments: The panel appeared to be in serviceable condition at the time of inspection.

**44 Wiring Notes**  N/A  Sample of switches and outlets tested appear to be serviceable  
 Grounding and polarity of receptacles within 6' of plumbing fixtures appear serviceable

Appears serviceable (tested)  Some of the lights may be burnt out or are missing.  
 Three prong outlets did not test properly grounded (2)(4) at:  
 Reverse polarity (2)(4) at:  Evidence of  
 Outlet not operational (2)(4) at:  Light not operational \*(2)(4) at:  
 Outlets  Switches  Open neutral (2)(4) at:  
 Not exterior rated  Missing cover plates \*(2)(4) at:  
 Exposed wiring needs protection (2)(4) at:  Damaged cover plates \*(2)(4) at:  
 Box cover missing\*(4) at:  Exposed splices noted in  
 Improper wiring (2)(4) at:  Extension cord used as wiring (2)(4) at:  
 'GFCI(s) responded to test  'GFCI' not operational (2)(4) at:  
 'GFCI', (a safety device for outlets near water) recommended (5) at: Exterior back yard  
 Closet light is subject to damage at:\*  Closet light is subject to hazard at:\*  
 Doorbell worked / none  Not operational (2)  Fixture

Comments: Recommend GFCI protection for the exterior outlets. Light bulb in the upper left bathroom is burnt out. 2nd floor desk and kitchen under the counter lighting is missing some of the lights. One of the lights is not operational.

# ELECTRICAL PHOTOS

Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 43

The main panel appeared to be in serviceable condition at the time of the inspection.



Picture 44

The circuit breaker panel appeared to be in serviceable condition at the time of the inspection.



Picture 45

I do not know what this electronic controller is for.



Picture 46

Recommend GFCI protection for the exterior outlets.



# ELECTRICAL PHOTOS

Report # :0519-3534

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**Date:** 5/21/2019

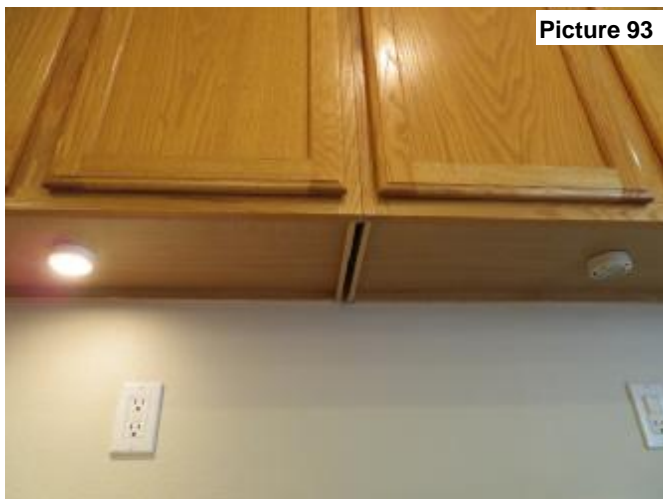
Las Vegas, NV 89129



Light switch for the back yard block wall lighting.



Light bulb in the upper left bathroom is burnt out.



Kitchen under the counter lighting is missing some of the lights. One of the lights is not operational.



Upstairs desk area under the counter lighting is missing the lights.

# INTERIOR

**Report # : 0519-3534**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**45 DOORS (Entry)**  N/A  **Appears serviceable**  Damage\*  Deterioration\*  Defects\*

**Hardware operational**  Hardware not operational\*  Damaged door jamb\*  Weather stripping damaged/missing\*

Comments: The entry doors appeared serviceable at the time of the inspection.

**46 & 47 DOORS ( Interior & Exterior )**  N/A  Several frames are not square - may indicate movement (1)

**Appears serviceable**  Damaged jamb\*  Needs adjustment at:  
 **Hardware is operational**  Missing\*  Loose\*  Not operational  
 Door's rub the  Door stick at:  
 Damaged at:  Difficult to operate at  
 Tempered glass  Not tempered (5)  Unable to determine tempered glass\*  
 Tracks serviceable  Deteriorated track(s) a  Door won't latch at:  
 Screen doors not checked\*  Screens appear to be serviceable.

Comments: The interior doors appeared serviceable at the time of the inspection.

**48 Windows**  N/A **Type: Aluminum Sliding**  Security bars

**Sample tested appears serviceable**  Window  Broken \*  
 Window  Stains\*  Damage\*  
 Screens appear to be serviceable.

Comments: The sample of windows tested appeared operational at the time of the inspection.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**49 Interior Walls**  N/A  **Drywall**  Plaster  Paneling  N/A

**General condition serviceable**  Wall  Wall  
 Wall  
 Furnishings prevent full inspection-do a careful check on your final walk-through  Recommend evaluation by engineer (1)

Comments: The general condition of the interior walls appeared serviceable at the time of the inspection.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

**50 Ceilings**  N/A  **Drywall**  Acoustic Spray  Plaster  N/A

**General condition serviceable**  Ceiling(s)  
 Ceiling(s)

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

**51 Floors**  N/A  **Carpet**  Vinyl  Wood  **Tile**  N/A

**General condition serviceable**  Damage \*  Deterioration \*  
 Chipped tiles at:  Damaged\*  Uneven area at:  
 Furnishings prevent full inspection-do a careful final walk-through\*  Loose carpet noted\*  Floor squeaks noted\*

Comments: Cracks and chipped floor tile's noted in the kitchen area. (\*)

Notice: Determining odors or stains is not included!\* Floor covering damage / stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\*

**52 Fireplace(s)**  N/A **Location(s) A Family Room B Master Bedroom C**

**Type** Prefabricated  INSERT (have checked by removal\*)  
 Not operational (\*)  Unsafe\*  Worn\*  Near end of lifespan\*  
 **Appears serviceable**  Fireplace(s)  Fireplace(s)  
 Fireplace(s)  
 **Gas was operational**  N/A  Gas at fireplace  
 Gas at fireplace  Gas at fireplace  
 Fans/blowers at fireplace  Remove or block damper open if gas log is used\*

Comments: The family room fireplace's appears to be in serviceable condition at the time of the inspection.

Notice: Recommend installing safety spacer on damper when gas logs are present\* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation.\*

# INTERIOR PHOTOS

Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

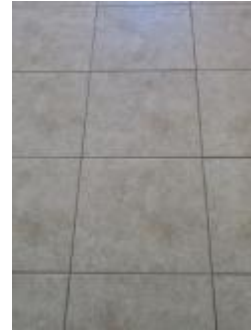
**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 49

Cracked floor tile's noted in the kitchen area. (\*)



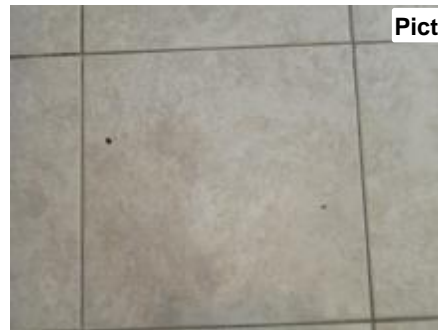
Picture 50

Cracked floor tile's noted in the kitchen area. (\*)



Picture 51

Chipped floor tile's noted in the kitchen area. (\*)



Picture 52

Chipped floor tile's noted in the kitchen area. (\*)



Picture 53

The family room fireplace's appears to be in serviceable condition at the time of the inspection.

# INTERIOR Continued

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**53 Interior Features**  N/A  **Ceiling fan(s) operational**  Fan (s)

Interior stairs appear serviceable  Uneven  Stairway is

Stair handrails appear serviceable  Railing is  Openings in rails too wide (5)

Wet bar faucet appears serviceable  Faucet is not operational (2)  Faucet leaks (2)  Cold water only

Counter appears serviceable  Damage to  Deterioration to

Plumbing under sink serviceable  Leaks (2)  Improper piping (2)  Icemaker not on

Items installed but not inspected:  Central vacuum  Security system  Intercom  N/A

Comments: The interior stairs and hand rails appear to be in serviceable conditions. Ceiling fan for the down stairs bedroom wobbles on high speed. (\*)

**54 Smoke Detector**  N/A

Locations: **A: Master Bedroom** **B: Bedroom 2**  
**C: Bedroom3** **D: Hall**

Smoke detector test button responds  A  B  C  D  Not tested\*  A  B  C  D

Did not respond to test button\*  A  B  C  D  None found (4)  A  B  C  D

Couldn't test / no test button\*  Indicator light on  Suggest additional detectors in appropriate locations\* (5)

Comments: Smoke detectors appear to be serviceable.

**55 Laundry**  N/A  Garage  Basement  Service Area  Other

Piping (water&waste) serviceable  Unable to view / not tested\*  Damage\*  Deterioration\*  Door / jambs\*

Electrical outlet grounded (120 Volt)  Unable to test\*  Ungrounded\*  Not operational (2)  Miswired (2)

240 volt outlet operational  Inoperative\*  No 240 outlet  Not viewed\*  Not inspected\*

Gas piping appears serviceable  N/A  No gas provided  Unable to view\*

Dryer venting provided  Dryer venting not provided\*  Dryer vents into attic\*  Dryer vents into crawl space\*

Laundry sink serviceable  N/A  Damage on sink\*  Deterioration on sink\*  Sink is loose\*  Slow draining\*

Plumbing below sink serviceable  Deterioration\*  Corrosion\*  Improper piping (2)  Leaks (2)

Faucet operational  Deterioration\*  Corrosion\*  Faucet leaks (2)  Hot/Cold reversed(4)

Comments: The laundry plumbing appears to be in serviceable condition at the time of the inspection.

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.\* The inspector does not test washing machine drains or supply valves. \* Water supply valves if turned may be subject to leaking. \* Washers and dryers are not part of this inspection\*

**56 Attic**  N/A  Full  Partial

Roof Frame:  Truss  Rafter Framing X

Ceiling Frame:  Truss  Joist Framing X

How Inspected:  Entered  Access Location: Hallway  Inspection limited to view from access\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*

No stains visible  Small stains\*  Moderate stains (2)  Major stains (2)  Unable to determine leakage\*

Sagging framing (1)(2)  Broken framing (1)(2)  Truss(es)  Framing appears undersized\* (1)

Vents provided  None\*  Blocked\*  Minimal\*  Poor ventilation:  Missing wind resistant straps(2)

Power ventilator operational  N/A  Not inspected\*  Not operational\*  Screens

Insulation Type: Blown In & Fiberglass  No insulation\*  Poor coverage\*  Compressed\*  Wrong side up\*

Approximate depth: 8 inches  Insulation covers

Air/vapor retarde  N/A  Installed  Vent pipe

Comments: The attic appeared to be in serviceable condition at the time of the inspection.

**Ventilation**  N/A  Appears serviceable at: Kitchen, Bathrooms & Laundry

Exhaust fan  Exhaust fan

Comments: The ventilation appeared serviceable at the time of the inspection.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.\* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed\*

# INTERIOR 2 PHOTOS

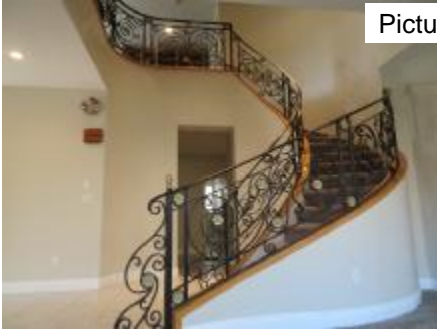
Report # : 0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 55

The interior stairs and hand rails appear to be in serviceable conditions.



Picture 56

The 2nd floor guard rail appear to be in serviceable conditions.



Picture 57

Ceiling fan for the down stairs bedroom wobbles on high speed. (\*)



Picture 58

The laundry plumbing appears to be in serviceable condition at the time of the inspection.



Picture 59

The attic appeared to be in serviceable condition at the time of the inspection.



Picture 60

The attic appeared to be in serviceable condition at the time of the inspection.



# GARAGE / Carport

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (2) Recommended evaluation and repairs by a licensed contractor (3) Refer to qualified termite report for further information (4) This item is a safety hazard - correction is needed (5) Upgrades are recommended for safety enhancement \* This item warrants attention/repair or monitoring

**GARAGE / CARPORT:**  N/A  Attached  Detached  Carport  Other

**57 Floor**  N/A  Appears serviceable  Damage\*  Deterioration\*  Defects\*

No cracks found  Not fully visible\*  Major cracks (1)  Possible flammable material on floor\*(4)  
 Floor raised\*  Floor settled\*  Poor drainage\*  N/A

Comments: The garage floor appeared serviceable at the time of the inspection.

**58 Firewall / Ceiling**  N/A  Attic access does not appear fire rated (4)  N/A

Appears serviceable  Moisture stains\*  Damage\*  N/A  
 Framing  Exterior:  Holes\*  Damage\*  Missing wall covering\*

Comments: The fire wall appeared serviceable at the time of the inspection.

**59 Ventilation**  N/A  Appears serviceable  Blocked\*  None\*  
 Screens  Window

Comments: The garage ventilation appeared serviceable at the time of the inspection.

**60 Door To Interior**  N/A  Solid  Rated Door  Hollow Core (non-fire resistive)\*

Appears serviceable  Damaged\*  Deterioration\*  Pet door interrupts integrity of fire door (2)(4)  
 Bad seal\*(4)  Enters bedroom\*(4)  Does not latch\*(4)  Door lacks threshold\*  Door lacks weatherseal\*  
 Self closer operational  N/A  Closer non-operational\*  Closer missing\*  Closer needs adjustment\*

Comments: The door to living space in the garage appeared serviceable at the time of the inspection.

**61 Exterior Door**  N/A  Appears serviceable  Damaged\*  Delaminated\*  Needs adjustment\*

Lock inoperative\*  Damaged door jamb  Damaged threshold  Exterior door  
 Not inspected\*  Locked\*  Blocked\*  Rubs jamb\*

Comments: N/A

**62 Vehicle Door(s)**  N/A  Roll Up  Tilt-Up  Sliding  N/A

Appears serviceable  Damage\*  Deterioration\*  Defects\*  Door / jambs\*  Moisture stained\*  Damaged\*  
 Tension rods loose\*  Door warped\*  Needs adjustment\*  Needs balancing\*  Hinges loose\*  Damaged\*  
 Safety springs installed  Not safety type springs\* (4)(5)  Broken springs (2)(4)  Broken safety wire(2)(4)  
 Vehicle door(s) are locked - could not test\*  Rollers damaged(2)  Tracks damaged(2)

Comments: The vehicle door appeared serviceable at the time of the inspection.

**63 Automatic Opener**  N/A  Non-operational\*  Opener / auto-reverse was not tested\*

Appears serviceable # of Units 2  Unit  Electronic sensor are not properly installed.  
 Automatic reverse operated  Automatic reverse did not operate (2)(4)(5)  Not inspected\*

Comments: The automatic opener appeared appeared operational. The single bay electronic sensor's are not properly installed.

**64 Electrical**  N/A  Appears serviceable  Damage / deterioration / defects\*  Not fully visible\*

Improper wiring (2)(4)  Exposed wiring subject to damage \*(4)  Extension cords used as permanent wiring (2)(4)  
 Outlets serviceable  Open ground (2)(4)  Reverse polarity (2)(4)  Improper light fixture wiring (2)(4)  
 Open splices (2)(4)  Junction boxes missing covers\*(4)  'GFCI' recommended(5)  'GFCI' defective(2)(4)  
 Some outlet(s) inaccessible\*  Outlet(s) not functional (2)  Loose/damaged outlet(2)  Loose/damaged cover\*

Comments: The garage electrical appeared serviceable at the time of the inspection.

**65 Comments**  N/A  Moisture stains on garage ceiling\*  Moisture stains on garage wall\*

Occupants' belongings block view of the garage-unable to fully inspect.\* Do a careful check on your final walk through.

Comments: N/A

# GARAGE PHOTOS

Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129

Picture 61



The vehicle door appeared serviceable at the time of the inspection.

Picture 62



The single door automatic opener appeared operational.

Picture 63



The double door automatic opener appeared operational.



# KITCHEN

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**66 Kitchen Sink(s)**  N/A  Dishes block access to sink, could not inspect\*

Sink(s) appear(s) serviceable  Minor wear  Heavy wear\*  Chipped\*  Sink is loose\*  Slow draining\*  
 Recommend sealing at sink to counter connection\*  No hot water\*  Hot & cold water reversed\*(4)

Faucet serviceable  Non-operational(2)  Defective(2)  Faucet  Spray wand defective\*  
 Plumbing under sink serviceable  Pipes are  Improper piping (2)  
 Moisture stains below sink\*  Moisture damage below sink\*  Restricted view below sink\*

**67 Kitchen (general)**  N/A **Counters:**  Tile  Laminate  Granite  Not fully visible\*

Counters  Floor  Lights  Appear serviceable  Grout\*  Caulking\*  Handles\*  
 Doors  Drawers  Counter  Other  Minor\*  Moderate\*  Heavy wear\*  Cracks\*  Damage\*  
 Minor cracked tile(s)\*  Moderate wear \*  Heavy damage\*  Missing \*  
 Cabinets appear serviceable  Minor wear  Moderate wear \*  Heavy wear\*  Heavy damage\*

Comments: The kitchen cabinets and counter tops appeared to be in serviceable condition at the time of the inspection.

**68 Disposal**  N/A  Dishes block access to sink and disposal, could not inspect\*  Not fully visible\*

Appears serviceable  Not operational (\*)  Unsafe\*  Worn\*  Near end of life:  Non operational (2)  
 Blades appear to be  Unit makes unusual noise  Splash guard damaged\*  Not inspected\*  
 Wiring serviceable  Improper wiring noted (2)(4)  Loose wire clamp at disposal\*  Missing wire clamp at disposal\*  
 Switch is in a hazardous location (2)(4)  Exposed wire splices (2)(4)  Missing junction box cover(s)\*  Power off\*

Comments: Disposal appeared to be in serviceable condition at the time of the inspection.

**69 Range / Cooktop**  N/A **# of ovens:** 2  Gas  Electric  Combination  Electric Ignition

Range / oven appears serviceable  Not operational (\*)  Unsafe\*  Worn\*  Near end of lifespan  
 Upper  Right  Left  Front  Rear  No inspection (power/gas off)\*  
 Free standing oven - not tested\*  Ranges / Cooktop not inspected\*  
 Oven door(s) appear(s) serviceable  Lower  Non operational (2)  
 Door(s) gasket(s) appear(s) serviceable  Damage noted\*  Door does not close properly\*  Cracked glass (2)  
 Separate cooktop serviceable  N/A  Damaged gasket(s)\*  Clock not tested  Appears non functional\*  
 Gas shutoff valve installed  N/A  Burner did not operate (2)  Element did not operate (2)  
 Gas shutoff valve not provided (2)(4)  Gas valve is not visible\*  Exhaust ventilator

Comments: The range/oven appeared to be operational at the time of the inspection. **The upper oven stainless cover does not appear to be properly installed.**

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**  N/A  No test (power/water off)\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition:door, liner & racks serviceable  Rust at  Damage at  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 Air gap device  None  Improper\*  Leaking noted at drain lines  Leaking noted at air gap device\*

Comments: The dishwasher appeared to be in serviceable condition at the time of the inspection.

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**  N/A  Special features not inspected\*

Trash compactor appears serviceable  Non operational (2)  Not inspected\*  No Key\*  
 Microwave appears serviceable  Non operational (2)  Not inspected\*  
 Other features/appliances present but not inspected include

Comments: The microwave and refrigerator appeared to be in serviceable condition at the time of the inspection.

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection\*

# KITCHEN PHOTOS

Report # :0519-3534

**Client:** Martine Haddad  
**Date:** 5/21/2019

**Property:** 3233 Bishop Pine St  
Las Vegas, NV 89129



Picture 67

The kitchen cabinets and counter tops appeared to be in serviceable condition at the time of the inspection.



Picture 68

The kitchen sink and faucet appeared to be operational at the time of the inspection.



Picture 69

The range top appeared to be operational at the time of the inspection.



Picture 70

The double oven's and microwave appeared to be operational at the time of the inspection. The upper oven stainless cover does not appear to be properly installed.



Picture 71

The dishwasher appeared to be in serviceable condition at the time of the inspection.



Picture 72

The refrigerator appeared to be in serviceable condition at the time of the inspection.

# BATHROOMS

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information This item warrants attention/repair or monitoring

**LOCATION:** Bath A Lower Bathroom B Upper Right Bathrm C UpperLeft Bathrm D Master Bathroom E

## 72 Toilet

Appears serviceable  A  B  C  D  E

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: The toilets appeared to be in serviceable condition in: A,B,C,D

## 73 Sink

Appears serviceable  A  B  C  D  E  Hot & cold water reversed\*(4)

Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Corrosion at sink faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Counter &amp; cabinet</b>		Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E		
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: The bathroom cabinets and sinks appeared to be in serviceable condition in: A,B,C,D

## 74 Vent / Heat

Appears serviceable  A  B  C  D  E

Comments: The exhaust fans appeared to be in serviceable condition in: A,B,C,D

## 75 Bathtub

Appears serviceable  A  B  C  D  E

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: The bathtub appeared to be serviceable condition in: B,C,D

## 76 Shower

Appears serviceable  A  B  C  D  E

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Enclosure appears serviceable</b>	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: The shower enclosure appeared to be in serviceable condition in: A,D

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.\*

# BATHROOM PHOTOS

Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 73

The lower bathroom cabinets and sinks appeared to be in serviceable condition



Picture 74

The lower bathroom shower enclosure appeared to be in serviceable condition.



Picture 75

The upper right bathroom cabinets and sinks appeared to be in serviceable condition



Picture 76

The upper right bathroom bathtub appeared to be in serviceable condition.



Picture 77

The upper bathroom left bathroom cabinets and sinks appeared to be in serviceable condition



Picture 78

The upper left bathroom bathtub appeared to be in serviceable condition.

# BATHROOM PHOTOS

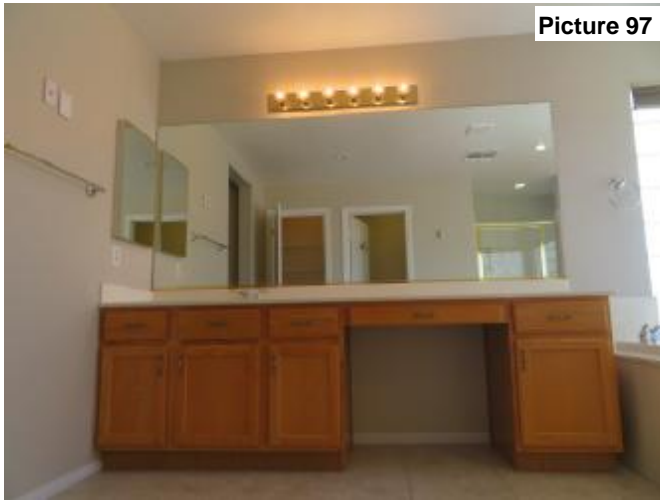
Report # :0519-3534

**Client:** Martine Haddad

**Property:** 3233 Bishop Pine St

**Date:** 5/21/2019

Las Vegas, NV 89129



Picture 97

The master bathroom cabinets and sinks appeared to be in serviceable condition.



Picture 98

The master bathroom cabinets and sinks appeared to be in serviceable condition.



Picture 99

The master bathroom bathtub appeared to be in serviceable condition.



Picture 100

The master bathroom shower enclosure appeared to be in serviceable condition.

## GENERAL NOTES

Report # : 0519-3534

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

There are not any propane bottles connected to the barbecue not able to test or operate.

Cosmetic damage noted at the bottom tiles of the patio bar and barbecue.

There are not any propane bottles connected to the fire pit not able to test or operate.

Cosmetic damage noted at the bottom tiles of the fire pit.

I could not get the gazebo's ceiling fan to operate.

Recommend asking where the switch is located?



# General Notes

Report # :0519-3534

**Client:** Martine Haddad  
**Date:** 5/21/2019

**Property:** 3233 Bishop Pine St  
Las Vegas, NV 89129



Picture 103

There are not any propane bottles connected to the barbecue not able to test or operate. Cosmetic damage noted at the bottom tiles of the patio bar and barbecue.



Picture 104

There are not any propane bottles connected to the fire pit not able to test or operate. Cosmetic damage noted at the bottom tiles of the fire pit.



Picture 105

I could not get the gazebo's ceiling fan to operate. Recommend asking where the switch is located?