

5 Star Home Inspection, LLC
312 Redstone St
Las Vegas, NV 89145



555 Your Address St
Las Vegas, NV 89131

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5 Star Home Inspection, LLC

17:21 Date

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
C	Cosmetic	Item does not need immediate attention. Recommend watching & repair at discretion of client. Item may only be on the surface.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

Receipt

Inspector Name Bob Wagner
Company Name 5 Star Home Inspection, LLC
Company Address 312 Redstone St
Company City State Zip Las Vegas NV 89145

Client Name: Your Name
Client Address
Client City State Zip

Property Inspected: Your address

Method of Payment C Card

Amount Received \$\$\$\$

Thank you for choosing Our Company to perform your Home Inspection.

5 Star Home Inspection, LLC

17:21 Date

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Doc#

General Information (Continued)

Invoice

Inspector Name Bob Wagner
Company Name 5 Star Home Inspection, LLC
Company Address 312 Redstone St
Company City State Zip Las Vegas NV 89145

Client Name: Your Name
Client Address:
Client City State Zip:
Property Address: Your address
Property City: Las Vegas

Services Performed	Amount Due
Home Inspection	\$\$\$\$\$

THANK YOU!
We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.
If you have any questions about your home inspection, please call us at 702-338-0855

5 Star Home Inspection, LLC

17:21 Date

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Doc#

General Information (Continued)

Property Information

Property Address Your Address



City Las Vegas State NV Zip 89131

Contact Name Your Name

Phone Your Number Fax

Client Information

Client Name Your Name

Client Address

City State Zip

Phone Fax

E-Mail

Inspection Company

Inspector Name Bob Wagner

Company Name 5 Star Home Inspection, LLC

Address 312 Redstone St

City Las Vegas State NV Zip 89145

Phone 702-338-0855 Fax

E-Mail 5starhminspect@cox.net

File Number #

Amount Received \$\$\$\$\$

Conditions

Others Present Seller Property Occupied Occupied

Estimated Age 9 Yrs Entrance Faces East Inspection

Date

Electric On ☒ Yes ☐ No ☐ Not Applicable



General Information (Continued)

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable



Water On ☒ Yes ☐ No ☐ Not Applicable

Temperature 72 Degrees

Weather Sunny Soil Conditions Dry

Space Below Grade None

Building Type Single family Garage Attached

Sewage Disposal City How Verified Multiple Listing Service

Water Source City How Verified Multiple Listing Service

Additions/Modifications None

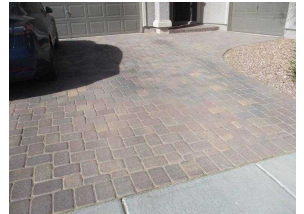
Permits Obtained N/A How Verified Visual Inspection

Lots and Grounds

The exterior grounds and slope are inspected visually. Even though the water run off drainage may be visually proper, it is impossible to determine if there may be any pooling or flooding due to a large and heavy rain and storm.

We do not test any landscaping lights, exterior lights or malibu lights due to these are on sensors or timer boxes with no on or off switch. However they are notorious for having burned out bulbs.

A C M D NP NI
1. ☒ ☐ ☐ ☐ ☐ ☐ Driveway: Brick



2. ☒ ☐ ☐ ☐ ☐ ☐ Steps/Stoops: Brick
3. ☒ ☐ ☐ ☐ ☐ ☐ Porch: Concrete
4. ☒ ☐ ☐ ☐ ☐ ☐ Patio: Concrete
5. ☒ ☐ ☐ ☐ ☐ ☐ Deck: Patio Cover
6. ☒ ☐ ☐ ☐ ☐ ☐ Grading: Minor slope
7. ☒ ☐ ☐ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage
8. ☒ ☐ ☐ ☐ ☐ ☐ Vegetation: Shrubs, desert landscape
9. ☒ ☐ ☐ ☐ ☐ ☐ Retaining Walls: Block
10. ☒ ☐ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain
11. ☒ ☐ ☐ ☐ ☐ ☐ Fences: Wrought iron
12. ☐ ☐ ☐ ☒ ☐ ☐ Lawn Sprinklers: Front and back yard The Anti Siphon Valve has a continual flowing leak.
We test sprinklers from the valve boxes only so as not to disrupt the timing of the programmed box.

Lots and Grounds (Continued)

Lawn Sprinklers: (continued)



Exterior Surface and Components

	A	C	M	D	NP	NI	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim: Wood
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia: Wood
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits: Wood
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell: Hard wired
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry Doors: Wood
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio Door: Vinyl sliding
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows: Vinyl slider, Vinyl double hung
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Screens: Vinyl mesh
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Lighting: Surface mount
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Electric Outlets: 110 VAC GFCI
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hose Bibs: Gate
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Meter: Exterior surface mount at side of home
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Gas Valve: Located at gas meter

Roof

A C M D NP NI

Main Roof Surface

1. Method of Inspection: Ground level, with binnoculars



2. ☒ ☐ ☐ ☐ ☐ ☐ Unable to Inspect: 50%, 2nd story, did not walk on the tile roof above what a 12 foot ladder could reach
3. ☒ ☐ ☐ ☐ ☐ ☐ Material: Cement tile Since "Home Inspections" are visual inspections and are not certifications or warranties, We highly recommend that a licensed roofing contractor inspect and certify the roof.
4. Type: Gable
5. Approximate Age: Unknown
6. ☒ ☐ ☐ ☐ ☐ ☐ Flashing: Aluminum
7. ☒ ☐ ☐ ☐ ☐ ☐ Valleys: Preformed metal
8. ☒ ☐ ☐ ☐ ☐ ☐ Plumbing Vents: ABS

None Chimney

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2, 1
2. ☒ ☐ ☐ ☐ ☐ ☐ Garage Doors: Aluminum x 2



3. ☒ ☐ ☐ ☐ ☐ ☐ Door Operation: Mechanized x 2
4. ☒ ☐ ☐ ☐ ☐ ☐ Door Opener: Genie, Open Door

Garage/Carport (Continued)

5. ☒ ☐ ☐ ☐ ☐ ☐ Exterior Surface: Stucco



6. ☒ ☐ ☐ ☐ ☐ ☐ Roof: Cement tile

7. ☒ ☐ ☐ ☐ ☐ ☐ Roof Structure: 2x4 Truss

8. ☒ ☐ ☐ ☐ ☐ ☐ Service Doors: Wood

9. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint

10. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint

11. ☒ ☐ ☐ ☐ ☐ ☐ Floor/Foundation: ceramic tile

12. ☒ ☐ ☐ ☐ ☐ ☐ Hose Bibs: Gate

13. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI

Electrical

A C M D NP NI

1. Service Size Amps: 225 Amps Volts: 110-240 VAC

2. ☒ ☐ ☐ ☐ ☐ ☐ Service: Copper We do not test any solar equipment.



3. ☒ ☐ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper

4. ☒ ☐ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper

5. ☒ ☐ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground

6. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detectors: Hard wired We do not test any alarm system

Recessed in wall Electric Panel

7. ☒ ☐ ☐ ☐ ☐ ☐ Manufacturer: Square D

8. Maximum Capacity: 225 Amps

9. ☒ ☐ ☐ ☐ ☐ ☐ Main Breaker Size: 225 Amps

10. ☒ ☐ ☐ ☐ ☐ ☐ Breakers: Copper

11. ☒ ☐ ☐ ☐ ☐ ☐ AFCI: 110 volt

12. ☒ ☐ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only



Electrical (Continued)

GFCI: (continued)



13. Is the panel bonded? ☒ Yes ☐ No

Structure

- | | A | C | M | D | NP | NI | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured slab |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x10 |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with wood handrails |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Plywood |

Attic

A C M D NP NI

Upper Hall Attic

1. Method of Inspection: Entered



- | | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 20% |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Framing: 2x10 Truss |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheathing: Techshield |



- | | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Gable, roof and soffit vents |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Fiberglass |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation Depth: 10" |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wiring/Lighting: 110 VAC |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Fan Venting: Electric fan |

Air Conditioning

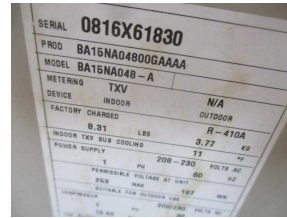
If the House was built more than 7 years ago, the chances are that the A/C units do not have the coolant A-410.

Any coolant that is not A-410 has been outlawed as of 12/31/2019, Availability is only what is left in supply. Also cannot determine if the current units can be easily retrofitted to use the new coolant or if they will need to be replaced.

A C M D NP NI

Exterior AC System

1. ☒ ☐ ☐ ☐ ☐ ☐ A/C System Operation: Functional
2. ☒ ☐ ☐ ☐ ☐ ☐ Condensate Removal: PVC
3. ☒ ☐ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted



4. Manufacturer: Bryant
5. Model Number: BA15NA048-A Serial Number: 0816X61830
6. Area Served: 1st floor Approximate Age: UNknown
7. Fuel Type: 120-240 VAC Temperature Differential: 54 Degrees, Diff 67
8. Type: Central A/C Capacity: 4 Ton
9. ☒ ☐ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
10. ☒ ☐ ☐ ☐ ☐ ☐ Refrigerant Lines: High pressure
11. ☒ ☐ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect

Exterior AC System

12. ☒ ☐ ☐ ☐ ☐ ☐ A/C System Operation: Functional
13. ☒ ☐ ☐ ☐ ☐ ☐ Condensate Removal: PVC
14. ☒ ☐ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
15. Manufacturer: Bryant



16. Model Number: BA15NA048-A Serial Number: 0816X71264
17. Area Served: 2nd Floor Approximate Age: Unknown
18. Fuel Type: 120-240 VAC Temperature Differential: 53 Degrees, Diff 69
19. Type: Central A/C Capacity: 4 Ton
20. ☒ ☐ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins

Air Conditioning (Continued)

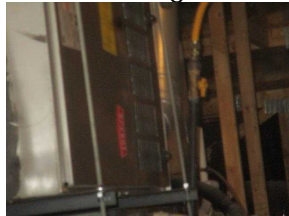
21. ☒ ☐ ☐ ☐ ☐ ☐ Refrigerant Lines: High pressure
22. ☒ ☐ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
23. ☒ ☐ ☐ ☐ ☐ ☐ Exposed Ductwork: Insulated flex
24. ☒ ☐ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter Recommend changing the filters often, depending on the type used.
25. ☒ ☐ ☐ ☐ ☐ ☐ Thermostats: Individual

Heating System

A C M D NP NI

Attic Heating System

1. ☒ ☐ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Bryant
3. Type: Forced air Capacity: 60,000 BTU
4. Area Served: 1st floor Approximate Age: UNknown
5. Fuel Type: Natural gas
6. ☒ ☐ ☐ ☐ ☐ ☐ Heat Exchanger: 4 Burner



7. Unable to Inspect: 40%, Not an HVAC contractor, only visible inspection from the open door and exchangers.
8. ☒ ☐ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
9. ☒ ☐ ☐ ☐ ☐ ☐ Distribution: Insulflex duct
10. ☒ ☐ ☐ ☐ ☐ ☐ Circulator: Pump
11. ☒ ☐ ☐ ☐ ☐ ☐ Draft Control: Automatic
12. ☒ ☐ ☐ ☐ ☐ ☐ Flue Pipe: Double wall
13. ☒ ☐ ☐ ☐ ☐ ☐ Controls: Limit switch

Attic Heating System

14. ☒ ☐ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
15. Manufacturer: Bryant
16. Type: Forced air Capacity: 60,000 BTU
17. Area Served: 2nd Floor Approximate Age: Unknown
18. Fuel Type: Natural gas
19. ☒ ☐ ☐ ☐ ☐ ☐ Heat Exchanger: 4 Burner



20. Unable to Inspect: 40%, Not an HVAC contractor, only visible inspection from the open

Heating System (Continued)

door and exchangers.

21. ☒ ☐ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
22. ☒ ☐ ☐ ☐ ☐ ☐ Distribution: Insulflex duct
23. ☒ ☐ ☐ ☐ ☐ ☐ Circulator: Pump
24. ☒ ☐ ☐ ☐ ☐ ☐ Draft Control: Automatic
25. ☒ ☐ ☐ ☐ ☐ ☐ Flue Pipe: Double wall
26. ☒ ☐ ☐ ☐ ☐ ☐ Controls: Limit switch
27. ☒ ☐ ☐ ☐ ☐ ☐ Thermostats: Individual
28. Tank Location: None
29. Suspected Asbestos: No

Plumbing

We used a moisture meter at every water source, under sinks, toilets, tubs and showers and water heater. Plus we used a Thermal Imaging Camera Scan of al ceilings, walls and floors.

Both showed negative with no present water leaking and no moisture showing.

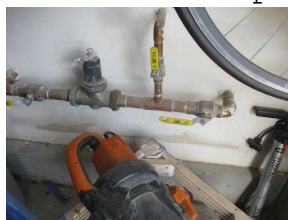
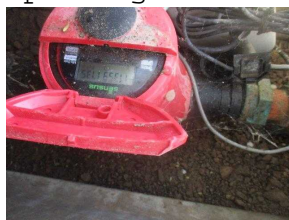
The inspection is visual, did not scope, run a camera or snake the drain line. (A licensed plumber has the proper equipment, we recommend that you have this service done) Did run the water at every source for 15 minutes each with no problems and no backups, including the dishwasher and washing machine.

Note that any home built prior to 1975 may still have cast iron piping which can rust and corrode.

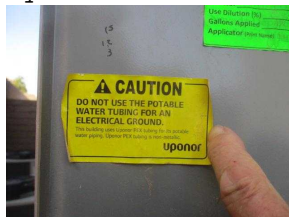
Note that any home built up to the mid 1980's may have a cast iron sewer line pipes, these may rust, corrode, crack, and cave in. Highly recommend a sewer line warranty.

A C M D NP NI

1. ☒ ☐ ☐ ☐ ☐ ☐ Service Line: Cast iron
2. ☒ ☐ ☐ ☐ ☐ ☐ Main Water Shutoff: Front of house The main valve was not moving or spinning at the time of the inspection.



3. ☒ ☐ ☐ ☐ ☐ ☐ Water Lines: Uponour Plastic Plex We do not test any Fire Sprinkler systems.

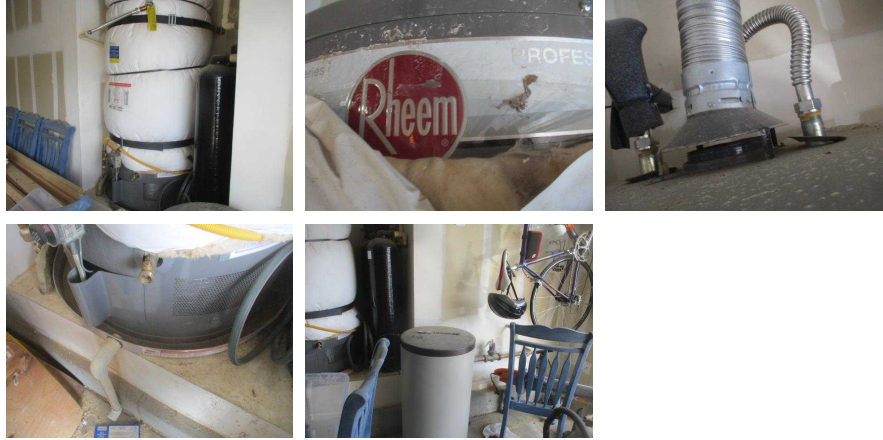


4. ☒ ☐ ☐ ☐ ☐ ☐ Drain Pipes: PVC
5. ☒ ☐ ☐ ☐ ☐ ☐ Service Caps: Accessible
6. ☒ ☐ ☐ ☐ ☐ ☐ Vent Pipes: ABS
7. ☒ ☐ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Plumbing (Continued)

Garage Water Heater

8. ☒ ☐ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate We do not test any soft Water system



9. Manufacturer: Rheem

10. Type: Natural gas Capacity: 80 Gal.

11. Approximate Age: Unknown Area Served: Whole building

12. ☒ ☐ ☐ ☐ ☐ ☐ Flue Pipe: Double wall

13. ☒ ☐ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Bathroom

A C M D NP NI

None Half Bathroom

Lower Full Bath Bathroom

1. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint

2. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint



3. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Tile

4. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood

5. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI

6. ☒ ☐ ☐ ☐ ☐ ☐ Counter/Cabinet: Cultured Marble Cabinets have wood backing, cannot see the wall behind them

Bathroom (Continued)

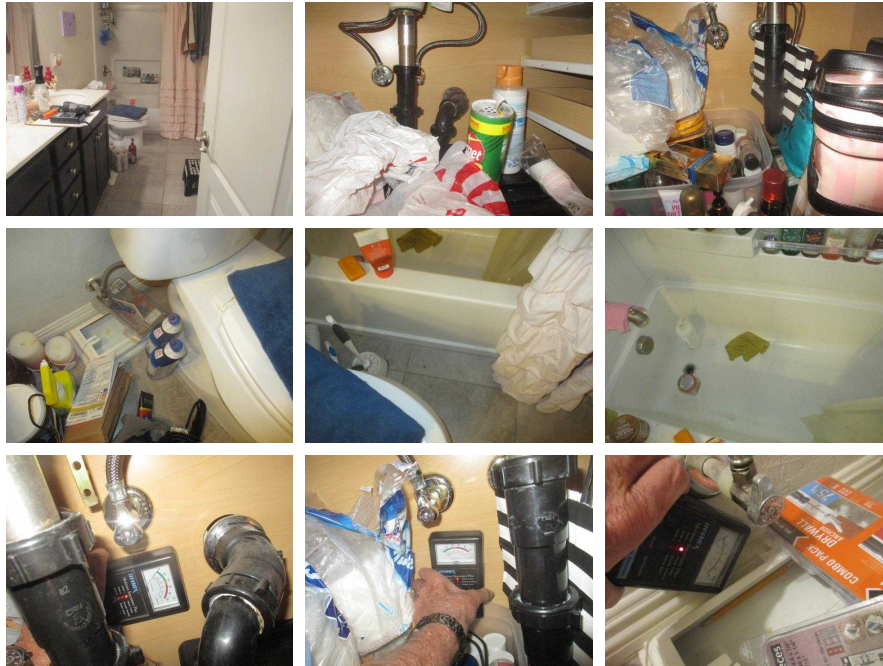
7. ☒ ☐ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
 8. ☐ ☐ ☒ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a PVC trap **Shower diverter not functioning properly, not all of the water is flowing to showerhead**



9. ☒ ☐ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
 10. ☒ ☐ ☐ ☐ ☐ ☐ Toilets: Vortens
 11. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
 12. ☒ ☐ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Upper Hall Bath Bathroom

13. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
 14. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint



15. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Tile
 16. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
 17. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
 18. ☒ ☐ ☐ ☐ ☐ ☐ Counter/Cabinet: Cultured Marble Cabinets have wood backing, cannot see the wall behind them
 19. ☒ ☐ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl
 20. ☐ ☐ ☒ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a PVC trap **Shower diverter not functioning properly, not all of the water is flowing to showerhead**



Bathroom (Continued)

21. ☒ ☐ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
22. ☒ ☐ ☐ ☐ ☐ ☐ Toilets: Vortens
23. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
24. ☐ ☐ ☐ ☒ ☐ ☐ Ventilation: Electric ventilation fan **Fan inoperative**



Master Bath Bathroom

25. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Single
26. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
27. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint



28. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Tile
29. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
30. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
31. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
32. ☒ ☐ ☐ ☐ ☐ ☐ Counter/Cabinet: Cultured Marble Cabinets have wood backing, cannot see the wall behind them
33. ☒ ☐ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl
34. ☒ ☐ ☐ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a PVC trap
35. ☒ ☐ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and Quartz surround
36. ☒ ☐ ☐ ☐ ☐ ☐ Shower/Surround: Ceramic Tile pan and Quartz surround
37. ☒ ☐ ☐ ☐ ☐ ☐ Toilets: Sterling
38. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
39. ☒ ☐ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Kitchen

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Main Kitchen

1. ☒ ☐ ☐ ☐ ☐ ☐ Cooking Appliances: Whirlpool
2. ☒ ☐ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator
3. ☒ ☐ ☐ ☐ ☐ ☐ Dishwasher: Whirlpool
4. Air Gap Present? ☒ Yes ☐ No
5. ☒ ☐ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool x 2 We do not test any ice maker
6. ☒ ☐ ☐ ☐ ☐ ☐ Microwave: Whirlpool
7. ☒ ☐ ☐ ☐ ☐ ☐ Sink: Stainless Steel
8. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
9. ☒ ☐ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Moen
10. ☒ ☐ ☐ ☐ ☐ ☐ Counter Tops: Granite
11. ☒ ☐ ☐ ☐ ☐ ☐ Cabinets: Wood
12. ☒ ☐ ☐ ☐ ☐ ☐ Pantry: Single
13. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
14. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
15. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Ceramic tile
16. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
17. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Aluminum slider
18. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

Bedroom

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Lower Bedroom #1 Bedroom

1. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
4. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
7. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
9. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Bedroom #2 Bedroom

10. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Walk In
11. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
12. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
13. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
14. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
15. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
16. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
17. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
18. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Bedroom (Continued)

Bedroom #3 Bedroom

- 19. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Walk In
- 20. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 21. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
- 22. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
- 23. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 24. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
- 25. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
- 26. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
- 27. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Bedroom #4 Bedroom

- 28. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Single
- 29. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 30. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
- 31. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
- 32. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 33. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
- 34. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
- 35. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
- 36. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Master Bedroom Bedroom

- 37. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Walk In
- 38. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 39. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
- 40. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
- 41. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 42. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
- 43. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
- 44. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
- 45. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Living Space

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Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Coat
2. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
4. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Laminate Wood
5. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Metal
6. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
7. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
9. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

Dining Room Living Space

10. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
11. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
12. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Laminate Wood
13. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
14. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
15. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

Lower Den Living Space

16. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
17. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
18. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Laminate Wood
19. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
20. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
21. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

Loft Living Space

22. ☒ ☐ ☐ ☐ ☐ ☐ Closet: Walk In
23. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
24. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
25. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Carpet
26. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
27. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl slider
28. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
29. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
30. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired

None Living Space

Laundry Room/Area

If the Washer & Dryer are a Double Stack unit, due to the weight and leverage, it cannot be moved. Therefore it is impossible to see any connections behind the units.

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2nd Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ ☐ Ceiling: Texture paint
2. ☒ ☐ ☐ ☐ ☐ ☐ Walls: Texture paint
3. ☒ ☐ ☐ ☐ ☐ ☐ Floor: Tile
4. ☒ ☐ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
6. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
7. ☒ ☐ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
8. ☒ ☐ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves
9. ☒ ☐ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-120 VAC
10. ☒ ☐ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex
11. ☒ ☐ ☐ ☐ ☐ ☐ Dryer Gas Line: Cast iron
12. ☒ ☐ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain
13. ☒ ☐ ☐ ☐ ☐ ☐ Floor Drain: Surface drain

Behind home Spa

14. ☒ ☐ ☐ ☐ ☐ ☐ Type: Built in



15. ☒ ☐ ☐ ☐ ☐ ☐ Liner: Decorative Tiles
16. ☒ ☐ ☐ ☐ ☐ ☐ Skimmer: Bottom Return
17. ☒ ☐ ☐ ☐ ☐ ☐ Pump Motor: Satisfactory
18. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110V
19. ☒ ☐ ☐ ☐ ☐ ☐ Filter: Satisfactory
20. ☒ ☐ ☐ ☐ ☐ ☐ Heater: Gas



21. ☒ ☐ ☐ ☐ ☐ ☐ Gauges/Controls: Satisfactory
22. ☒ ☐ ☐ ☐ ☐ ☐ Timer: External electronic
23. ☒ ☐ ☐ ☐ ☐ ☐ Aerator: Blower



Laundry Room/Area (Continued)

24. ☒ ☐ ☐ ☐ ☐ ☐ Jets: Adjustable
Behind home Swimming Pool

25. ☒ ☐ ☐ ☐ ☐ ☐ Type: Plaster



26. Current Status: Appears Satisfactory, No warrants or guarantees of any system below the water level

27. ☒ ☐ ☐ ☐ ☐ ☐ Liner: Decorative Tiles

28. ☒ ☐ ☐ ☐ ☐ ☐ Deck: Kool Decking

29. ☒ ☐ ☐ ☐ ☐ ☐ Coping: Satisfactory

30. ☒ ☐ ☐ ☐ ☐ ☐ Drainage: Satisfactory

31. ☒ ☐ ☐ ☐ ☐ ☐ Skimmer: Bottom Return



32. ☒ ☐ ☐ ☐ ☐ ☐ Pump Motor: Satisfactory

33. ☒ ☐ ☐ ☐ ☐ ☐ Filter: Satisfactory

34. ☒ ☐ ☐ ☐ ☐ ☐ Heater: Gas

35. ☒ ☐ ☐ ☐ ☐ ☐ Gauges and Controls: Satisfactory

36. ☒ ☐ ☐ ☐ ☐ ☐ Ladder/Steps: Satisfactory

37. ☐ ☐ ☒ ☐ ☐ ☐ Pool Enclosure: Fabric Partial enclosure, not totally.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bathroom

1. Lower Full Bath Bathroom Faucets/Traps: Moen fixtures with a PVC trap
Shower diverter not functioning properly, not all of the water is flowing to showerhead
2. Upper Hall Bath Bathroom Faucets/Traps: Moen fixtures with a PVC trap
Shower diverter not functioning properly, not all of the water is flowing to showerhead



Laundry Room/Area

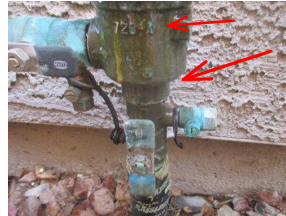
3. Behind home Swimming Pool Pool Enclosure: Fabric Partial enclosure, not totally.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Lawn Sprinklers: Front and back yard The Anti Siphon Valve has a continual flowing leak.
We test sprinklers from the valve boxes only so as not to disrupt the timing of the programmed box.



Bathroom

2. Upper Hall Bath Bathroom Ventilation: Electric ventilation fan Fan inoperative

