



Vince Libonati
State Of NV. Certificate # IOS.0000665
3899 Deer Haven Ct.
Las Vegas, NV 89120
(702) 451-6307



Inspection Report

Mr. & Mrs. Home Buyer

Property Address:
123 Happy Valley In Ln.
Las Vegas, NV 89012



Lighthouse Property Inspections

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

Client: Mr. & Mrs. Home Buyer

Report #: Sample Inspection

Address:

1234 Any Street.
Henderson NV 80234

Subject Property:

123 Happy Valley In Ln.
Las Vegas, NV 89012

I/We (Client) hereby requests a limited visual inspection of the structure at the above address to be conducted by Lighthouse Property Inspections, (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.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the property 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 the generally accepted standards of practice pursuant to NAC 645D 450 thru 580, a copy of which is available at www.red.state.nv.us.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed, too new, 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 inspection. This is not a 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 exchanger, 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 world destroying organisms, mold, fungus, mildew, ect.

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

Pool slides, diving boards and ladders

Mechanical pool covers

Sprinkler systems

Smoke detectors

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

Your inspector is a property 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. INITIAL HERE: _____

Lighthouse Property Inspections

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

Client: Mr. & Mrs. Home Buyer**Report#: Sample Inspection**

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 binding 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 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 the 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 attorneys' 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, violable 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 a the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within five 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 and shall be a breach of contract.

Please print, sign, and return by faxing it to (702) 451-6307.

I/We have read, understand and agree to all of the terms and conditions of this contract and agree to pay the fees listed on the invoice.

Total inspection fee: 295.00

Signed: _____ Date: _____
Client or Authorized Representative

I hereby authorize the release of this inspection report results to the seller or their representative in order to aid the completion of this transaction.

Signed: _____ Date: _____
Client or Authorized Representative

Signed:  Date: 1/1/2008
Inspector



INVOICE

Lighthouse Property Inspections
3899 Deer Haven Ct.
Las Vegas, NV 89120
(702) 451-6307
Inspected By: Vince Libonati

Inspection Date: 1/1/2008
Report ID: Sample Inspection

Customer Info:	Inspection Property:
<p>Mr. & Mrs. Home Buyer 1234 Any Street. Henderson NV 80234</p> <p>Customer's Real Estate Professional: Your Real Estate Professional</p>	<p>123 Happy Valley In Ln. Las Vegas, NV 89012</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspected Sq. Ft. 2001 to 2500	295.00	1	295.00
			Tax \$0.00
			Total Price \$295.00

Payment Method: Check # 1234
Payment Status: Paid In Full (Thank You !)
Note:

Date: 1/1/2008	Time: 1:00 PM	Report ID: Sample Inspection
Property: 123 Happy Valley In Ln. Las Vegas, NV 89012	Customer: Mr. & Mrs. Home Buyer	Real Estate Professional: Your Real Estate Professional

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified licensed contractor. All costs associated with further evaluation fees and or repair or replacement of item(s), component(s) or unit(s) should be considered before you purchase the property.

Inspected = Visually inspected item(s), component(s) or unit(s) and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected = This / these item(s), component(s) or unit(s) was / were not inspected and made no representation(s) of whether or not if they were functioning as intended.

Not Present = This / these item(s), component(s) or unit(s) were not present, missing or not originally installed in or on this property or building.

Repair or Replace = The item(s), component(s) or unit(s) was / were not functioning as intended, or needs further evaluation by a qualified licensed contractor. Item(s), component(s) or unit(s) that can be repaired to satisfactory condition may not need replacement.

Client Present:
No

Occupancy Status:
Vaccant / Unoccpied

All Utilities Turn On:
No

Age of Property:
8 Year(s) Old

Outside Temperature:
61 Degrees

Weather:
Partly Cloudy and Cool

Rain in last 3 days:
No

1. ROOFING

The Property inspector shall inspect and evaluate the condition; Of the visible roof covering material; roof drainage systems; flashings, skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The inspector shall: Report the method used to observe the roof covering and related components. The inspector shall: Identify and describe the type of visible roof covering materials; the type of roof structure, ventilation (method being used), soffit and fascia panels, the condition of the visible skylights and flashing. The inspector shall identify and describe: the condition, type of insulation and the thickness, of visible insulation in unfinished spaces; The inspector is not required to: Walk on roofs that are more than twelve feet (12.)or higher; or that may be a danger to the inspector or damage the roof covering. The inspector is not required; to move insulation that obstructs his access to or visibility to attic areas. Observe attached accessories including but not limited to antennae and lightning arrestors.

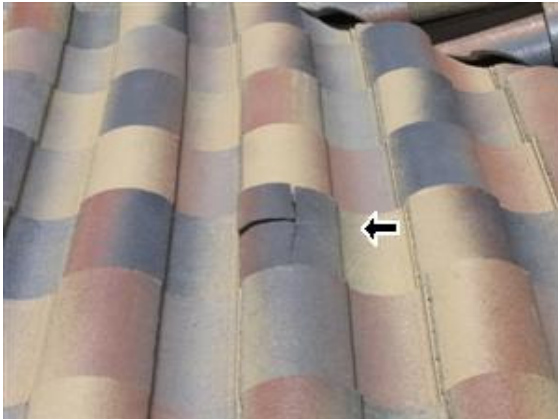
Styles & Materials

ROOF STYLE: HIP	ROOF COVERING: CONCRETE TILE	VIEWED ROOF COVERING FROM: GROUND WITH BINOCULARS AND VIEWED FROM UPSTAIRS WINDOWS
TYPE OF VENTILATION: GABLE VENTS SOFFIT VENTS	TYPE OF ATTIC INSULATION: BATT (6 to 10 inches) BLOWN (6 to 10 inches)	

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace



1.0 Picture 1

Damaged to roof tile(s) noted.

1.1 VENTS AND FLASHINGS

Comments: Inspected

1.2 ROOFING DRAINAGE SYSTEMS

Comments: Inspected

1.3 CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.4 EAVES, SOFFITS, FASCIAS AND BIRD STOPS

Comments: Inspected

1.5 INSULATION AND VAPOR RETARDERS: EVALUATION AND CONDITION (Located in unfurnished areas)

Comments: Inspected

1.6 ATTIC AND OR FOUNDATION VENTILATION

Comments: Inspected

2. SITE OF STRUCTURE

The Property inspector shall inspect and report on: the Land Grading, Water Drainage, Retaining walls, Driveways and Walkways, Porches, and Patios. The inspector shall observe, identify and evaluate materials and conditions: Including drainage, grading, above ground vegetation(that may affect the exterior of the structure), grade steps, driveways, walkways, patios and retaining walls and other items that are contiguous to the subject property and how they may adversely affect the structure or the exterior of the structure. The inspector is not required to test: grounds lighting systems, watering & irrigation systems but may, by option, report significant visible deficiencies or potential concerns, if any, may be reported below.

Styles & Materials

TYPE OF DRAINS:
YARD DRAINS

TYPE DRIVEWAY/ WALKWAYS:
CONCRETE

TYPE OF PAITO COVER:
WOOD CONSTRUCTION

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

2.0 DRAINAGE AND GRADING: OBSERVATION AND EVALUATION (which may adversely affect the structure)

Comments: Inspected

2.1 ABOVE GRADE AND VEGETATION: OBSERVATION AND EVALUATION (which may adversely affect the exterior of the structure)

Comments: Inspected

2.2 RETAINING WALLS: EVALUATION (with respect to the affect on the structure and Safety)

Comments: Not Present

2.3 CONDITION AND EVALUATION OF DRIVEWAYS AND WALKWAYS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected

3. STRUCTURAL COMPONENTS

The Property inspector shall inspect; the Visible foundation(s), structure, walls, columns, floors, and roofs; The inspector will identify and describe the Visible type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure, and attached or firmly abutting decks, balconies, and railings; visible ventilation components, techniques and applications for the attic and foundation. The inspector will probe; the structural components in which deterioration is suspected, unless the probe will damage any finished surface. The inspector will enter; under crawl spaces or attic areas, Except when access is obstructed or not readily accessible; entry could damage the property; be dangerous; or adverse conditions are obvious or suspected. The inspector will observe and report visible; water penetration or abnormal or harmful condensation on building components. The inspector will describe; visible structural damage to the foundation, or framing members.

The inspector DID look for evidence of past or present leaks or harmful moisture issues in visually accessible areas. The inspector also looked for any visible structural damage to framing members and the foundation system. Significant visible deficiencies or any potential concerns, if any, are reported below.

Styles & Materials

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS

CEILING STRUCTURE:
2 X 4 WOOD FRAMING

TYPE OF STRUCTURE:
2 X 4 WOOD FRAMING

FOUNDATION:
POURED CONCRETE

FLOOR STRUCTURE:
CONCRETE SLAB
ENGINEERED FLOOR TRUSS

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

3.0 ROOF STRUCTURE AND ATTIC AREAS EVALUATION AND CONDITION

Comments: Inspected



3.0 Picture 1

Repairs were observed to Roof truss web member (supports for engineered roof trusses). This is a Certified repair and approved by a Structural Engineer. FYI

3.1 FOUNDATIONS

Comments: Inspected

3.2 FLOOR (Structural)

Comments: Inspected

3.3 WALL (Structural)

Comments: Inspected

3.4 CEILINGS (Structural)

Comments: Inspected

3.5 GARAGE (including the foundation, ceiling, floors and the walls)

Comments: Inspected

The client is advised to consider all findings in this report associated with harmful or abnormal moisture conditions such as (but not limited to) stains, water leaks of any type, roof leaks, foundation leaks, irrigation overspray on the building, vapor barrier defects, exhaust fan failures, faulty grading & drainage issues etc., as conditions conducive to the growth of molds and other fungi inside of and on building components, whether direct information regarding mold is provided by the inspector or not. Further investigation on your part and by your own selection of qualified contractors and industry experts is warranted and encouraged if any water-damage, abnormal or harmful water condensation or penetration into the structure is identified.

4. EXTERIOR

The Property inspector shall inspect, evaluate and operate: Wall cladding, flashings, and trim; Accessible entryway doors and a representative number of visible windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; The inspector shall: Identify the type of wall covering materials; Operate garage doors manually or by using permanently installed controls (automatic garage door openers); Report on whether or not the garage door will automatically reverse only when the light beam of the sensor is activated. The inspector will not test or inspect the opener by using physical resistance during the closing process. Probe exterior wood components where deterioration is suspected. The inspector is not required to observe or evaluate: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:

STUCCO

EXTERIOR ENTRY DOORS:

WOOD
METAL
INSULATED GLASS

WINDOW TYPES:

THERMAL/INSULATED
SLIDERS

GARAGE DOOR TYPE:

ROLL- UP

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

4.0 WALL CLADDING, FLASHING AND TRIM

Comments: Inspected

4.1 DOORS (Exterior)

Comments: Inspected

4.2 WINDOWS: EXTERIOR OBSERVATION

Comments: Inspected

4.3 SCREENS

Comments: Inspected

4.4 GARAGE DOOR AND OPERATORS

Comments: Inspected

4.5 FENCING / GATES OR ATTACHED WALLS (with respect to the affect on the structure and Safety)

Comments: Inspected

4.6 PATIO DECK / COVERINGS

Comments: Inspected

The client is advised to consider all findings in this report associated with harmful or abnormal moisture conditions such as (but not limited to) stains, water leaks of any type, roof leaks, foundation leaks, irrigation overspray on the building, vapor barrier defects, exhaust fan failures, faulty grading & drainage issues etc., as conditions conducive to the growth of molds and other fungi inside of and on building components, whether direct information regarding mold is provided by the inspector or not. Further investigation on your part and by your own selection of qualified contractors and industry experts is warranted and encouraged if any water-damage, abnormal or harmful water condensation or penetration into the structure is identified.

5. PLUMBING SYSTEM

The Property inspector shall inspect and describe: The water supply and distribution system, including: piping materials, supports, fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; readily accessible gas lines, and Sump pumps. The inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The inspector shall operate all accessible plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Fuel storage and distribution systems including: interior fuel storage equipment.

Styles & Materials

MAIN WATER SUPPLY ACTIVATED: ON	WATER SOURCE: PUBLIC	WATER PRESSURE: LESS THAN 50 PSI
PLUMBING SUPPLY: COPPER / BRASS	PLUMBING DISTRIBUTION: KITEC	PLUMBING WASTE: ABS
WATER HEATER POWER SOURCE: NATURAL GAS	CAPACITY: 40 GAL (1-2 PEOPLE)	WATER FILTERS (Checks for Leaks Only): WHOLE HOUSE CONDITIONER

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

5.0 MAIN WATER SUPPLY SHUT-OFF (Located at curb area)

Comments: Inspected

5.1 ANTI-SIPHON VALVES (For lawn sprinklers or pool fill).

Comments: Inspected

5.2 EXTERIOR MAIN DRAINAGE (Covers)

Comments: Inspected

5.3 EXTERIOR HOSE FAUCETS

Comments: Inspected

5.4 EXTERIOR (Gas Supply)

Comments: Inspected



5.4 Picture 1

The Gas supply line was locked off to this property. **Recommend verifying that all utilities are turned on, this will allow the inspector to do a thorough inspection.**

5.5 WATER HEATING SYSTEMS (Water heater, Flues and Combustion air).

Comments: Inspected, Repair or Replace



5.5 Picture 1

Corrosion was observed at the Water Heaters supply lines, however there were No visible leaks at this time. Recommend repairing this connection before a Leak develops using a licensed plumbing contractor.

5.6 WATER SOFTENER OR REVERSE OSMOSIS UNIT (Checked for leaks only)

Comments: Inspected

5.7 INTERIOR DRAINS,(checked for leaks & functional flow)

Comments: Inspected

5.8 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected



5.8 Picture 1

The plumbing distribution system of this home is Kitec® brand, a product of the IPEX Co. However this was not visually verified by the inspector due to the concealment of the these lines behind walls and under the insulation in the attic area. Please see Attachments at the end of this Report, Or for more information please log on to the Internet @ www.plumbingdefect.com.

Client Advisory: IN THE EVENT that this home is identified as having "PLASTIC" water pipes and Not Copper.

Some types of plastic water piping and their associated connectors and fittings are currently involved, or may become involved, in construction defect litigation due to alleged product failures. Industry experts estimate that more than 50,000 homes in the Las Vegas valley may be affected. If the possibility of this house being involved or the possibility of having to replace the pipes and/or fittings in this home concerns you, I recommend that you contact a licensed, experienced, qualified Nevada plumbing contractor for consultation and further evaluation, before making a final decision on the purchase of this home.

6. ELECTRICAL SYSTEMS

The Property inspector shall inspect and describe the condition: Of visible Service entrance conductors; Service equipment, main overcurrent devices, grounding equipment, , and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of lighting fixtures, switches and receptacles, located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of receptacles within six feet of interior plumbing fixtures, and receptacles in the garage or carport, and on the exterior of inspected structures; The operation of readily accessible GFCI's (ground fault circuit interrupters) AFCI's (arch fault circuit interrupters) (vacant homes only) by using the installed test button). The inspector shall describe: Service entry type as being overhead or underground; and Location of main and distribution panels. The inspector shall report any observed aluminum branch circuit wiring. **The inspector shall report on the presence or absence of smoke alarms / detectors, however will Not operate or test their function for various reasons. Recommend testing these safety devices upon moving in.** The inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

INCOMING SUPPLY: UNDER GROUND	LOCATION of MAIN and SUB PANELS: Interior Wall of the Garage	MAIN PANEL CAPACITY (determined by main disconnect breaker): 225 AMP
MAIN FEED TO PANEL FROM METER: COPPER	PANEL TYPES: CIRCUIT BREAKERS	BRANCH WIRE 15 and 20 AMP: COPPER
WIRING METHODS: NONMETALIC SHEATHING / ROMEX	GROUNDING METHOD (visible connections): NOT VISABLE	

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

6.0 MAIN AND SUB DISTRIBUTION PANELS

Comments: Inspected



6.0 Picture 1

Vegetation should be cut back to allow reasonable access to Main and Sub electrical panels. **Recommend encouraging the Seller or their Agent to remove obstacles, this will allow the inspector to do a complete and thorough inspection.**

6.1 VISIBLE SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.2 VISIBLE SERVICE GROUNDING CONDUCTORS

Comments: Not Present

6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

6.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

6.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

6.7 SMOKE ALARMS / DETECTORS

Comments: Not Inspected

Smoke Alarms / Detectors are not tested for operation, pushing the test-button does not guarantee they will operate properly in the event of a fire. Older units may be at the end of their useful service life or be out dated. Recommend replacing them with alarms that are State-of-the-Art dual sensor and or voice alert units. Upon Moving In.

7. INTERIORS

The Property inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; The inspector shall: Operate a representative number of windows and interior doors; counters and a representative number of installed cabinets. The inspector shall inspect; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING:
DRYWALL

WALL MATERIAL:
DRYWALL

FLOOR COVERING(S):
TILE
CARPET
VINYL

INTERIOR DOORS:
HOLLOW CORE
RAISED PANEL

CABINETRY:
WOOD

COUNTERTOP:
CULTURED MARBLE
LAMINATE

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

7.0 CEILINGS, FLOORS AND WALLS

Comments: Inspected

7.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

7.2 DOORS : CHECKED FOR OPERATION (representative number tested and inspected)

Comments: Inspected

7.3 WINDOWS:CHECKED FOR OPERATION (representative number tested and inspected)

Comments: Inspected

7.4 COUNTERS AND CABINETS: CHECKED FOR OPERATION (representative number tested and inspected)

Comments: Inspected

7.5 SHOWER DOORS

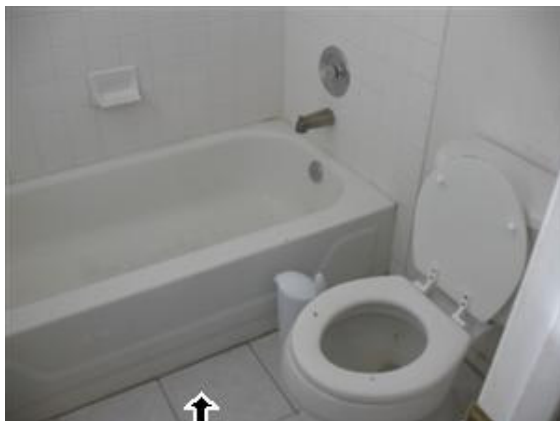
Comments: Inspected

7.6 SHOWER / TUB WALLS

Comments: Inspected

7.7 BATHROOM FLOORS AND WALLS

Comments: Inspected



7.7 Picture 1

Caulking needed at the floor. Located at the Main bathroom(s) upstairs. **With two story homes it is important that you maintain the caulking and sealing of all wet areas located upstairs. This will prevent moisture and or water penetration between floors that may cause to damage to subflooring and the ceilings below.**

7.8 LAUNDRY ROOM / AREA

Comments: Inspected



7.8 Picture 1

Recommend checking and cleaning dryer vent upon moving in and at least once a year thereafter. **Your home is equipped with Gas fired appliances, recommend installing carbon monoxide detectors (For Safety).**

The client is advised to consider all findings in this report associated with harmful or abnormal moisture conditions such as (but not limited to) stains, water leaks of any type. And any conditions conducive to the growth of molds and other fungi inside of and on building components, whether direct information regarding mold is provided by the inspector or not. Further investigation on your part and by your own selection of qualified contractors and industry experts is warranted and encouraged if any water-damage, abnormal or harmful water condensation or penetration into the structure is identified.

8. BUILT-IN KITCHEN APPLIANCES

The Property inspector shall inspect and operate the basic functions of the following Built-in kitchen appliances: Permanently installed dishwasher, through one normal cycle; Range, cook top, and permanently installed oven; Trash compactor (if present); Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

8.0 DISHWASHER (OPERATED THROUGH ONE NORMAL CYCLE)

Comments: Inspected



8.0 Picture 1

Dishwasher drain is plugged with evidence of the air gap device discharging water. Therefore the dishwasher was not run through a complete normal cycle. **This is one of the most common conditions discovered in a property inspection. You will want to Clean and clear the drain line for proper drainage of the dishwasher.**

8.1 RANGES/OVENS/COOKTOPS

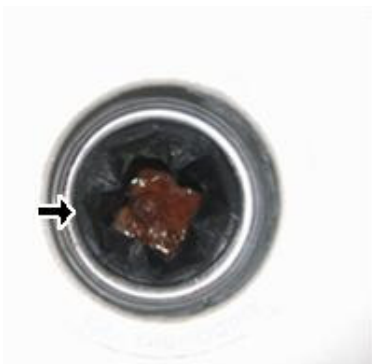
Comments: Inspected

8.2 RANGE VENTILATION / HOOD

Comments: Inspected

8.3 GARBAGE DISPOSER

Comments: Inspected



8.3 Picture 1

The Garbage disposal splash guard was Worn or Damaged, replace for safety.

8.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

8.5 TRASH COMPACTOR

Comments: Not Present

9. CENTRAL AIR CONDITIONING

The Property inspector shall inspect, evaluate and describe: The Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, visible registers, fan-coil units; and The presence of an installed cooling source in each room. The inspector shall describe: Energy sources; and the type of Cooling equipment ; as well as the number of installed units. The inspector shall operate the systems using normal operating controls. The inspector shall open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to Operate: cooling systems when weather conditions or other circumstances may cause equipment damage. operate window air conditioners, or evaporative coolers or; Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRIC

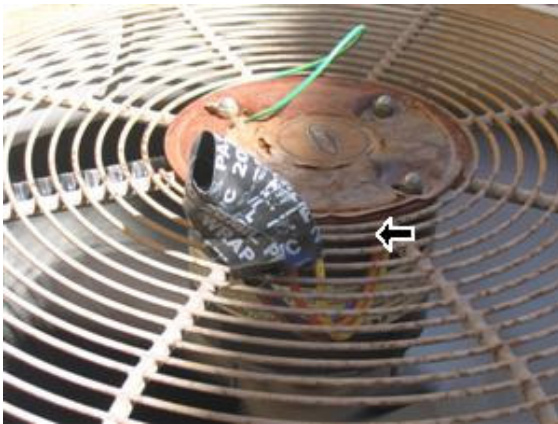
COOLING EQUIPMENT TYPE:
SPLIT-SYSTEM

NUMBER OF A/C OR COOLING UNITS:
TWO

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

9.0 AIR CONDITION EQUIPMENT

Comments: Inspected, Repair or Replace



9.0 Picture 1

Improper wiring, located at the out side A/C unit(s). This is not an approved installation procedure per manufactures instructions. Recommend further evaluation and or repair by a licensed HVAC or electrical contractor.

9.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

9.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Recommend changing or cleaning filters every 30- 60 days. Also recommend servicing Heating and A/C unit at least once a year.

9.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected

A/C was not tested for proper operation, due to the outside air temperature being 65 degrees or less. Therefore this unit was not run in the A/C mode. Operating the unit at these temperatures could cause damage to internal components.

10. HEATING

The Property inspector shall inspect and operate permanently installed heating systems including: Heating equipment; Normal operating controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite fireplaces or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:	ENERGY SOURCE:	NUMBER OF HEAT SYSTEMS (excluding wood):
FORCED AIR	NATURAL GAS	TWO
DUCTWORK:		
INSULATED		

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

10.0 HEATING EQUIPMENT AND AIR HANDLER

Comments: Inspected

10.1 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

10.2 NORMAL OPERATING CONTROLS

Comments: Inspected

10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

11. INTERIOR VENTILATION

The Property inspector shall inspect, describe and evaluate; The insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

EXHAUST FAN TYPES:

FAN ONLY

DRYER POWER SOURCE:

NATURAL GAS (recommend installing carbon monoxide detectors)

DRYER VENT:

METAL

Inspected Item(s) / Components ; Inspected - Not Inspected - Not Present - Repair or Replace

11.0 INTERIOR VENTILATION SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

11.1 VENTILATION FANS IN ATTIC AREA

Comments: Not Present

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Summary



Lighthouse Property Inspections

**3899 Deer Haven Ct.
Las Vegas, NV 89120
(702) 451-6307**

Customer

Mr. & Mrs. Home Buyer

Property Address

123 Happy Valley In Ln.
Las Vegas, NV 89012

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or a qualified licensed contractor, or may require subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. **IN THE EVENT YOU HAVE ANY QUESTIONS ABOUT THIS REPORT. PLEASE CONTACT THE INSPECTOR AT THE PHONE NUMBER LISTED.**

IT HAS BEEN A PLEASURE SERVING YOU

1. ROOFING

1.0 ROOF COVERINGS

Inspected, Repair or Replace



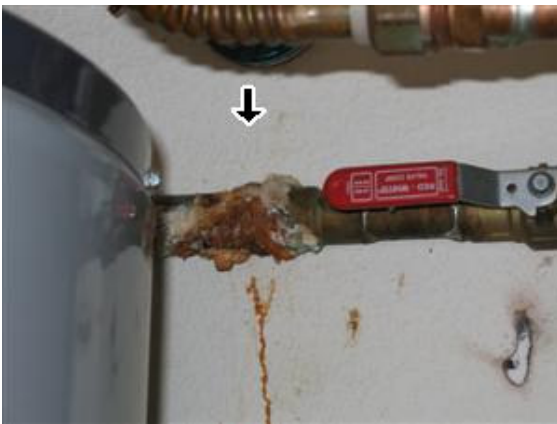
1.0 Picture 1

Damaged to roof tile(s) noted.

5. PLUMBING SYSTEM

5.5 WATER HEATING SYSTEMS (Water heater, Flues and Combustion air).

Inspected, Repair or Replace



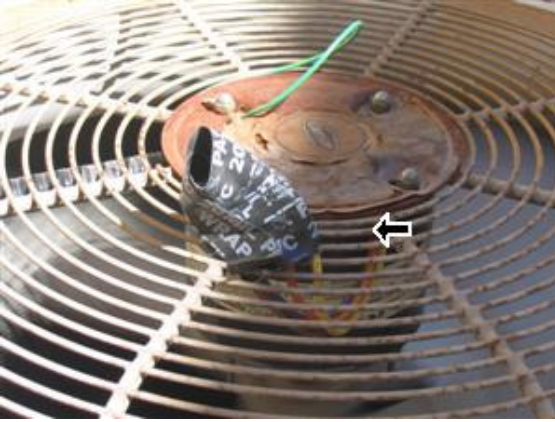
5.5 Picture 1

Corrosion was observed at the Water Heaters supply lines, however there were No visible leaks at this time. Recommend repairing this connection before a Leak develops using a licensed plumbing contractor.

9. CENTRAL AIR CONDITIONING

9.0 AIR CONDITION EQUIPMENT

Inspected, Repair or Replace



9.0 Picture 1

Improper wiring, located at the out side A/C unit(s). This is not an approved installation procedure per manufactures instructions. Recommend further evaluation and or repair by a licensed HVAC or electrical contractor.

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