

# A and S Property Inspector

## Property Inspection Report



, Las Vegas, NV  
Inspection prepared for: xxxxx xxxxx  
Real Estate Agent: . . -

Date of Inspection: 8/25/2014 Time: 10am  
Age of Home: 1999 Size: 1841  
Weather: 86° sunny

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### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

# Inspection Details

## 1. Attendance

In Attendance: None Present • Client gave lock box code

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant

## Grounds

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

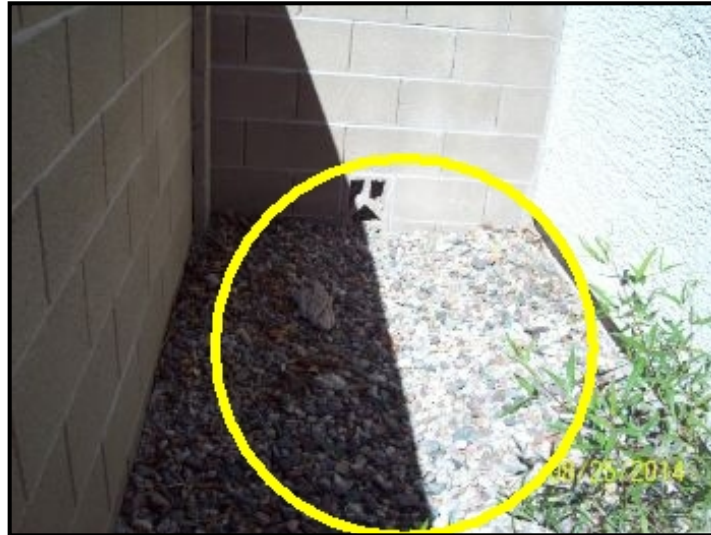
Materials: Concrete driveway • Concrete walkway • Decorative block/ Brick walkway

## 2. Grading

Good	Fair	Poor	N/A	None
	X			

## Observations:

- The home had areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation.



The home had areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation.

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

## Observations:

- Observed dead shrubs (Front)
- Observed excessive overgrowth from neighbors



Observed excessive overgrowth from neighbors



## 4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Metal • Wrought iron

Observations:

- Gate requires adjustments

## 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- Observed uneven pavers this may be a potential TRIP HAZARD



Observed uneven pavers this may be a potential TRIP HAZARD

## 6. Stairs &amp; Handrail

Good	Fair	Poor	N/A	None
				X

## 7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed grounding rod not connected
- Some wires in ground not in conduit



Observed grounding rod not connected



Some wires in ground not in conduit

## 8. GFCI

Good	Fair	Poor	N/A	None
X				

## 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Main gas shut off located at outside meter

## 10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Undetermined

## 11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 80 PSI

## 12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

## 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Back of house • Front of house

Observations:

- Appears to be leaking at valve seal when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period



Appears to be leaking at valve seal when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period

## 14. Balcony

Good	Fair	Poor	N/A	None
				X

## 15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

## 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Some areas not visible from inspection level • The porch roof is the same as main structure

## 17. Fence and wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Block

Observations:

- Observed efflorescence. This white powdery substance is left behind on the surface after water migrates through masonry



Observed efflorescence. This white powdery substance is left behind on the surface after water migrates through masonry

## 18. Sprinklers

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend a full evaluation of the system by a licensed technician
- Sprinkler lines leaking
- Observed sprinkler lines above grade





Sprinkler lines leaking

## 19. Grounds Condition

Good	Fair	Poor	N/A	None
X				

## 20. Water Well Condition

Good	Fair	Poor	N/A	None
				X

## 21. Septic System Condition

Good	Fair	Poor	N/A	None
				X

## Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
X				

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

## Observations:

- Some window locks need adjustment.

## 3. Security Bars/Doors

Good	Fair	Poor	N/A	None
				X

## 4. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Stucco veneer

## Observations:

- MAINTANCE TIP: Caulk and seal all gaps, cracks and openings
- Observed normal/ moderate cracks



MAINTANCE TIP: Caulk and seal all gaps, cracks and openings

## 5. Patio Doors

Good	Fair	Poor	N/A	None
X				

## 6. Screen Doors

Good	Fair	Poor	N/A	None
				X

## 7. Satellite/Cable condition

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Observed cover to exterior main panel not installed



Observed cover to exterior main panel not installed

#### 8. Exterior Conditions

Good	Fair	Poor	N/A	None
X				

## Foundation

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
X				

## 5. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• 3/4 INCH

## 6. Sump Pump

Good	Fair	Poor	N/A	None
				X

## 7. Crawl Space Condition

Good	Fair	Poor	N/A	None
				X

## 8. Ventilation

Good	Fair	Poor	N/A	None
				X

## 9. Vent Screens

Good	Fair	Poor	N/A	None

## 10. Access Panel

Good	Fair	Poor	N/A	None
				X

## 11. Post and Girders

Good	Fair	Poor	N/A	None
				X

## Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Inspected from ground level with binoculars. • Some areas not visible from inspection level.

Materials: Concrete tiles noted.

Observations:

- Observed loose tiles.



Observed loose tiles.

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

## 3. Soffit/fascia Condition

Good	Fair	Poor	N/A	None
X				

## 4. Eaves &amp; Facia

Good	Fair	Poor	N/A	None
X				

## 5. Penetration Condition

Good	Fair	Poor	N/A	None
X				

## 6. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- O Hagen vents
- Gable vents

## 7. Vent Screens

Good	Fair	Poor	N/A	None
X				



8. Gutters

Good	Fair	Poor	N/A	None
				X

9. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

10. Chimney

Good	Fair	Poor	N/A	None
X				

## Electrical

## 1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Exterior of structure  
 Location: No Sub Panels located

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 225 amp

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 0

## 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

## 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Romex

## 6. Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

## 7. Service Entrance Conditions

Good	Fair	Poor	N/A	None
X				

## 8. Fuses

Good	Fair	Poor	N/A	None
				X

Materials: No fuses in this property.

## 9. General Condition

Good	Fair	Poor	N/A	None
X				

## Garage

## 1. Walls Condition

Good	Fair	Poor	N/A	None
X				

## 2. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete

## 3. Rafters &amp; Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to finished ceiling

## 4. Electrical Condition

Good	Fair	Poor	N/A	None
X				

## 5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest replacing GFIC in garage for better operation.



Suggest replacing GFIC in garage for better operation.

## 6. 240 Volt

Good	Fair	Poor	N/A	None
				X

## 7. Exterior Door

Good	Fair	Poor	N/A	None
				X

## 8. Fire Door

Good	Fair	Poor	N/A	None
X				

## 9. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sectional door

Observations:

- Dented in areas
- Door locked not inspected



Dented in areas



Door locked not inspected

## 10. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door locked not inspected

## 11. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door locked

## 12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door locked

## 13. Ventilation

Good	Fair	Poor	N/A	None
X				

## 14. Vent Screens

Good	Fair	Poor	N/A	None
X				

## 15. Cabinets

Good	Fair	Poor	N/A	None
				X

## 16. Counters

Good	Fair	Poor	N/A	None
				X

## 17. Wash Basin

Good	Fair	Poor	N/A	None
				X

## 18. Car Port Condition

Good	Fair	Poor	N/A	None
				X



## Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Noted no overflow drain pan under unit, This is to protect base.



Noted no overflow drain pan under unit, This is to protect base.

## 2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

## 3. Venting

Good	Fair	Poor	N/A	None
X				

## 4. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the garage.

## 5. TPRV

Good	Fair	Poor	N/A	None
X				

## 6. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

## Observations:

- 50 gallons

## 7. Gas Valve

Good	Fair	Poor	N/A	None
X				

## 8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • Aluminum

## 9. Strapping

Good	Fair	Poor	N/A	None
		X		

## Observations:

- The water heater is not strapped. By todays standards the water heater requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.



The water heater is not strapped. By todays standards the water heater requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.

## 10. Electrical Condition

Good	Fair	Poor	N/A	None
X				

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Bar

Good	Fair	Poor	N/A	None
				X

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

### 4. Closets

Good	Fair	Poor	N/A	None
X				

### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

### 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Some threshold missing/damaged.

### 7. Electrical

Good	Fair	Poor	N/A	None
X				

### 8. Security Bars

Good	Fair	Poor	N/A	None
				X

### 9. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Smoke detector was chirping, this indicates the battery needs to be replaced.

### 10. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

## 11. Window/Wall AC/Heat

Good	Fair	Poor	N/A	None
				X

## 12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings

## 13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

## 14. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Gas

Observations:

- Not inspected, pilot not able to light

## 15. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Tile • Wood flooring

## 16. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Undetermined.

## Laundry

## 1. Locations

Locations: Hall

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

## 3. Counters

Good	Fair	Poor	N/A	None
				X

## 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

## 6. GFCI

Good	Fair	Poor	N/A	None
				X

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

## 8. Gas Valves

Good	Fair	Poor	N/A	None
X				

## 9. Wash Basin

Good	Fair	Poor	N/A	None
				X

## 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

## 11. Plumbing

Good	Fair	Poor	N/A	None
X				

## 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



## 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## 14. Washer/Dryer condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Not tested/inspected

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. If the air temperature out side is above 65 the testing of the heat may damage the unit therefore it will not be tested. If the temperature out side is below 65 the testing of the A/C may damage the unit therefore it will not be tested. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- Recommend heating-A/C contractor to evaluate.
- Observed furnace cover loose at unit



Observed furnace cover loose at unit

## 2. Heater Base

Good	Fair	Poor	N/A	None
				X

## 3. Enclosure

Good	Fair	Poor	N/A	None
				X

## 4. Venting

Good	Fair	Poor	N/A	None
X				

## 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

## 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

## 7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: 5 Ton Unit(s)

Location: The compressor is located on the exterior grounds.

## 8. Air Supply

Good	Fair	Poor	N/A	None
X				

## 9. Registers

Good	Fair	Poor	N/A	None
X				

## 10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside a filter grill in the hall ceiling.

Observations:

• MAINTENANCE TIP: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

• The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

## 11. Thermostats

Good	Fair	Poor	N/A	None
X				

## 12. Swamp Cooler Condition

Good	Fair	Poor	N/A	None
				X

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

## 2. Counters

Good	Fair	Poor	N/A	None
X				

## 3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

Observations:

- Installation is incomplete. Not tested not plugged in

## 4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

## 5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Light under microwave not operational.

## 6. Cook top Condition

Good	Fair	Poor	N/A	None
				X

## 7. Oven Condition

Good	Fair	Poor	N/A	None
				X

## 8. Range Condition

Good	Fair	Poor	N/A	None
X				

## 9. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Faucet loose at sink

## 10. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Part of Microwave

## 11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

## 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

## 13. Plumbing

Good	Fair	Poor	N/A	None
X				

## 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## 15. Electrical

Good	Fair	Poor	N/A	None
X				

## 16. GFCI

Good	Fair	Poor	N/A	None
X				

## 17. Refrigerator Condition

Good	Fair	Poor	N/A	None
X				

## 18. Trash Compactor

Good	Fair	Poor	N/A	None
				X



## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

Locations: Master bedroom#1 • Bedroom 2 • Bedroom 3 • Optional room

## 2. Cabinets

Good	Fair	Poor	N/A	None
				X

## 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

## 4. Closets

Good	Fair	Poor	N/A	None
X				

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

## 6. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Tile • Wood flooring.

Observations:

- Floor is not level. Suggest further evaluation by a licensed contractor

## 7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

## 8. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

## 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings

## 10. Doors

Good	Fair	Poor	N/A	None
X				

## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Locations

Locations: Master Bathroom • Hall bathroom

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings

### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite/Corian
- Caulk backsplash to prevent water penetration.

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

### 6. GFCI

Good	Fair	Poor	N/A	None
X				

### 7. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exhaust fan is noisy. (master bath)

### 8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Tile

Observations:

- Base board damage



Base board damage

**9. Heating**

Good	Fair	Poor	N/A	None
				X

**10. Plumbing**

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.

**11. Showers**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Maintenance Tip: Caulk and seal shower to floor area to prevent moisture penetration.
- Low water flow at shower heads.
- RegROUT tub/shower area as required



RegROUT tub/shower area as required

## 12. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Tile

## 13. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- RegROUT tub/shower area as required
- Caulk and seal tub and shower area to prevent moisture penetration.
- Loose tub fill spout.



Loose tub fill spout.

## 14. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Caulk and seal around enclosure as needed

## 15. Sinks

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend review for repair or replacement as necessary.
- Stopper is missing/inoperable.
- Drain line leaks under sink.



Drain line leaks under sink.

**16. Toilets**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- The toilet tank is loose. (Hall bath)

**17. Doors**

Good	Fair	Poor	N/A	None
X				

## Attic

## 1. Access

Good	Fair	Poor	N/A	None
X				

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## 3. Duct Work

Good	Fair	Poor	N/A	None
		X		

## Observations:

- Air leaking at plenum.



Air leaking at plenum.

## 4. Electrical

Good	Fair	Poor	N/A	None
X				

## 5. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

## 6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 8-10 inches in depth

## 7. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

## Observations:

- Exhaust fan duct in attic bent



Exhaust fan duct in attic bent

## 8. General Condition

Good	Fair	Poor	N/A	None
X				