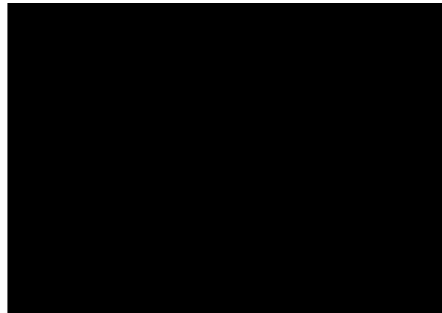




Cornerstone Home Inspections LLC

322 Oliveiro Ct.
Henderson NV 89014
702-454-8536 Cell 702-719-9464



Inspection Date
Friday, July 24, 2009

Weather:
Cloudy / Humid

Temperature:
98 Degrees

Age of Property:
20 Years

Report ID:
1162

Inspected By
Ron Cooper



Cornerstone Home Inspections, LLC

322 Oliveiro Court
Henderson, Nevada 89014
(702) 454-8536 Fax (702) 454-8536



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

Client: [REDACTED]
Address:
City/State/Zip: NV

Report #: 1162
Subject Property: [REDACTED]
 Las Vegas , NV 89117

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Cornerstone Home Inspections, LLC, (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.

Initial Here _____

Cornerstone Home Inspections, LLC

Client: Alex Lee

Report #: 1162

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.

LIQUIDATED DAMAGES

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars (\$500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

_____(Initial)_____

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

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

Real Estate Agent

Signed: _____ Date: _____

Inspector

:



INVOICE

Cornerstone Home Inspections LLC
322 Oliveiro Ct.
Henderson NV 89014
702-454-8536 Cell 702-719-9464

Inspection Date: Friday, July 24, 2009

Inspected By: Ron Cooper

Customer Info:	Inspection Property:
[REDACTED]	[REDACTED]
[REDACTED]	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Feet 1,301 - 1,800	275.00	1	275.00
			Tax \$0.00
			Total Price \$275.00

Payment: Invoice sent to customer

STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

Styles & Materials

FLOOR STRUCTURE:

SLAB

CEILING STRUCTURE:

2X4

FOUNDATION:

POURED CONCRETE

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS

WALL STRUCTURE:

WOOD

ROOF-TYPE:

GABLE

and

HIP

Inspection Items

1.0 FOUNDATIONS

Comments: Inspected

1.1 FLOORS (Structural)

Comments: Inspected

1.2 WALLS (Structural)

Comments: Inspected

1.3 CEILINGS (Structural)

Comments: Inspected

1.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

1.5 GARAGE

Comments: Inspected

EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: 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 home 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:
STEEL

WINDOW TYPES:
THERMAL/INSULATED
SLIDERS

GARAGE DOOR TYPE:
ROLL- UP
ONE AUTOMATIC

DRIVEWAY:
CONCRETE

Inspection Items

2.0 WALL CLADDING, FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

Rear sliding door window was difficult to slide open and close and did not lock and latch properly.

2.2 WINDOWS

Picture 1



Picture 2



Picture 3

Picture 4



Comments: Inspected, Repair or Replace

There were two rear kitchen/dining windows had broken exterior panes, the down stairs masterbath had a failed window seal thus leaving a foggy look to the window. The second privacy window adjacent to failed seal is also broken and a single pane plexi was put in place as a temp fix. It also appeared that another seal above the master bedroom may have had a bad seal as it show some signs of moisture drips in window. However it recently rained and it could be on the exterior only giving a false indication.

2.3 GARAGE DOOR AND (OPERATORS) (Not checked for resistance, but for safety sensors)



Comments: Inspected, Repair or Replace

The roll up garage door did not close when the button was pushed. This is usually when the sensors are not aligned properly.

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

Comments: Inspected

2.5 FENCING (Block Walls, Chain Link, Wrought Iron, PVC, Wood)

Comments: Inspected

2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.7 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:

CONCRETE TILE

VIEWED ROOF COVERING FROM:

GROUND WITH BINOCULARS

ROOF NOT FULLY VISIBLE DUE TO HEIGHT OR

TYPE

LADDER

CHIMNEY (exterior):

MASONRY/STUCCO/METAL FLUE

PIPE

Inspection Items

3.0 ROOF COVERINGS



Comments: Inspected, Repair or Replace

I observed some tiles that appeared to have been recently replaced as the color did not match exactly. They were on the North Field area and some of them did not look fully interlaced and or have slipped.

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home 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 home inspector shall operate all 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 home 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; Spas, 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.

Styles & Materials

WATER SOURCE:

PUBLIC

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

PLUMBING DISTRIBUTION:

NOT VISIBLE

CAPACITY:

50 GAL

PLUMBING WASTE:

ABS

Inspection Items

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

Comments: Inspected

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



Comments: Inspected, Repair or Replace

The anti-siphon valve for the sprinklers was leaking at front yard and was missing insulation.

4.2 EXTERIOR MAIN DRAINAGE (Covers)

Comments: Inspected

4.3 EXTERIOR HOSE FAUCETS

Comments: Inspected

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



Comments: Inspected, Repair or Replace

The water heater was not lit at time of inspection However after several attempts I was unable to get it to light.

4.5 KITCHEN COMPONENTS



Comments: Inspected, Repair or Replace

There was corrosion build up on an angle stop under kitchen sink which has sealed itself leaving some past minor water damage, (stains) for info only.

4.6 BATHROOM COMPONENTS



Comments: Inspected, Repair or Replace

Upstairs hall bath tub diverter was not fully functional when diverting to the the shower.
The sink drain was also slow draining.

ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, 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 installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home 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

PANEL CAPACITY:

200 AMP

MAIN FEED:

COPPER

INCOMING SUPPLY:

UNDER GROUND

PANEL TYPE:

CIRCUITS

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

ROMEX

Inspection Items

5.0 LOCATION OF BREAKER PANEL

Comments: Inspected

The main electrical distribution panel is located on the exterior wall - information only.

5.1 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

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

Comments: Inspected

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



Comments: Inspected, Repair or Replace

There were two missing cover plates observed on garage ceiling at time of inspection.

5.5 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

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.7 SMOKE DETECTORS ARE (NOT INSPECTED)

Comments: Not Inspected

Are not tested due to various reasons, however recommend following manufacturers instructions as to cleaning and servicing batteries, additional detectors may be needed.

INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home 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 MATERIALS:

SHEETROCK
ACUSTIC

INTERIOR DOORS:

HOLLOW CORE

WALL MATERIAL:

SHEETROCK

CABINETRY:

WOOD

FLOOR COVERING(S):

TILE
CARPET

COUNTERTOP:

TILE

Inspection Items

6.0 CEILINGS



Comments: Inspected, Repair or Replace

Although we had recent rains, it was difficult to say if there was a discoloration on the vaulted living room ceiling but it looked like there was a slight touch up of a sealer and a possible discoloration observed.

6.1 WALLS



Comments: Inspected, Repair or Replace

There was an unfinished wall repair in the master bedroom closet at time of inspection.

6.2 FLOORS

Comments: Inspected

6.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.4 GARAGE WALLS AND CEILINGS

Picture 1



Picture 2



Comments: Inspected

There were several holes in the sheetrock of garage, this compromises the one hour fire rating.

6.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

6.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

6.7 SHOWER WALLS

Picture 1



Picture 2



Picture 3



Comments: Inspected, Repair or Replace

The grout is coming loose near the window ledge area in the master bath shower and has a few loose tiles.

The rear landing of the tub had a backwards slope allowing water to puddle, if not properly sealed or corrected water will get trapped and damage will occur underneath.

BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home 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 home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Inspection Items

7.0 DISHWASHER

Comments: Inspected

7.1 RANGES/OVENS/COOKTOPS

Comments: Not Present

7.2 FOOD WASTE DISPOSER

Comments: Inspected

7.3 MICROWAVE COOKING EQUIPMENT



Comments: Inspected, Repair or Replace

The microwave handle was broken and the touch pad was difficult to operate, it was like you had to push very hard to make contact to operate.

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety 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 home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite 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):
HEAT PUMP (FORCED AIR)	ELECTRIC	TWO
DUCTWORK:	TYPES OF FIREPLACES:	
INSULATED	GAS/LP LOG STARTER	

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Not Inspected

Due to high seasonal ambient temperature, doing so could damage components.

8.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

CENTRAL AIR CONDITIONING

The home inspector shall observe: 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, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; 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 HEAT-PUMP	NUMBER OF A/C UNITS: TWO
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Inspection Items

9.0 COOLING AND AIR HANDLER EQUIPMENT

Picture 1



Picture 2



Picture 3



Comments: Inspected, Repair or Replace

The downstairs air handler has some voids in the sealant thus allowing air loss to the attic.

The upstairs unit has insulation on the ducts but there was an added layer of protection that was torn in several places, allowing slight loss of efficiency.

9.1 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Picture 1



Picture 2



Picture 3



Picture 4



Comments: Inspected, Repair or Replace

Both A/C Units were inoperable.

The downstairs unit was not wired in order to run, and there was missing insulation on the suction line.

The upstairs unit outdoor condensing unit was not running.

There was a missing 90 degrees fitting on the condensate line, view over kitchen.

INSULATION AND VENTILATION

The home inspector shall observe: 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 home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home 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 home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:
FIBERGLASS

DRYER POWER SOURCE:
NATURAL GAS

VENTILATION:
GABLE VENTS

DRYER VENT:
METAL

EXHAUST FAN TYPES:
FAN ONLY

Inspection Items

10.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected

10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

10.2 VENTING SYSTEMS, EXHAUST FANS (Kitchens, baths and laundry)

Comments: Inspected

10.3 VENTILATION FANS

Comments: Inspected

LAWN SPRINKLERS

Inspection Items

11.0 SPRINKLER OPERATION

Comments: Not Inspected

11.1 VALVE BOX (Checked for leaks only).

Comments: Inspected

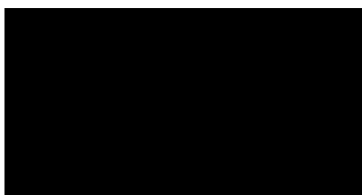
Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To Ron Cooper

SUMMARY



Cornerstone Home Inspections LLC

**322 Oliveiro Ct.
Henderson NV 89014
702-454-8536 Cell 702-719-9464**



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 requires 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.

EXTERIOR

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Rear sliding door window was difficult to slide open and close and did not lock and latch properly.

2.2 WINDOWS

Inspected, Repair or Replace

There were two rear kitchen/dining windows had broken exterior panes, the down stairs masterbath had a failed window seal thus leaving a foggy look to the window. The second privacy widow adjacent to failed seal is also broken and a single pane plexi was put in place as as a temp fix. It also appeared that another seal above the master bedroom may have had a bad seal as it show some signs of moisture drips in window. However it recently rained and it could be on the exterior only giving a false indication.

2.3 GARAGE DOOR AND (OPERATORS) (Not checked for resistance, but for safety sensors)

Inspected, Repair or Replace

The roll up garage door did not close when the button was pushed. This is usually when the sensors are not aligned properly.

ROOFING

3.0 ROOF COVERINGS

Inspected, Repair or Replace

I observed some tiles that appeared to have been recently replaced as the color did not match exactly. They were on the North Field area and some of them did not look fully interlaced and or have slipped.

PLUMBING SYSTEM

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

Inspected, Repair or Replace

The anti-siphon valve for the sprinklers was leaking at front yard and was missing insulation.

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

Inspected, Repair or Replace

The water heater was not lit at time of inspection However after several attempts I was unable to get it to light.

4.5 KITCHEN COMPONENTS

Inspected, Repair or Replace

There was corrosion build up on an angle stop under kitchen sink which has sealed itself leaving some past minor water damage, (stains) for info only.

4.6 BATHROOM COMPONENTS

Inspected, Repair or Replace

Upstairs hall bath tub diverter was not fully functional when diverting to the the shower. The sink drain was also slow draining.

ELECTRICAL SYSTEMS

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

Inspected, Repair or Replace

There were two missing cover plates observed on garage ceiling at time of inspection.

5.7 SMOKE DETECTORS ARE (NOT INSPECTED)

Not Inspected

Are not tested due to various reasons, however recommend following manufacturers instructions as to cleaning and servicing batteries, additional detectors may be needed.

INTERIORS

6.0 CEILINGS

Inspected, Repair or Replace

Although we had recent rains, it was difficult to say if there was a discoloration on the vaulted living room ceiling but it looked like there was a slight touch up of a sealer and a possible discoloration observed.

6.1 WALLS

Inspected, Repair or Replace

There was an unfinished wall repair in the master bedroom closet at time of inspection.

6.7 SHOWER WALLS

Inspected, Repair or Replace

The grout is coming loose near the window ledge area in the master bath shower and has a few loose tiles.

The rear landing of the tub had a backwards slope allowing water to puddle, if not properly sealed or corrected water will get trapped and damage will occur underneath.

BUILT-IN KITCHEN APPLIANCES

7.3 MICROWAVE COOKING EQUIPMENT

Inspected, Repair or Replace

The microwave handle was broken and the touch pad was difficult to operate, it was like you had to push very hard to make contact to operate.

CENTRAL AIR CONDITIONING

9.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

The downstairs air handler has some voids in the sealant thus allowing air loss to the attic. The upstairs unit has insulation on the ducts but there was an added layer of protection that was torn in several places, allowing slight loss of efficiency.

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

Inspected, Repair or Replace

Both A/C Units were inoperable.

The downstairs unit was not wired in order to run, and there was missing insulation on the suction line.

The upstairs unit outdoor condensing unit was not running.

There was a missing 90 degrees fitting on the condensate line, view over kitchen.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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