



P.O. Box 17466 Reno NV 89511
Tel: 775-345-6840 Fax: 775-384-1902
www.reainspections.com mark@reainspections.com

SUMMARY REPORT

Client: Jack & Jill Buyers
Realtor: Joe Realtor, Dream Team Realty Service
Inspection Address: 123 Inspection Street, Reno, NV 89502
Inspection Date: 4/30/2009 Start: 12:00 pm
Inspected by: Mark F. Rea

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of Rea Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

General Property Conditions:

Structural

Raised Foundation

Ventilation

Minor Repairs & Conditions Needing Service

- The existing moisture barrier is deteriorated in various areas within the crawl space and should be replaced for complete ground coverage.

Moisture barrier deteriorated - *Continued*



Ducting

Minor Repairs & Conditions Needing Service

- The heat duct which supplies the guest bathroom is coming loose from the sub-floor and needs to be resecured.



Exterior

Exterior Features

Sliding Glass Doors

Minor Repairs & Conditions Needing Service

- The rollers on the rear sliding glass door need to be adjusted and lubricated to allow the door to roll smoothly. The lockset on the door is also inoperable and needs service.

Wall Covering

Wall Covering Evaluation

Minor Repairs & Conditions Needing Service

- The brick veneer siding to the left of the garage door is separating from the house, and should be resecured and sealed.



Roof/Attic

Composition Shingle

Flashings

Important Repairs & Conditions Needing Service

- The flashing around some of the plumbing vents at the roof line are loose, and need to be re-nailed and sealed. Additionally, the storm collars around the furnace flue and plumbing vent by the furnace flue are not properly sealed around the vent pipes, which could allow moisture intrusion to the attic.



Plumbing

Potable Water Pipes

Copper Water Pipes

Important Repairs & Conditions Needing Service

- Water was dripping through the sub-floor in the crawl space area beneath the refrigerator ice maker supply valve, which may be due to a leak at the valve or valve supply plumbing. We tightened the valve faucet at time of inspection, but should be further evaluated by a plumber.



Exterior Hose Bibs

Important Repairs & Conditions Needing Service

- The hose bib in the backyard is loose and needs to be secured to the house.

Water Heaters

Combustion Chamber

Important Repairs & Conditions Needing Service

- There are no earthquake straps on the water heater, which should be installed.

Heat

Heat System

Forced-Air Furnace

Important Repairs & Conditions Needing Service

- Due to the age and dirty condition of the furnace, it is recommended that the unit be checked and certified by a licensed heating contractor.
- Rust accumulation was also noted inside the burner chamber, which is not unusual for a furnace of this age, but should be further evaluated by a specialist.

Thermostat

Minor Repairs & Conditions Needing Service

- The thermostat is loose, which could affect its function, and should be serviced.

Fireplaces

Chimney

Crown or Termination Cap

Important Repairs & Conditions Needing Service

- The fireplace flue is not equipped with a chimney cap, which should be installed for fire safety purposes.



Damper

Minor Repairs & Conditions Needing Service

- Due to thermal warping, the damper in the chimney flue no longer seals the flue when closed. Recommend further evaluation by a chimney specialist.

Common

Kitchen

Windows

Minor Repairs & Conditions Needing Service

- The window has a pane with a broken hermetic seal and should be repaired.

Trap & Drain

Important Repairs & Conditions Needing Service

- There is a leak at the drain below the left side sink, which should be repaired.

Garbage Disposal

Important Repairs & Conditions Needing Service

- The garbage disposal is frozen and should be repaired or replaced.

Electrical Range

Minor Repairs & Conditions Needing Service

- The right rear burner on the electric range is inoperable.

Hallway

Smoke Detectors

Important Repairs & Conditions Needing Service

- The upstairs hallway smoke detector is missing and should be replaced.

Laundry

Dryer Vent

Minor Repairs & Conditions Needing Service

- The dryer vent is separated within the foundation crawl space, at the sub-floor beneath the laundry room, and should be repaired.



Garage

Firewall

Important Repairs & Conditions Needing Service

- The voids in the garage ceiling firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the living quarters.

Entry Door Into the House

Important Repairs & Conditions Needing Service

- The entry door from the garage into the house has a pet door installed, which breeches the firewall. Recommend replacing the door. The entry door is also not self-closing, which is a further breach of the firewall.

Automatic Opener

Minor Repairs & Conditions Needing Service

- The chain on the garage door opener is too loose, which keeps the garage door from opening and closing smoothly, and should be serviced by a garage door specialist.

Bedrooms

Master Bedroom

Ceiling Fan-Lights

Important Repairs & Conditions Needing Service

- The ceiling fan and light do not respond and should be further evaluated. The unit may be controlled by a remote that we were unable to locate. There is also a loose light fixture in the unit, which has exposed the electrical wiring.

Downstairs Bedroom

Outlets

Important Repairs & Conditions Needing Service

- The outlet in the bedroom closet has an open-ground and should be repaired.

Bathrooms

Master Bathroom

Toilet

Important Repairs & Conditions Needing Service

- The toilet is loose and should be reset and secured.

Trap & Drain

Important Repairs & Conditions Needing Service

- There is a leak at the drain beneath the sink, at the stopper lever connection, that should be repaired.

Exhaust Fan

Minor Repairs & Conditions Needing Service

- The exhaust fan in the bathroom is noisy and may have worn components.

Hallway Bathroom

Tub-Shower

Important Repairs & Conditions Needing Service

- The tub drains too slowly and should be serviced, to ensure that it is not partially blocked.



P.O. Box 17466 Reno NV 89511
Tel: 775-345-6840 Fax: 775-384-1902
www.reainspections.com mark@reainspections.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jack & Jill Buyers

INSPECTION ADDRESS

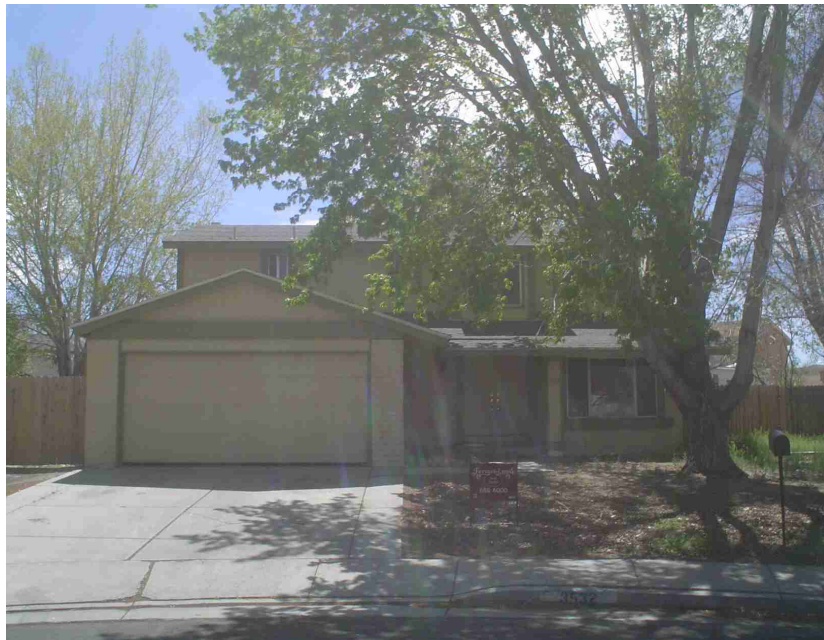
123 Inspection Street, Reno, NV 89502

INSPECTION DATE

4/30/2009 12:00 pm

REPRESENTED BY:

Joe Realtor
Dream Team Realty Service



This report is the exclusive property of Rea Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.



P.O. Box 17466 Reno NV 89511
Tel: 775-345-6840 Fax: 775-384-1902
www.reainspections.com mark@reainspections.com

CONTRACT AGREEMENT

Client: Jack & Jill Buyers
Property Address 123 Inspection Street, Reno, NV 89502
Date: 4/30/2009

Rea Inspection Services

Standard Terms and Conditions

1. Rea Inspection Services ("Inspector") will perform a general inspection of the components of the structure as set forth in NRS and NAC 645D and issue an inspection report thereon. Client agrees that only visible and accessible areas of the structure are inspected, that the inspector will not move or disturb any item, including, without limitation, insulation, personal items, panels, furniture, equipment, plants, soil, snow, ice or other debris that obstructs his access to or visibility of any item inspected, and that the inspector is not liable for any failure to inspect such an area.
2. The inspection conducted is not a building code inspection and no warranty or guarantee, either expressed or implied is made by Inspector regarding, without limitation, the inspection services performed, the contents of the inspection report, the condition of any component of the structure, or the structure itself. Client agrees that Inspector shall not be responsible for performing any inspection services prohibited by NAC 645D.470 or from any liability arising there from.
3. The services rendered by Inspector shall be deemed acceptable and approved by Client upon Client's signature of the Inspection Report. If Client believes that any component of the Inspection Report is inaccurate, or believes that there is visible damage which the Inspector may have overlooked during the standard inspection, Client shall notify Inspector within ten days following the issuance of the Inspection Report. If Inspector is so notified, Inspector will re-inspect the requested item within forty-eight hours and issue an amended report if requested.
4. Any dispute arises between Client and Inspector regarding the services rendered to Client shall be decided by binding arbitration pursuant to NRS 38.206 to NRS 38.248 inclusive. The arbitration shall be held in Washoe County, Nevada and shall be decided with reference to Nevada law. In the event that Client has any claim, demand or cause of action against Inspector, Client agrees that such arbitration must be requested in writing and served on Inspector in a manner as authorized for the commencement of a civil action in court, within forty-five days of the date that the Inspection Report is issued or such claim, demand or cause of action shall be deemed waived and forever barred. The prevailing party in any arbitration proceeding shall be entitled to reasonable attorney's fees and costs, subject to the limitation in Paragraph 7.
5. Notwithstanding anything herein to the contrary, Inspector shall not be liable to Client for any consequential losses or damages, whether arising in contract, warranty, or tort (including the sole negligence of Inspector),

strict liability or otherwise limitation repair cost, loss of use, rent, profit, or financing cost.

6. Client agrees to limit the risks and liability of Inspector to the Client, Client's Agent, all owners or subsequent owners of the Property inspected, lenders, and all other third-parties, for all claims, losses, costs, damages or expenses of any nature, including attorney's fees, so that the total aggregate liability of Inspector, its officers, directors, partners, employees and consultants to all those named shall not exceed the Inspector's total fee for the inspection services rendered to Client. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising against Inspector, including without limitation, claims of negligence, professional errors or omissions, strict indemnify, protect, hold harmless and reimburse Inspector from all claims, liabilities, damages, repairs and expenses of any nature, including attorney's fees, brought by any party or incurred by Inspector which exceeds Inspector's fees for the inspection services rendered to Client.

7. The invalidity, illegality, or unenforceability of any provision of this Agreement shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any invalid provision shall be reformed with a valid provision that comes as close as possible to the intent of the stricken provision.

8. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by each of the parties.

The undersigned authorizes Rea Inspection Services ("Inspector") to perform inspections on the Property referenced above [to reference attached work order] pursuant to the Standard Terms and Conditions attached hereto which is made part of this Agreement by reference as if set forth in full herein. The undersigned also authorizes the Escrow company to pay Inspector from escrow if payment in full has not already been made. The undersigned warrants and represents that he/she is authorized to enter into this Agreement on the behalf of the Client referenced above and to bind the Client to this Agreement and the Standard Terms and Conditions attached hereto.

Dated: _____

Signature: _____

Printed Name: _____

GENERAL INFORMATION

Inspection Address: 123 Inspection Street, Reno, NV 89502
Inspection Date: 4/30/2009 Time: 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Mark F. Rea

Client Information: Jack & Jill Buyers
Buyer's Agent: Dream Team Realty Service
Joe Realtor
456 Nevada Street, Reno, NV 89502
Phone: 777-777-7777
Fax: 777-777-7778
Mobile: 777-888-8888
Email: joe@dreamteam.com

Structure Type: Residential
Foundation Type: Raised Foundation
Furnished: No
Number of Stories: Two

Structure Orientation: North

Estimated Year Built: 1977
Unofficial Sq.Ft.: 2212

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 123 Inspection Street

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. The inspection conducted is not a building code inspection and should not be viewed as such. Various components of the structure may not meet current code requirements i.e., electrical, structural, heating, plumbing, access, egress and other issues that may be described as non-compliant with local code standards. Should you choose to upgrade any of the above described components, you should consult with your inspector or local building code authority.

The inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instrument, the dismantling of equipment, video-scanning, destructive testing and laboratory analysis. By contrast, the general inspection and its report will not be as comprehensive as that generated by specialists, and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property and to alert you to the need for a specialist evaluation. Only visible and accessible areas of the building are inspected, and noted.

We evaluate conditions, systems, or components and report on their condition, which does not mean that they are ideal, but that they are either functional or meet a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete, in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise to comment on termite, dry rot, fungus or mold, but may alert you to its presence. Regardless, you should schedule any such specialized inspection, such as that for the presence of mold with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it. Any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades may be recommended that could affect your evaluation of the property. Additionally, our service does not include any form of warranty or guarantee.

Client should investigate special conditions such as well water quality, septic system locations and condition, building condemnation actions or other concerns with regard to the property or building. Environmental conditions within or outside the building are not addressed in this report. This report does not address the soil condition at the property. If an analysis, inspection or investigation of the soils conditions or drainage of the property is desired, you must consult a licensed soils engineer. Re-inspection of the premises will be performed at an additional flat rate, including support reports that may requested. Unless specifically requested, buildings detached from the main building are not inspected. Additional charges for detached buildings will apply.

Structural

Our inspection of a structure generally includes a description of the various wall, floor, roof and foundation types, and identification of their visible structural faults. Structures are not uniform and were designed to meet the standards of the year in which they were built.

Structural Elements

Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Conditions

The floor structure consists of ponywalls and girders, sheathed with plywood.

Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins and collar-ties with plywood sheathing.

Raised Foundation

General Comments and Description

Informational Conditions

This structure has a raised foundation. We typically enter all accessible areas and look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, as they are generally of little structural significance.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawl space.

Ventilation

Minor Repairs & Conditions Needing Service

The existing moisture barrier is deteriorated in various areas within the crawl space and should be replaced for complete ground coverage.



Intermediate Floor Framing

Informational Conditions

Moisture stains or minor moisture damage was noted on the sub-floor beneath the bathrooms, however, the floor system appears to be adequately supported and no service recommendations are being made at this time. The surface floor in the bathrooms is not visible for inspection.

Moisture staining on sub-floor - *Continued*



Ducting

Minor Repairs & Conditions Needing Service

The heat duct which supplies the guest bathroom is coming loose from the sub-floor and needs to be resecured.



Exterior

Our inspection of the exterior of a structure generally includes the identification of wall cladding and an evaluation of common structural components, fascia and trim, balconies, doors, windows, lights and outlets. However, we do not evaluate any detached structures or their components, such as spa covers, storage sheds and stables, and we do not evaluate landscape components or underground drainage systems.

Grading and Drainage

General Comments and Description

Informational Conditions

Proper grading around the building is necessary to facilitate the flow of surface water away from the building to designated drain ways. To obtain a detailed accurate survey and analysis of drainage, you should consult a soils engineer or landscape specialist.

Drainage Evaluation

Informational Conditions

The grading at the rear and south sides of the structure is relatively flat, providing minimal drainage away from the structure. The balance of the grading provides adequate drainage.

Exterior Features

General Comments and Description

Informational Conditions

The general condition of the exterior of the building is only addressed in this report when obvious, apparent and visual structural deficiencies exist. Nail pops, paint joint separations, etc. are not addressed unless they signify obvious, apparent and visual structural damage. It is important to maintain a property, including painting and caulking to provide a barrier against deterioration.

Windows

Informational Conditions

The windows consist of dual glazed metal and dual glazed vinyl framed units.

Flatwork

Informational Conditions

There are predictable chips and cracks in the flatwork that would not necessarily need to be serviced.

Sliding Glass Doors

Minor Repairs & Conditions Needing Service

The rollers on the rear sliding glass door need to be adjusted and lubricated to allow the door to roll smoothly.
The lockset on the door is also inoperable and needs service.

Wall Covering

Type of Material

Informational Conditions

The exterior house walls are clad with a hardboard type siding.

Wall Covering Evaluation

Minor Repairs & Conditions Needing Service

The brick veneer siding to the left of the garage door is separating from the house, and should be resecured and sealed.



General Exterior Condition

Informational Conditions

The exterior wall covering appears to be in fair condition.

Roof/Attic

In our inspection of a structure, we either access the roof in order to examine it or we indicate our inability to do so. There are many different roof types and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its maintenance and its exposure to direct sunlight or to other prevalent weather conditions. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We will examine and evaluate every roof, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak.

General Roof Comments

General Roof Condition

Informational Conditions

The roof cover is in good condition.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking its surface.

Composition Shingle

General Comments and Description

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials, impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Regular maintenance will certainly extend the life of any roof and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification.

Flashings

Important Repairs & Conditions Needing Service

The flashing around some of the plumbing vents at the roof line are loose, and need to be re-nailed and sealed. Additionally, the storm collars around the furnace flue and plumbing vent by the furnace flue are not properly sealed around the vent pipes, which could allow moisture intrusion to the attic.



Attic

General Comments and Description

Functional Components and Conditions

In accordance with state and industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans and other components.

Batt Insulation

Informational Conditions

The attic floor is insulated with fiberglass batt insulation with a resistance value of approximately R19 to R24.

Ventilation

Informational Conditions

Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Plumbing

Our inspection of plumbing systems includes identification of materials used, location of gas and water main shut-offs, and evaluation of the visible portions of the system. Our service does not include evaluation of water purifying systems, sprinkler systems, underground drainage systems or function of shut-offs and pressure relief valves, and regulators.

General Plumbing Condition

General Plumbing Condition

Informational Conditions

The plumbing is in fair condition.

Potable Water Pipes

Type of Material

Informational Conditions

The residence is served by copper potable water pipes.

Water Main Location

Informational Conditions

The main water shut-off valve is located at the street, at the northeast corner of the property.

Copper Water Pipes

Important Repairs & Conditions Needing Service

Water was dripping through the sub-floor in the crawl space area beneath the refrigerator ice maker supply valve, which may be due to a leak at the valve or valve supply plumbing. We tightened the valve faucet at time of inspection, but should be further evaluated by a plumber.



Exterior Hose Bibs

Important Repairs & Conditions Needing Service

The hose bib in the backyard is loose and needs to be secured to the house.

Waste and Drainage System

General Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture, while observing its draw and watching for blockages or slow drains.

Type of Material

Informational Conditions

The residence is served by ABS drain waste and vent pipes.

Gas

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the west side yard.

Water Heaters

General Gas Water Heater Comments

Informational Conditions

There are a wide variety of gas water heaters that range in capacity from fifteen to one hundred gallons. They should be equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Location

Informational Conditions

The residence is served by a gas water heater located in the garage.

Combustion Chamber

Important Repairs & Conditions Needing Service

There are no earthquake straps on the water heater, which should be installed.

Electrical

Our inspection of the electrical system includes an identification of the type and capacity of the electrical service, type of wiring, and a check of a representative number of switches and outlets. We do not remove the dead front or safety panel cover of any service panel, or internally inspect outlets, switches or light fixtures. We do not perform load calculations to determine if the electrical supply meets the demand of the household.

Main Panel

General Comments

Informational Conditions

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect and each circuit within the panel should be clearly labeled.

General Electrical Condition

Informational Conditions

The electrical system appears to be in good to fair condition.

Size and Location

Informational Conditions

The main electrical panel is located in the west side yard.

The electrical system is one 100 maximum amp circuit breaker service.

Type of Wiring

Informational Conditions

The residence is wired with a three-wire non-metallic sheathed cable commonly known as Romex.

Main Panel

Informational Conditions

Various circuits within the main panel are not labeled, but should be.

Heat

Our inspection identifies heating systems, their components and their locations. Although we will comment on the overall function of a system, we do not evaluate the concealed components, such as the heat exchanger, firebox, electronic air-cleaners, humidifiers and in-line duct motors or dampers. We do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the

furnace. Carbon monoxide levels in a structure can only be dependably determined through a test by a licensed contractor.

Heat System

General Heat System Conditions

Informational Conditions

The furnace responded to the thermostat and is functional.

Forced-Air Furnace

Informational Conditions

Heat is provided by a gas fired forced-air furnace located in the garage.

Important Repairs & Conditions Needing Service

Due to the age and dirty condition of the furnace, it is recommended that the unit be checked and certified by a licensed heating contractor.

Rust accumulation was also noted inside the burner chamber, which is not unusual for a furnace of this age, but should be further evaluated by a specialist.

Thermostat

Minor Repairs & Conditions Needing Service

The thermostat is loose, which could affect its function, and should be serviced.

A/C

Our inspection of air-conditioning systems includes identification and location of its components, and evaluation of the visible portions of the system. Air-conditioning systems will only be tested if the outside air temperature is greater than 50 degrees, to prevent damage to the system.

AC System

General Air Conditioning System Conditions

Informational Conditions

The air conditioning system appears to be in good condition.

AC System Location

Informational Conditions

The central air-conditioning condensing coil is located in the west side yard.

Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Fireplaces

We evaluate chimneys and their components in accordance with state or industry standards. Although there are a wide variety of chimneys, there are three basic types: single-walled metal, masonry, and pre-fabricated metal or "factory-built" chimneys. Significant areas of all chimney flues cannot be viewed during a field inspection.

Chimney

General Lined Masonry Chimney Comments

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence, but also provides an approved thermal barrier as well.

Crown or Termination Cap

Informational Conditions

There are minor cracks in the chimney crown, however, no service recommendations are made at this time.

Important Repairs & Conditions Needing Service

The fireplace flue is not equipped with a chimney cap, which should be installed for fire safety purposes.



Chimney Flue

Informational Conditions

Chimney flues need to be cleaned periodically to reduce the possibility of chimney fires.

Damper

Minor Repairs & Conditions Needing Service

Due to thermal warping, the damper in the chimney flue no longer seals the flue when closed. Recommend further evaluation by a chimney specialist.

Common

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry and garage, is similar to that of the living space and includes the visually accessible areas of walls, floors, cabinets, closets, and the testing of a representative number of windows, doors, switches and outlets.

Floor Covering

General Floor Covering Comments

Informational Conditions

The residence consists of a combination of carpet, tile and vinyl floor covering.

Kitchen

General Kitchen Comments

Informational Conditions

We test kitchen appliances for their functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. We do not inspect the following items: free-standing appliances, refrigerators, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats and the self-cleaning capacity of ovens.

Windows

Minor Repairs & Conditions Needing Service

The window has a pane with a broken hermetic seal and should be repaired.

Trap & Drain

Important Repairs & Conditions Needing Service

There is a leak at the drain below the left side sink, which should be repaired.

Garbage Disposal

Important Repairs & Conditions Needing Service

The garbage disposal is frozen and should be repaired or replaced.

Electrical Range

Minor Repairs & Conditions Needing Service

The right rear burner on the electric range is inoperable.

Hallway

Smoke Detectors

Important Repairs & Conditions Needing Service

The upstairs hallway smoke detector is missing and should be replaced.

Laundry

General Laundry Room Comments

Informational Conditions

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes.

Dryer Vent

Minor Repairs & Conditions Needing Service

The dryer vent is separated within the foundation crawl space, at the sub-floor beneath the laundry room, and should be repaired.



Garage

Firewall

Important Repairs & Conditions Needing Service

The voids in the garage ceiling firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the living quarters.

Entry Door Into the House

Important Repairs & Conditions Needing Service

The entry door from the garage into the house has a pet door installed, which breeches the firewall. Recommend replacing the door. The entry door is also not self-closing, which is a further breach of the firewall.

Automatic Opener

Minor Repairs & Conditions Needing Service

The chain on the garage door opener is too loose, which keeps the garage door from opening and closing smoothly, and should be serviced by a garage door specialist.

Bedrooms

Our inspection of the bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bedroom

Ceiling Fan-Lights

Important Repairs & Conditions Needing Service

The ceiling fan and light do not respond and should be further evaluated. The unit may be controlled by a remote that we were unable to locate. There is also a loose light fixture in the unit, which has exposed the electrical wiring.

Downstairs Bedroom

Outlets

Important Repairs & Conditions Needing Service

The outlet in the bedroom closet has an open-ground and should be repaired.

Bathrooms

Our inspection of the bathrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, steam showers, saunas, leak test shower pans, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bathroom

Toilet

Important Repairs & Conditions Needing Service

The toilet is loose and should be reset and secured.

Trap & Drain

Important Repairs & Conditions Needing Service

There is a leak at the drain beneath the sink, at the stopper lever connection, that should be repaired.

Exhaust Fan

Minor Repairs & Conditions Needing Service

The exhaust fan in the bathroom is noisy and may have worn components.

Hallway Bathroom

Tub-Shower

Important Repairs & Conditions Needing Service

The tub drains too slowly and should be serviced, to ensure that it is not partially blocked.

Other

Within this category, the items listed are conditions that represent deferred maintenance or that require minor repair. The conditions noted here are usually taken care of by building owners as a part of regular maintenance and in most cases do not require attention by licensed contractors or maintenance specialists. In our inspection of a structure, we do note these items though, to keep all functional components within the structure in proper working order

Exterior Components

Exterior Doors

Deferred Maintenance & Items Needing Adjustment

The front entry door is functional, but is not properly weather sealed.

The rear sliding screen door is missing and you may wish to have it replaced.

Windows & Screens

Deferred Maintenance & Items Needing Adjustment

A few of the window screens are missing or damaged and you may wish to have them repaired or replaced.

Interior Components

Interior Doors

Deferred Maintenance & Items Needing Adjustment

The lockset on the downstairs bedroom door has missing components and should be repaired or replaced.

Kitchen & Bathroom Cabinets

Deferred Maintenance & Items Needing Adjustment

The kitchen cabinets need typical service to work well, such as adjusting or replacing drawer glides, pull latches, hinges, catches, etc.

Caulking & Grouting

Deferred Maintenance & Items Needing Adjustment

Open grout joints were found in a few areas within the structure, which may include kitchen and bathroom counter back splashes, sink to counter connections, floor edges at the faces of tubs and showers, and areas inside tub and shower surrounds. Any open grout joints should be re-grouted or caulked against moisture intrusion.

Minor Plumbing Items

Deferred Maintenance & Items Needing Adjustment

There is a minor leak at the shower head to stem connection in the hall bathroom, that should be resealed.

REPORT CONCLUSION

123 Inspection Street, Reno, NV 89502

Congratulations on the purchase of your new property. We are proud of our service and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet or opened every window and door, or identified every minor defect. Also, because we are not specialists or because our inspection is essentially visual, latent defects could exist. This report is not and cannot be construed as a Home Warranty or a Buyers Warranty. If such a warranty is desired, please consult your real estate professional. This is simply a report on the general condition of a particular property at a given point in time.

Thank you for taking time to read this report. Please call us if you have any questions or observations whatsoever. We are always striving to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry, and to treat everyone with kindness, courtesy and respect. Should you have a complaint or discover an area or item associated with our inspection that is suspect, visibly damaged, or you feel that Rea Inspection Services may have overlooked during the standard inspection, please contact us immediately so that we may address your concerns.

Unauthorized reproductions, disseminations, or alterations of this report, or any part thereof, without expressed written permission of the above named client, for whom this report is prepared for, and Rea Inspection Services, is expressly prohibited. This report is invalid if altered or used for other purpose than the original real estate transaction for which it was intended.

The undersigned parties acknowledge that they have reviewed and understand this standard general inspection report in its entirety, and agree to its terms and conditions.

Buyer

Buyer

Date

INDEX

CONFIDENTIAL INSPECTION REPORT	1
CONTRACT AGREEMENT	2
GENERAL INFORMATION	4
SCOPE OF WORK	5
Structural	6
Structural Elements	6
Raised Foundation	6
Exterior	7
Grading and Drainage	7
Exterior Features	7
Wall Covering	8
Roof/Attic	8
General Roof Comments	9
Composition Shingle	9
Attic	9
Plumbing	10
General Plumbing Condition	10
Potable Water Pipes	10
Waste and Drainage System	10
Gas	11
Water Heaters	11
Electrical	11
Main Panel	11
Heat	11
Heat System	12
A/C	12
AC System	12
Fireplaces	12
Chimney	12
Common	13
Floor Covering	13
Kitchen	13
Hallway	14
Laundry	14
Garage	14
Bedrooms	15
Master Bedroom	15
Downstairs Bedroom	15
Bathrooms	15
Master Bathroom	15
Hallway Bathroom	15
Other	16
Exterior Components	16
Interior Components	16
Report Conclusion	17
ATTACHMENTS	