



# Inspection Report

**Mr. Jon Smith**

**Property Address:**  
89665 Main Ave.  
Las Vegas NV 89119



**Beacon Inspection Services**

**Bob Knauff**  
2713 Woodflower Ave.  
Henderson, NV 89052



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<b>Date:</b> 7/5/2009	<b>Time:</b>	<b>Report ID:</b> 070509smit
<b>Property:</b> 89665 Main Ave. Las Vegas NV 89119	<b>Customer:</b> Mr. Jon Smith	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

**NOTE: THIS REPORT IS PROHIBITED FROM BEING USED FOR HOME WARRANTY OR INSURANCE UNDERWRITING PURPOSES.**

**NOTE: For your safety, quality of work, efficiency, and economy, whenever a Repair or Replace (RR) is recommended for an item in the report, we strongly encourage having the work done by an appropriately licensed professional and according to national, state and local codes and building practices, including obtaining applicable permits as required.**

**All images that were taken during the course of the inspection may not have been included in this report perhaps to prevent duplication or to avoid printing a bad photo, for instance. If needed, the complete, original image file can be forwarded to you on a CD, upon request, for a nominal fee.**

**The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home.** All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** - I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Repair or Replace (RR)** - The item, component or unit is not functioning as intended or needs repair or replacement by a licensed contractor or qualified person

**Not Inspected (NI)** - I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** - This item, component or unit is not in or cannot be found in this home or building.

**Style of Home:**  
Contemporary

**Age Of Home:**  
Under 5 Years

**Home Faces:**  
West

**Client Is Present:**  
Yes

**Radon Test:**  
No

**Appliance Carbon Monoxide (CO) Test:**  
No

**Weather:**  
Clear

**Temperature:**  
Over 80

**1. ATTIC AREA**

**Styles & Materials**

**ATTIC INSULATION:**

BATT  
FIBERGLASS

**VENTILATION:**

PASSIVE  
ROOF VENTS  
SOFFIT VENTS

**ROOF STRUCTURE:**

ENGINEERED WOOD TRUSS

**ATTIC INFO:**

SCUTTLE HOLE

**METHOD USED TO OBSERVE ATTIC:**

WALKED/CRAWLED

		IN	RR	NI	NP
1.0	ATTIC ACCESS	X			
1.1	ROOF STRUCTURE AND ATTIC	X			
1.2	INSULATION AND VAPOR RETARDERS (in unfinished spaces)		X		
1.3	VENTILATION OF ATTIC	X			
1.4	CHIMNEY, PLUMBING AND ROOF PENETRATIONS IN ATTIC	X			

IN RR NI NP

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**Comments:**

**1.0** I recommend attaching insulation to the back side of the attic hatch door to conserve energy after you are done with all you need to do in the attic, if anything.

**1.2 (1)** The knee wall style of attic space(s) in this home requires that the attic to home common walls be very well insulated

and the attic space well ventilated to the outdoors. Some of the insulation batts have fallen off leaving the interior drywall exposed to the attic area.

I recommend adding at least 18 inches of batt fiberglass insulation to the homes walls in the attic.

**(2)** The knee wall style of attic spaces in this home require that the attic to home common walls be very well insulated and the attic space well ventilated to the outdoors. Some of the insulation batts have fallen down leaving the interior drywall exposed to the attic area.

I recommend adding at least 18 inches of batt fiberglass insulation to the homes attic walls.



1.2 Picture 1

## 2. BATHROOMS

**Styles & Materials**

**CEILING MATERIALS:**

SPRAY TEXTURE

**VENTILATION:**

FAN

WINDOW

**VANITY COUNTER MATERIAL:**

COMPOSITE

**WALL MATERIAL:**

TILE - CERAMIC TUB/SHOWER SURROUND

**CABINETS:**

WOOD

**NUMBER OF SINKS:**

TWO

**FLOOR COVERING(S):**

TILE - CERAMIC

**SINK TYPE:**

MOLDED INTO VANITY TOP

		IN	RR	NI	NP
2.0	CEILING	X			
2.1	WALLS	X			
2.2	FLOOR	X			
2.3	DOORS	X			
2.4	WINDOWS	X			
2.5	SINK, COUNTER TOP & CABINETS	X			
2.6	SINK PLUMBING	X			
2.7	TOILET AND ITS PLUMBING	X			
2.8	BATHTUB AND ITS PLUMBING	X			
2.9	VENTILATION	X			

**IN RR NI NP**

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**Comments:**

**2.1 POINT OF INFORMATION:** Grout around tile or stone applied to walls, floors and/or counter tops require periodic sealing to make it moisture resistant PARTICULARLY where water may strike it directly as in a shower enclosure or at an entry door floor. If not sealed properly and regularly, discoloration of the grout will occur and moisture will seep through the porous grout and damage the substrate causing rot, possible deterioration of framing members, loosening of the tiles and perhaps mold. Since most people do not realize they need to seal grout it may never have been done on this home. I recommend purchasing a bottle of grout sealer at any hardware or tile store and applying it according to manufacturers instructions to **all** wall, floor and/or counter top grouted surfaces through out the home as soon as possible after purchase or move in.

**2.2 POINT OF INFORMATION:** Grout around tile or stone applied to walls, floors and/or counter tops require periodic sealing to make it moisture resistant PARTICULARLY where water may strike it directly as in a shower enclosure or at an entry door floor. If not sealed properly and regularly, discoloration of the grout will occur and moisture will seep through the porous grout and damage the substrate causing rot, possible deterioration of framing members, loosening of the tiles and perhaps mold. Since most people do not realize they have to seal grout this may not have ever been done on this home. I recommend purchasing a bottle of grout sealer at any hardware or tile store and applying it according to manufacturers instructions to all wall, floor and/or counter top grouted surfaces through out the home as soon as possible after purchase or move in.



**3. CENTRAL AIR CONDITIONING**

**Styles & Materials**

**CENTRAL AIR MANUFACTURER:**

AMANA

**IN RR NI NP**

3.0	COOLING AND AIR HANDLER EQUIPMENT	X			
3.1	NORMAL OPERATING CONTROLS	X			
3.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
3.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
3.4	COOLING EQUIPMENT ELECTRICAL	X			

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**4. ELECTRICAL SYSTEMS**

**Styles & Materials**

**ELECTRICAL SERVICE CONDUCTORS:**  
BELOW GROUND

**PANEL CAPACITY:**  
200 AMP

**PANEL TYPE:**  
CIRCUIT BREAKERS-THROW TYPE

**ELEC. PANEL MANUFACTURER:**  
SQUARE D

**BRANCH WIRE 15 and 20 AMP:**  
COPPER  
ALUMINUM

**WIRING METHODS:**  
NON-METALIC CABLE

		IN	RR	NI	NP
4.0	MAIN OR SERVICE PANELS	X			
4.1	SERVICE ENTRANCE CONDUCTORS	X			
4.2	ELECTRICAL SERVICE AND GROUNDING EQUIPMENT	X			
4.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
4.4	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)		X		
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
4.6	SMOKE ALARMS			X	
4.7	SMOKE ALARM NOTE			X	
4.8	CARBON MONOXIDE DETECTORS				X

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**Comments:**

**4.4** Several "Three-prong" outlets through out the home are missing cover-plate. This is a safety issue that needs to be corrected immediately.

**4.6** The home is equipped with one or more smoke detectors. The National Fire Protection Assoc. (NFPA) recommends replacing smoke detectors at least every 10 years due to longevity of the sensing unit in the alarm, and since we have no way of knowing how old the detector(s) in this home are, I did not test them but rather recommend replacing them with new ones immediately, for your and your families safety.

**4.7 POINT OF INFORMATION - SMOKE ALARMS:** If the home were to be constructed today, standards would require installation of smoke alarms in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require an alarm on each level. Future installation of additional alarms at any unprotected locations is HIGHLY recommended for increased fire safety. The smoke alarms built in test button, when present, only verifies proper battery/power and horn function, but does not test the smoke sensor. The National Fire Protection Association (NFPA) recommends that any smoke alarms over 10 years old be replaced and existing alarms are cleaned regularly, following manufacturers instructions.

**4.8** Effective August 2008 carbon monoxide monitors as well as smoke alarms are required outside all sleeping

rooms in new construction and existing homes offered for sale.

Testing for the presence of carbon monoxide (CO) gas in a home is not within the scope of this inspection, however, carbon monoxide can be a serious health issue and as such I HIGHLY recommend immediately installing carbon monoxide detectors, per manufactures instructions, as required.

**5. EXTERIOR**

**Styles & Materials**

**SIDING MATERIAL:**  
STUCCO

**EXTERIOR ENTRY DOORS:**  
STEEL

**APPURTENANCE:**  
PORCH - COVERED  
SIDEWALK

**IN RR NI NP**

5.0	WALL CLADDING FLASHING AND TRIM	X			
5.1	EAVES, SOFFITS AND FASCIAS	X			
5.2	DOORS (Exterior)	X			
5.3	WINDOWS	X			
5.4	DECKS, BALCONIES, STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS	X			
5.5	VEGETATION, GRADING, DRAINAGE, PATIOS, WALKWAYS AND RETAINING WALLS/FENCES		X		
5.6	PROPERTY IDENTIFICATION (house numbers, RFD number, etc.)	X			

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**Comments:**

**5.5** Loose brick along sidewalk creates a trip hazard. Repair as needed as soon as possible.



5.5 Picture 1

**6. FIREPLACES**

**Styles & Materials**

**TYPES OF FIREPLACES:**

GAS FIREPLACE

**NUMBER OF FIREPLACES OR STOVES:**

ONE

IN RR NI NP

6.0	GAS FIREPLACE OR INSERT		X		
6.1	CLEARANCE FROM COMBUSTIBLES	X			
6.2	DAMPER CONDITION AND FUNCTION	X			
6.3	CONDITION OF HEARTH	X			
6.4	FIRE BRICK WALLS OR METAL WALLS	X			
6.5	CHIMNEYS, FLUES AND VENTS	X			

IN RR NI NP

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**Comments:**

**6.0** As seen in the photo, the gas flames have been impinged to the extent that excessive sooting is occurring to the log set.

**WARNING! FOR YOUR SAFETY, DO NOT FIRE THE GAS SET UNTIL THE ENTIRE FIREPLACE, LOGSET AND CHIMENY HAVE BEEN SERVICED BY A PROPER FIREPLACE TECHNICIAN!**



6.0 Picture 1

## 7. GARAGE

### Styles & Materials

**GARAGE TYPE:**

TUCK UNDER

**ROOF-TYPE:**

FLAT  
SHED

**ROOF COVERING:**

ROLL SELVAGE  
TILE LIKE

**VEHICLE DOOR TYPE:**

ONE - TWO CAR WIDE - AUTOMATIC

**VEHICLE DOOR MATERIAL:**

INSULATED  
METAL

**AUTO OPENER MANUFACTURER:**

CHAMBERLAIN

**GARAGE ENTRY DOOR MATERIAL:**

STEEL

**WINDOW TYPES:**

NONE

**DRIVEWAY:**

CONCRETE

IN RR NI NP

		IN	RR	NI	NP
7.0	FLOOR	X			
7.1	DOORS, ENTRY, PASSAGE AND VEHICLE	X			
7.2	INTERIOR WALL/CEILING CLADDING		X		
7.3	DOOR OPERATORS, VEHICLE		X		
7.4	WINDOWS				X
7.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS	X			

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**Comments:**

**7.2** The Garage walls/ceiling that are common to the home are clad in drywall that is designed to retard the advance of a fire should one start. The system has breaches to the wall cladding. such as those in the photo(s), that could allow fumes, smoke and fire into the home.



7.2 Picture 1

**7.3** The two car vehicle door opener will not reverse when met with resistance. This safety mechanism is for the protection of children as well as adults . Repair as needed.

## 8. HEATING

### Styles & Materials

**HEAT TYPE:**  
FORCED AIR

**ENERGY SOURCE:**  
GAS - NATURAL

**FILTER TYPE:**  
CARTRIDGE - DISPOSABLE

**HEAT SYSTEM BRAND:**  
LENNOX

**IN RR NI NP**

		IN	RR	NI	NP
8.0	HEATING EQUIPMENT		X		
8.1	NORMAL OPERATING CONTROLS	X			
8.2	CHIMNEYS, FLUES AND VENTS	X			
8.3	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			

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### Comments:

**8.0** As seen in the photo, the furnace cover safety switch has been disabled. Also note the holes in the plenum. Holes in furnace plenum need sealing for best efficiency.



8.0 Picture 1

**9. INTERIOR**

**Styles & Materials**

**CEILING MATERIALS:**

SPRAY TEXTURE

**WALL MATERIAL:**

DRYWALL

**FLOOR COVERING(S):**

CARPET  
TILE - CERAMIC

**INTERIOR DOORS:**

WOOD

**WINDOW TYPES:**

THERMAL/INSULATED  
SLIDERS

**IN RR NI NP**

9.0	CEILINGS	X			
9.1	WALLS	X			
9.2	FLOORS	X			
9.3	STEPS, STAIRWAYS AND RAILINGS	X			
9.4	DOORS (REPRESENTATIVE NUMBER)	X			
9.5	WINDOWS (REPRESENTATIVE NUMBER)	X			

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**Comments:**

**9.2 POINT OF INFORMATION:** Grout around tile or stone applied to walls, floors and/or counter tops require periodic sealing to make it moisture resistant PARTICULARLY where water may strike it directly as in a shower enclosure or at an entry door floor. If not sealed properly and regularly, discoloration of the grout will occur and moisture will seep through the porous grout and damage the substrate causing rot, possible deterioration of framing members, loosening of the tiles and perhaps mold. Since most people do not realize they have to seal grout this may not have ever been done on this home. I recommend purchasing a bottle of grout sealer at any hardware or tile store and applying it according to manufacturers instructions to all wall, floor and/or counter top grouted surfaces through out the home as soon as possible after purchase or move in.

**10. KITCHEN**

The limited time available for the home inspection prevented running or operating some kitchen appliances through complete cycles for in-depth testing. If present, the **permanently mounted Dishwasher** was inspected and run through its cycles per state regulations. **Portable Dishwashers** are considered outside the scope of this inspection. **Refrigerator** operation is considered outside the scope of this inspection. It was visually inspected for deteriorated or damaged door seals and general overall appearance and condition only. **Range/Cooktop** was inspected for burner ignition or heating and anti-tip bracket installation and operation and condition and clearance to combustibles only. **Permanently mounted Oven or Stove/Oven combination** was inspected for door operation, gasket condition and general condition and clearance to combustibles only. **Permanently mounted Microwave** was inspected for solid mounting, cooking surface lighting (if applicable) and exhaust fan speed and operation (if applicable) and clearance to combustibles, only. **Portable Microwaves** are considered outside the scope of this inspection. **Wine cooler, trash compactor and stand alone ice maker** operation is considered outside the scope of this inspection. It may have been visually inspected for deteriorated or damaged door seals and general overall appearance and condition only

**Styles & Materials**

**COUNTERTOP:**  
GRANITE

**CABINETRY:**  
WOOD

**RANGE EXHAUST HOOD:**  
BROAN

**IN RR NI NP**

10.0	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
10.1	DISHWASHER	X			
10.2	REFRIGERATOR				X
10.3	RANGES/OVENS/COOKTOPS	X			
10.4	RANGE HOOD	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			
10.6	FOOD WASTE DISPOSER	X			
10.7	KITCHEN DRAIN AND WASTE SYSTEMS	X			
10.8	KITCHEN WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			

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**11. LAUNDRY**

POINT OF INFORMATION: Even the best and/or newest clothes dryer will, over time, collect lint at the dryers discharge point where the vent pipe attaches to it and create a fire hazard. I highly recommend pulling the dryer away from the wall and cleaning its vent area thoroughly at least once per year for your safety. If you are keeping an exiting dryer as part of the real estate transaction, clean it before using it the first time.

**Styles & Materials**

**LAUNDRY LOCATION:**  
MAIN LEVEL

**DRYER POWER SOURCE:**  
GAS CONNECTION

**DRYER VENT:**  
METAL-SMOOTH

**COUNTERTOP:**  
NONE

**CABINETRY:**  
NO SINK OR VANITY CABINET

**WASHER DRAIN SIZE:**  
WALL UNIT - NOT VISIBLE

**IN RR NI NP**

11.0	VENTING SYSTEM	X			
11.1	PLUMBING	X			
11.2	COUNTERS AND CABINETS				X
11.3	LAUNDRY TUB				X

**IN RR NI NP**

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**12. PLUMBING SYSTEM**

POINT OF INFORMATION: We do not operate cut off or emergency valves or levers for water or gas lines during this inspection. If valve is old and operation is ever needed they may be difficult or impossible to operate. After you purchase the home you may wish to operate them to be sure they are operating properly if needed and trouble free for future use.

**Styles & Materials**

**WATER SOURCE:**

PUBLIC

**WATER HEATER POWER SOURCE:**

GAS (QUICK RECOVERY)

**PLUMBING DISTRIBUTION:**

COPPER

**CAPACITY:**

50 GAL (2-3 PEOPLE)

**PLUMBING WASTE:**

ABS

**MANUFACTURER:**

A.O. SMITH

		IN	RR	NI	NP
12.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		X		
12.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		X		
12.2	EXTERIOR WATER SUPPLY SYSTEM	X			
12.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		X		

IN RR NI NP

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**Comments:**

**12.0** A wet bar had been removed from the cabinetry in the Living Room but the drain and water supply piping were not. The present drain piping configuration can allow noxious sewer gases to leak back into the home that can cause personal injury.

**WARNING! FOR YOUR SAFETY, HAVE THE SITUATION CORRECTED IMMEDIATELY BY A LICENSED PLUMBER!**



12.0 Picture 1

**12.1** Cold supply line has a corroded valve in the garage and needs replacing.



12.1 Picture 1

**12.3** Water heater is located in the garage and lacks seismic straps and a protective bollard. I recommend both as a safety upgrade.

Also, the support base is moisture damaged and deteriorating. Repair as needed for best support.



12.3 Picture 1

**13. ROOFING**

**Styles & Materials**

**ROOF-TYPE:**

HIP

**ROOF COVERING:**

ROLL SELVAGE  
TILE LIKE

**VIEWED ROOF COVERING FROM:**

GROUND  
LADDER  
WALKED ROOF  
BINOCULARS

**CHIMNEY (exterior):**

METAL FLUE PIPE

		IN	RR	NI	NP
13.0	ROOF COVERINGS		X		
13.1	ROOF FLASHING	X			
13.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
13.3	ROOFING DRAINAGE SYSTEMS		X		

IN RR NI NP

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**Comments:**

**13.0** Low slope roof areas have asphalt roll roofing installed. Asphalt roll roofing is not designed for this application and, as

seen in the photo, severe damage is occurring to it.

I recommend replacement of all flat roof coverings with the appropriate type material by a licensed roofing contractors soon as possible to avoid possible moisture intrusion into the house.



13.0 Picture 1

**13.3** Gutters need cleaning of debris around the entire building. Gutters that drain poorly or are clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Keep gutters clean and free flowing for best moisture control.



13.3 Picture 1

## 14. STRUCTURAL COMPONENTS

### Styles & Materials

**FOUNDATION:**  
SLAB ON GRADE

**IN RR NI NP**

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**IN RR NI NP**

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**15. OTHER ITEMS OR AREAS OF IMPORTANCE**

POINT OF INFORMATION: We do not operate cut off or emergency valves or levers for water or gas lines during this inspection. If valve is old and operation is ever needed they may be difficult or impossible to operate. After you purchase the home you may wish to operate them to be sure they are operating properly if needed and trouble free for future use.

**Styles & Materials**

**GAS SHUT OFF TYPE:**  
VALVE (wrench required)

**ELECTRIC SHUT OFF TYPE:**  
MAIN DISCONNECT BREAKER

**WATER SHUT OFF:**  
VALVE

		IN	RR	NI	NP
15.0	GAS SHUT OFF VALVE			X	
15.1	MAIN WATER SHUT OFF			X	
15.2	FURNACE FILTER			X	
15.3	ELECTRICAL SHUT OFF			X	
15.4	PLUMBING NOTE			X	
15.5	RADON			X	
15.6	CARBON MONOXIDE (CO) DETECTORS			X	
15.7	ASSOCIATION CONCERNS			X	
15.8	DAY OF CLOSING WALK-THROUGH			X	
15.9	AFTER THE PURCHASE			X	

IN RR NI NP

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**Comments:**

**15.0** The gas shut off valve that should shut off the gas to the entire home at once is located the outside north wall of the home.



15.0 Picture 1

**15.1** The main water shut off that should turn off the water to the entire home at once is the valve located in the access box in the sidewalk at the street.



15.1 Picture 1

**15.2** The furnace filter is a disposable filter cartridge type located in the ceiling. I recommend it be changed as soon as possible to start fresh with a new one. I also recommend using high quality filters or material since cheap ones are so inefficient as to be almost useless and thus a waste of money.

**15.3** The circuit breaker that should shut off all the electricity to the entire home at one time is located on the exterior of the garage in the electrical panel. Fast easy access to this panel is vital in case of emergency so keep a well cleared area in front of and around it in case emergency personnel, or you, need to access it quickly to shut off power to the home.



15.3 Picture 1

**15.4 POINT OF INFORMATION:** Since the volume of water required to be run as well as the time that is required to test a homes main sewer line for proper flow is beyond the scope of this inspection, to help insure

un-obstructed operation you may wish to have the sewer line inspected and cleaned by a licensed professional before the expiration of the home inspection clause of the real estate contract.

**15.5 POINT OF INFORMATION:** According to the State of Minnesota Department of Health as well as the U. S. Environmental Protection Agency, radon is responsible for thousands of deaths from cancer each year. Radon is a naturally occurring gas that cannot be seen or smelled. It has been determined that radon is likely to be a problem in the entire state of Minnesota particularly the southern half, including the Twin Cities. Any home can have a radon problem. Old, new, well sealed or drafty. Even homes without a basement. For more information about this important subject including a state map of affected areas, visit [www.BeaconHomeInspections.com](http://www.BeaconHomeInspections.com) and click on the Radon Gas button. Beacon Home Inspections is EPA certified to test for radon gas for you.

**15.6** Effective August 2008 carbon monoxide monitors as well as smoke alarms are required outside all sleeping rooms in new construction and existing homes offered for sale.

Testing for the presence of carbon monoxide (CO) gas in a home is not within the scope of this inspection, however, carbon monoxide can be a serious health issue and as such I HIGHLY recommend immediately installing carbon monoxide detectors, per manufactures instructions, as required.

**15.7 POINT OF INFORMATION:** Some of the items inspected and reported on herein may be the responsibility of the local home owners association. It is still wise for you to be knowledgeable as to whether the association has any plans or even the where with all to maintain the property properly. Once you sign the papers and own the home you are responsible for the association dues no matter what their plans may be.

**15.8 POINT OF INFORMATION:** I strongly urge buyers of either a new or existing home to personally make one last "final walk-through" visit at the property immediately before the closing to be absolutely sure nothing has drastically changed since their last visit. It's best to do this walk-through on the way to the closing since the least amount of time possible will have elapsed between then and the purchase of the home. This will be the last opportunity to bring up any deficiencies that may have cropped up since you were last there! Many clients are urged to do the "final walk-through" several days prior to closing to give the seller time to address any issues that may have arisen and this is logical but it is not in your best interest! You may wish to do a walk through several days before closing to give the seller time to address any new issues, but this simply constitutes another inspection phase. Your *true* final walk-through needs to be done at the very last possible time before the closing after which you will become responsible for the property. Remember however that no one cares about your belongings and property as much as you do and so in the process of moving the owners helpers may have been less than careful and you may find a few new dings or scuffs to the paint or woodwork. If they are minor, consider this normal wear. I would be happy to accompany you during the final walk-through, for a nominal fee.

**15.9 POINT OF INFORMATION:** If you are lucky enough to find this is your dream home and purchase it, great! As soon as possible after the real estate closing, I highly recommend immediately having all the exterior doors locks replaced or re-keyed. One never knows who may have a key for the old locks. Also, immediately change any garage door opener codes if a key pad is located on the exterior of the home and/or is accessible to the public.

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## General Summary



### Beacon Inspection Services

2713 Woodflower Ave.  
Henderson, NV 89052

**Customer**  
Mr. Jon Smith

**Address**  
89665 Main Ave.  
Las Vegas NV 89119

## 1. ATTIC AREA

### 1.2 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

#### Repair or Replace

(1) The knee wall style of attic space(s) in this home requires that the attic to home common walls be very well insulated

and the attic space well ventilated to the outdoors. Some of the insulation batts have fallen off leaving the interior drywall exposed to the attic area.

I recommend adding at least 18 inches of batt fiberglass insulation to the homes walls in the attic.

## 4. ELECTRICAL SYSTEMS

### 4.4 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)

#### Repair or Replace

Several "Three-prong" outlets through out the home are missing cover-plate. This is a safety issue that needs to be corrected immediately.

## 5. EXTERIOR

### 5.5 VEGETATION, GRADING, DRAINAGE, PATIOS, WALKWAYS AND RETAINING WALLS/FENCES

#### Repair or Replace

Loose brick along sidewalk creates a trip hazard. Repair as needed as soon as possible.

## 6. FIREPLACES

### 6.0 GAS FIREPLACE OR INSERT

#### Repair or Replace

As seen in the photo, the gas flames have been impinged to the extent that excessive sooting is occurring to the log set.

**WARNING! FOR YOUR SAFETY, DO NOT FIRE THE GAS SET UNTIL THE ENTIRE FIREPLACE, LOGSET AND CHIMENY HAVE BEEN SERVICED BY A PROPER FIREPLACE TECHNICIAN!**

## 7. GARAGE

### 7.2 INTERIOR WALL/CEILING CLADDING

#### Repair or Replace

The Garage walls/ceiling that are common to the home are clad in drywall that is designed to retard the advance of a fire should one start. The system has breaches to the wall cladding, such as those in the photo(s), that could allow fumes, smoke and fire into the home.

### 7.3 DOOR OPERATORS, VEHICLE

#### Repair or Replace

The two car vehicle door opener will not reverse when met with resistance. This safety mechanism is for the protection of children as well as adults. Repair as needed.

## 8. HEATING

### 8.0 HEATING EQUIPMENT

#### Repair or Replace

As seen in the photo, the furnace cover safety switch has been disabled. Also note the holes in the plenum. Holes in furnace plenum need sealing for best efficiency.

## 12. PLUMBING SYSTEM

### 12.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace

A wet bar had been removed from the cabinetry in the Living Room but the drain and water supply piping were not. The present drain piping configuration can allow noxious sewer gases to leak back into the home that can cause personal injury.

**WARNING! FOR YOUR SAFETY, HAVE THE SITUATION CORRECTED IMMEDIATELY BY A LICENSED**

**PLUMBER!**

### 12.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

Cold supply line has a corroded valve in the garage and needs replacing.

### 12.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Repair or Replace

## 12. PLUMBING SYSTEM

Water heater is located in the garage and lacks seismic straps and a protective bollard. I recommend both as a safety upgrade.

Also, the support base is moisture damaged and deteriorating. Repair as needed for best support.

## 13. ROOFING

### 13.0 ROOF COVERINGS

#### Repair or Replace

Low slope roof areas have asphalt roll roofing installed. Asphalt roll roofing is not designed for this application and, as

seen in the photo, severe damage is occurring to it.

I recommend replacement of all flat roof coverings with the appropriate type material by a licensed roofing contractors soon as possible to avoid possible moisture intrusion into the house.

### 13.3 ROOFING DRAINAGE SYSTEMS

#### Repair or Replace

Gutters need cleaning of debris around the entire building. Gutters that drain poorly or are clogged can lead to many

costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Keep gutters clean and free flowing for best moisture control.