

**JAV
ESTIMATING
SERVICES, INC**

HOME INSPECTION REPORT

AUGUST 28, 2018

REPORT NUMBER- 180824

FOR- MENYHARTH FAMILY TRUST



**7867 MORGAN POINTE
RENO, NEVADA 89523**

THIS IS AN INSPECTION OF A 2 BEDROOM, 2 BATH HOME AT THE ADDRESS NOTED ABOVE. THE HOME IS APPROXIMATELY 16 YEARS OF AGE.

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NEVADA CERTIFIED MASTER INSPECTOR 0018
ICBO/ICC BUILDING INSPECTOR #869937-B5
ICBO/ICC COMBINATION DWELLING INSPECTOR #869937-56
ICBO/ICC ACCESSIBILITY/USABILITY INSPECTOR #869937-21
NEVADA CONTRACTORS LICENSE #38471
NEVADA RESIDENTIAL DESIGNER 187-RD

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I was contacted by Sally Gallagher of the Richard Hill law firm and was asked to complete an inspection of the property located at 7867 Morgan Pointe, Reno, Nv 89523.

I was told the homeowner had some construction defects from an unresolved claim with the General Contractor. I requested a copy of any prior inspections, documents, etc. prior to my arrival to the property for the inspection. I was provided with a single cost of repair from Valentine Construction, LLC. The document appeared to be an estimate for repairs to adjacent homes, but was not specific to this residence.

I made an appointment to complete the inspection and arrived on site at approximately 8:30 am. I met the home owner and indicated I needed to complete my inspection, prior to being directed by the owner to specific concerns or issues.

Approximately 2 hours later, I completed the site inspection and provided a verbal summary to the owner. At that point, the owner had some questions about my observations. Our discussions were limited to a few minutes and the Owners comments were mostly related to the quality of construction.

I departed and returned to the office to generate the report. In order to keep costs down, at this time I will be generating a home inspection type report only. Should this matter continue, I can amend or expand the report to include specific Code violations and information about non-compliance with manufactures installation requirements, industry standards, etc.

SUMMARY OF CONDITION
STRUCTURAL, HEALTH OR SAFETY CONDITIONS
7867 MORGAN POINTE, RENO, NEVADA

CONSULT THE APPROPRIATE CONTRACTORS OR SPECIALISTS TO VIEW THE INDIVIDUAL SYSTEMS AND REPAIR THEM AS NEEDED. REPAIRS INCLUDE BUT ARE NOT LIMITED TO:

FOR THE PURPOSE OF IDENTIFICATION, IT IS ASSUMED THE GARAGE DOOR FACES WEST.

1. ELECTRICAL

- A- **LIGHT**- THERE ARE GAPS AT THE REAR OF THE WALL MOUNTED LIGHTS AT THE EXTERIOR OF THE HOME. WATER CAN ENTER THE ELECTRICAL CONNECTIONS AND POSSIBLY THE WALL CAVITY. PROPERLY SEAL THE FIXTURES TO PREVENT WATER ENTRY. (4) EACH
- B- **DEDICATED**- THERE IS A DUPLEX OUTLET AT THE HEATER POWER SUPPLY IN THE GARAGE. REMOVE THE DUPLEX OUTLET AND INSTALL SINGLE DEDICATED OUTLET.
- C- **SUPPORT WIRES**- PROPERLY SUPPORT ELECTRICAL WIRING TO PERMANENT FRAMING AS NEEDED: (3) WIRES UNDER HOME- EAST SIDE

2. PLUMBING/HVAC

- A- **AC**- THERE ARE SEVERAL ISSUES WITH THE AIR CONDITIONING CONDENSING UNIT. REPAIR AS NEEDED:
 - a. THE UNIT IS INSTALLED 3" FROM WALL. MOST MANUFACTURERS WANT 12" SEPARATIONS TO ALLOW AIR FLOW
 - b. THE CONDENSING UNIT IS NOT ANCHORED TO THE PAD AND CAN MOVE/SHIFT
 - c. THE CONDENSING UNIT IS BELOW GRADE/PAVES- THE CONDENSING UNIT SHOULD BE INSTALLED AT OR ABOVE GRADE TO PROVIDE FOR DRAINAGE.
 - d. THE INSULATION ON THE SUCTION LINE AT EXTERIOR LINE SET IS NOT UV RATED AND IS DETERIORATING.
- B- **HEATER**- HAVE UNIT CLEANED, CHECKED AND SERVICED AS NEEDED:
 - a. THE HEATER'S CONDENSATION DRAIN IS SUBJECT TO FREEZING IN THE UNCONDITIONED GARAGE. INSTALL INSULATION, HEAT TAPE OR METHOD OF PREVENTING THE LINE FROM FREEZING
 - b. FILTER NEEDS REPLACEMENT
- C- **CLEAN OUT**- A SECTION OF WASTE LINE HAS BEEN CUT OUT AND REPLACED UNDER THE KITCHEN IN THE CRAWL AREA. THE ORIGINAL CLEAN OUT AT THE END RUN OF THE WASTE LINE HAS BEEN REMOVED. INSTALL PROPER CLEAN OUT AT THE END OF THE WASTE RUN AT THE KITCHEN, EAST SIDE OF CRAWL AREA
- D- **PLUMBING SUPPORT**- INSTALL PROPER SUPPORT TO PLUMBING LINES UNDER THE HOME AS NEEDED: THE WASTE LINE NOTED ABOVE WITH MISSING CLEAN OUT HAS MISSING SUPPORT. 2 STRAPS ARE NEEDED

3. INTERIOR

- A- **WATER INTRUSION**- WATER ENTERS THE GARAGE AT BOTH THE MAIN DOOR WEST AND THE DOUBLE GARAGE DOOR SOUTH. TRIM IS DAMAGED AT MAIN DOOR. CONCRETE IS SPALLING AND HAS EFFLORESCENCE AT THE AREAS WHERE WATER ACCESSES. REPAIR THE SWEEPS, THRESHOLDS, WEATHER STRIP, DAMAGED TRIM AS NEEDED
- B- **FIRE WALL**- INSTALL FIRE COLLAR OR APPROVED FIRE SEPARATION/STOP MATERIALS AT THE AIR CONDITIONING LINE SET PENETRATION OF THE GARAGE CEILING
- C- **WATER MARKS**- THERE ARE SOME WATER MARKS AT THE ENTRY HALL/LIVING ROOM AT THE CEILING. INVESTIGATE AND DETERMINE ROOF LEAK ABOVE. REPAIR LEAK SOURCE AND DAMAGED CEILING/INSULATION

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7867 MORGAN POINTE, RENO, NEVADA

3- INTERIOR CONT

- D- **DRYWALL**- THERE ARE CRACKS IN DRYWALL AND NAIL POPS. THE OWNER INDICATES THESE HAVE BEEN PRESENT SINCE OWNERSHIP OF PROPERTY. REPAIR THE FAULTY DRYWALL INSTALLATIONS:
 - a. HALL/FAMILY ROOM- CEILING
 - b. OFFICE WALL
 - c. GARAGE CEILING
 - d. GARAGE WALL
- E- **GLAZING**- GLASS IS SEPARATING FROM THE VINYL FRAME. REPAIR THE LOOSE GLAZING AS NEEDED TO PREVENT AIR / WATER INTRUSION OR LOSS OF CONDITIONED AIR: CHECK ALL WINDOWS AS MANY WERE NOT ACCESSIBLE. APPROXIMATELY 50% OF THE ACCESSIBLE WINDOWS HAVE THE GLASS SEPARATING FROM THE FRAMES
- F- **GARAGE DOOR FRAME**- THERE IS A BRACE THAT IS BOLTED TO THE CEILING OF THE GARAGE TO SUPPORT THE GARAGE DOOR. THE BRACKET IS BUCKLING. REPAIR THE BRACKET/SUPPORT TO PREVENT THE GARAGE DOOR FALLING ON VEHICLE BELOW
- G- **MICROWAVE**- THE UNIT IS NOT OPERABLE. REPAIR/REPLACE THE UNIT AS NEEDED: NOTE: THE MICROWAVE HAS AN EXHAUST FUNCTION. THE DAMPER AT THE EXTERIOR WILL NOT OPEN. IT IS UNKNOWN IF THE LACK OF AIR FLOW CAUSED THE MICROWAVE TO FAIL
- H- **FIREPLACE**- ACTIVATE. CHECK OPERATION. REPAIR IF NEEDED

4. EXTERIOR

- A- **WEEP SCREED**- THE REQUIRED CLEARANCE BETWEEN THE STUCCO WEEP SCREED AND CONCRETE OR PAVERS (2") AND BETWEEN THE WEEP SCREED AND FINISH GRADE (4") HAS NOT BEEN PROVIDED. PROVIDE PROPER CLEARANCE AS NEEDED UNDER THE WEEP SCREED.
 - a. ENTRY LANDING
 - b. SOUTH PAVERS
 - c. REAR SLIDER LANDING/STEP
- B- **WEEP HOLES**- CLEAR THE WEEP HOLE DRAINS AT THE BASE OF THE WINDOWS TO AS NEEDED TO ALLOW DRAINAGE OF WATER THAT COLLECTS IN THE BOTTOM TRACK OF THE WINDOW
 - a. MOST OF THE WINDOWS HAVE BLOCKED WEEP HOLES (11) EACH 1 OR BOTH HOLES BLOCKED
- C- **STUCCO**- STUCCO IS CRACKED OR SPALLING. REPAIR AS NEEDED:
 - a. ENTRY DOOR THRESHOLD
 - b. BELOW SOUTH WINDOW- WEEP HOLE DRAINS INTO UNSEALED STUCCO
 - c. FEW AREAS AT EXTERIOR
 - d. SEPARATIONS AROUND WINDOWS, DOORS, PENETRATIONS WHERE WATER CAN ENTER. NO CAULKING/SEALANT IS INSTALLED
- D- **ADDRESS**- THE ADDRESS ON THE BUILDING IS INCORRECT. THE OWNER HAS HAD TO PLACE A DUCT TAPE NUMBER OVER THE EXISTING ADDRESS NUMBER TO PROPERLY IDENTIFY THE RESIDENCE. REMOVE THE DUCT TAPE AND INSTALL PROPER (7) AS NEEDED ON THE ADDRESS
- E- **PAVERS**- THE PAVERS ARE SHIFTING, SETTLING, HEAVING AND MOVING. THEY ARE A TRIP HAZARD. REPAIR AS NEEDED:
 - a. SIDE YARD
 - b. SOUTH COURTYARD
 - c. REAR PATIOS
- F- **CONCRETE**- THE CONCRETE DRIVE IS CRACKED, PITTED AND SPALLING. THE OWNER INDICATES THIS CONDITION HAS BEEN PRESENT SINCE OWNERSHIP. REPAIR THE PREMATURELY DETERIORATING CONCRETE

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4- EXTERIOR CONT

- G- **FASCIA**- WATER MARKS ARE PRESENT OVER AND BEHIND THE FASCIA. THESE CONDITIONS ARE LOCATED BELOW SPECIFIC ROOFING ISSUES: VALLEY FLASHING NOT EXTENDING BEYOND ROOF EDGE AND BELOW HIPS WITH IMPROPER WEATHER BLOCKING. SEE ROOF BELOW. REPAIR THE PAINT/FINISH AT THESE FASCIA WHERE WATER DAMAGED
- H- **DRAINAGE**- THERE ARE LOW AREAS AT THE REAR OF THE LOT. DRAINAGE FROM ADJACENT COMMON PROPERTY DRAINS TOWARDS THE LOT. WATER WILL NOT DRAIN AWAY AS NEEDED. ALTER THE DRAINAGE AT THE REAR/SIDES OF THE BUILDING.
- I- **DAMPER**- THE KITCHEN EXHAUST DAMPER WILL NOT OPEN. REMOVE STUCCO, PAINT, ETC. THAT ARE PREVENTING THE DAMPER FROM OPENING AND VENTING EXHAUST TO EXTERIOR

5. ROOF

- A- **CONSULT**- CONSULT A ROOFING CONTRACTOR AND HAVE THEM VIEW AND REPAIR THE ROOF AS NEEDED. THIS BUILDING HAS A CONCRETE TILE ROOF THAT HAS CONDITIONS PRESENT THAT NEED REPAIR, INCLUDING, BUT NOT LIMITED TO:
 - a. IMPROPER WEATHER BLOCKING AT HIPS
 - b. VISIBLE NAILERS AT HIPS
 - c. BROKEN FIELD TILES
 - d. BROKEN VALLEY TILES
 - e. LOOSE /SHIFTED TILES AT FIELD
 - f. LOOSE / SHIFTED TILES AT HEAD WALL/CHIMNEY
 - g. LOOSE/SHIFTED TILES AT SIDEWALLS
 - h. VISIBLE FELT
 - i. LOOSE/ SHIFTED TILES AT HIPS- INCLUDING ONE CAP/END
 - j. LOOSE TILES AT CRICKET BEHIND CHIMNEY
 - k. LIFTED WALL TO ROOF FLASHING
 - l. VALLEY FLASHING DOES NOT PROJECT BEYOND ROOF EDGE
 - m. I OBSERVED AN EXHAUST FROM LAUNDRY/BATH THAT TERMINATES UNDER A ROOF TILE- NO ROOF JACK, BASE FLASHING, ETC. ARE INSTALLED.
 - n. WATER MARKS AT ENTRY HALL/LIVING ROOM- BELOW SOUTH DORMER

INACCESSIBLE- THIS HOME WAS OCCUPIED DURING THE INSPECTION. STORED ITEMS, FURNITURE, BOXES OR OTHER PERSONAL ITEMS WERE PRESENT THAT MAY PREVENT ACCESS AND PREVENT US FROM INSPECTING THESE CONCEALED AREAS, SYSTEMS, CONTROLS, ETC. WE ARE NOT RESPONSIBLE FOR MOVING THESE STORED ITEMS AND ARE NOT RESPONSIBLE FOR IDENTIFYING POSSIBLE DEFECTIVE ITEMS OR CONDITIONS REQUIRING INVESTIGATION OR REPAIR THAT WERE NOT ACCESSIBLE DURING THE INSPECTION. IT IS THE CLIENTS RESPONSIBILITY TO VIEW THESE AREAS WHEN THE STORED ITEMS ARE REMOVED.

THE REPORT SHOULD BE VIEWED IN ITS ENTIRETY. COMMENTS ARE MADE THROUGHOUT THE REPORT THAT MAY REQUIRE MAINTENANCE, INVESTIGATION OR REPAIR. DO NOT RELY ON THE SUMMARY OF CONDITION TO COVER ALL ITEMS THAT MAY BE OF CONCERN.

TREES- TREES LOCATED IN THE YARD MAY HAVE ROOTS THAT CAN EFFECT OR DAMAGE WATER OR WASTE LINES BURIED IN THE GROUND. CONSULT SPECIALIST AS NEEDED.

**MAINTENANCE
SUGGESTED NON-STRUCTURAL
NOT REQUIRED**

1. ANNUAL MAINTENANCE OF ALL SYSTEMS IS SUGGESTED TO EXTEND THE LIFE OF THE STRUCTURE AND THE INDIVIDUAL SYSTEMS CONTAINED WITHIN, INCLUDING: ROOF, HEATING SYSTEM, PLUMBING SYSTEM, ETC.
2. MAINTAIN ALL WEATHER-STRIPPING TO REDUCE HEATING AND COOLING COSTS
3. CHECK SMOKE DETECTORS OFTEN
4. SERVICE FURNACE ANNUALLY AND CHECK THE STATUS OF HEAT EXCHANGERS AND SAFETY DEVICES THAT ARE PRESENT IN THE HEATING SYSTEM.
5. CLEAN FLUES ANNUALLY
6. MAKE COSMETIC REPAIRS AS NEEDED OR DESIRED
7. MAINTAIN PAINT, STAIN AND WATERPROOFING OF EXTERIOR MATERIALS TO EXTEND LIFE.
8. MAINTAIN CAULKING OR GROUT AT FLOOR UNIONS AT SHOWER/TUBS, WITHIN SHOWER AND TUB ENCLOSURES, COUNTERTOPS, SPLASHES, OR AREAS WHERE WATER MAY ACCESS AND CAUSE PREMATURE DETERIORATION OR WATER DAMAGE
9. REMOVE HOSES FROM EXTERIOR SPIGOTS, PROPERLY WINTERIZE SPRINKLERS AND COOLERS AS NEEDED TO PREVENT DAMAGE WHEN FREEZING MONTHS ARE PRESENT.
10. WATCH FOR FALLING SNOW, ICE AND SLIPPERY AREAS DURING WINTER MONTHS.
11. OFFER OR MAINTAIN ADEQUATE CLEARANCE FROM GROUND TO SIDING MATERIALS.

**SEVERAL ITEMS ARE NOT INSPECTED
AS THEY ARE OUTSIDE OF THE NRS 645D REQUIREMENTS
THIS LIST IS PROVIDED AS INFORMATION. PLEASE READ THE INSPECTION
AGREEMENT CAREFULLY AS IT INDICATES WHAT IS TO BE INSPECTED.**

- WINDOW COVERINGS, BLINDS, SHUTTERS, DRAPES, TINTING.
- LOW VOLTAGE WIRING AND COMPONENTS: ALARMS, PHONE, CABLE, SATELLITE DISHES, INTERCOMS, MOTION SENSORS, PHOTO SENSORS, VIDEO EQUIPMENT, STEREO, THEATER EQUIPMENT, TIMERS, ETC.
- LANDSCAPE SPRINKLERS, SYSTEMS, CONTROLS, TIMERS.
- BACK FLOW DEVICE FUNCTIONALITY
- OUTBUILDINGS (UNLESS SPECIFICALLY INCLUDED IN THE INSPECTION REPORT)
- WELLS, WATER QUALITY AND QUANTITY.
- SOLAR PANELS, INVERTERS, STORAGE BATTERIES, ASSOCIATED EQUIPMENT
- BACK UP GENERATORS AND TRANSFER EQUIPMENT
- DAMAGE CAUSED BY ANIMALS (URINE, FECES) IN CARPET, PAD, SUBFLOOR, ETC.

RESIDENTIAL INSPECTION CHECKLIST

FOR: MENYHARTH
LOCATION: 7867 MORGAN POINTE
RENO, NEVADA

DATE: 08/28/18
AGENT:

TEMP: 60
WEATHER: CLEAR

<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
KITCHEN/NOOK	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS	SLIDING DOOR JAMB OUT OF SQUARE	
	WINDOWS	DOUBLE PANE-DIRT- NO ACCESS	
	SCREENS	IN PLACE	OK
	FLOOR	WOOD	OK
	CABINETS	WOOD	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	OK
	EXHAUST	EXTERIOR VENT- SEE SUMMARY	
	STOVE/OVEN	ELECT/GAS-OPERABLE -NO CHECK MADE TO SELF CLEANING, TIMED COOK, PROBES, TIMERS, LIGHTS, TEMPERATURE LEVELS, ETC.	
	MICROWAVE-	NOT OPERABLE	
	DISHWASHER		OPERABLE
	DISPOSAL		OPERABLE
	TRASH COMPACTOR		N/A
	SINK	DOUBLE	OK
	FAUCET	NO LEAKS NOTED- LOOSE AT SINK MOUNT	
	VISIBLE PLUMBING-		OK
	WATER SOFTENER		N/A
	INSTANT HOT WATER UNIT		N/A
	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:		
DINING ROOM	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY- SEPARATED GLAZING FIXED AND OPERABLE PANELS- SEE PHOTO #2	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
			N/A
	CEILING FAN		N/A
LIVING ROOM	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:		
	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK- WATER MARKS. SEE PHOTO #1	
	DOORS	MINOR DAYLIGHT AT ENTRY DOOR	
	WINDOWS	DOUBLE PANE-DIRTY- NO ACCESS	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS-SWITCHED OUTLET, NO ACCESS	
			N/A
	CEILING FAN		N/A
	FIRE PLACE-		N/A

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<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
LIVING CONT			
	WOOD STOVE		N/A
	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:		
FAMILY ROOM	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK- CRACK, PATCHING AT HALL- SEE PHOTO #3	
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY- SEPARATED GLAZING AT 2 FIXED PANELS	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS-	OK
	CEILING FAN		OK
	FIRE PLACE	GAS UNIT, OFF	
	WOOD STOVE		N/A
	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:		
MASTER BEDROOM	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY- SEPARATED GLAZING. FIXED PANELS. SOME NOT ACCESSIBLE	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	N/A
	CEILING FAN		OK
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
MASTER CLOSET	LIGHTS		OK
	OTHER: ATTIC AND CRAWL AREA ACCESS HERE		
BEDROOM 2 N	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS	DOOR JAMBS ARE OUT OF SQUARE. SEE PHOTO #5	
	WINDOWS	DOUBLE PANE-DIRTY SEPARATED GLAZING FIXED PANEL	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	UNKNOWN
		LIGHTS- SWITCHED OUTLET, NO ACCESS	
	CEILING FAN		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		

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DATE: 08/28/18
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<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
BED 2 CLOSET	LIGHTS		N/A
	OTHER:		
OFFICE.	WALLS	SHEETROCK- NAIL POPS. SEE PHOTO #4	
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY - NO ACCESS	
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	CEILING FAN		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	CEILING FAN		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
MASTER BATH	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	TILE. CAULKING NEEDED BY TUB	
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	OK
	EXHAUST FAN		OK
	TOILET		OPERABLE
	LAVATORY	NO VISIBLE LEAKS	OPERABLE
	SHOWER/TUB	CAULKING NEEDED IN SHOWER	
	VISIBLE PLUMBING		OK
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
BATH 2	WALLS	SHEETROCK - PATCHING	
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS		N/A

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<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
BATH 2 CONT	SCREENS	IN PLACE	OK
	FLOOR	TILE- CAULKING NEEDED BY TUB	
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	OK
	EXHAUST FAN		OK
	TOILET		OPERABLE
	LAVATORY	NO VISIBLE LEAKS	OPERABLE
	SHOWER/TUB	CAULKING CHECKED	OK
	VISIBLE PLUMBING		OK
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
	HALLS	WALLS	SHEETROCK
CEILING		SHEETROCK	OK
DOORS			OK
WINDOWS			N/A
SCREENS			N/A
FLOOR		CARPET	OK
ELECTRICAL		OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
			OK
DOOR BELL			OK
THERMOSTAT- DEVICE ACTIVATED EQUIPMENT.			
ALARM SYSTEM			CONSULT SPECIALIST
CEILING FAN			N/A
HEAT REGISTERS		- FILTER NEEDS REPLACEMENT AT RETURN	
SPECIAL NOTES:			
LAUNDRY		WALLS	SHEETROCK
	CEILING	SHEETROCK	OK
	DOORS	JAMB OUT OF SQUARE	
	WINDOWS		N/A
	SCREENS		N/A
	FLOOR	TILE	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	N/A
	EXHAUST FAN		OK
	WASHER/DRYER- NO CHECK MADE. ELECTRIC TYPE DRYER		
	UTILITY SINK		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
	GARAGE	WALLS	SHEETROCK- CRACKS
CEILING		SHEETROCK- CRACKS. PATCHING- HOLE AT AC LINE SET. SEE PHOTO #6	

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DATE: 08/28/18
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<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
GARAGE CONT	DOORS	WATER ENTRY AT MAN DOOR WEST AND DOUBLE DOOR. DOUBLE DOOR FRAME SUPPORT IS BUCKLED. SEE PHOTO #7-10	
	WINDOWS		N/A
	SCREENS		N/A
	FLOOR	CONCRETE – WATER MARKS. EFFLORESCENCE. SPALLING. WATER NOT DRAINING OUT OF GARAGE.	
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI - NO PROTECTION AT HEATERS UNUSED PORTION	
	SPECIAL NOTES:		

HEATING/COOLING/WATER HEATER

HEATER –CONTRACTORS SHOULD BE CONTACTED TO CHECK THE STATUS OF HEATING EQUIPMENT. THE HEATER IS NOT DISMANTELED TO DETERMINE THE STATUS OF THE HEAT EXCHANGER. SEE PHOTO #11-13- NO FREEZE PROTECTION AT CONDENSATION DRAIN.

TYPE- NATURAL GAS
MAKE- RHEEM
MODEL- RGRA-10EZAJS
BTU INPUT- 105,000 PRIOR TO DERATING
COMBUSTION AIR SUPPLY- ADEQUATE
LOCATION: GARAGE

COOLING- CONTRACTORS SHOULD BE CONTACTED TO CHECK THE STATUS OF THE COOLING EQUIPMENT. UNITS WILL BE ACTIVATED WHEN EXTERIOR TEMPERATURES ALLOW. SEE PHOTO #14,15- CONDENSING UNIT IS NOT ANCHORED, IS BELOW GRADE, IS TOO CLOSE TO EXTERIOR WALL. LINE SET HAS INCORRECT INSULATION.

MAKE- RHEEM
MODEL
LOCATION- WEST
CONDENSATION DRAIN LINE TERMINATES- EXTERIOR
COOLANT LINES- SUPPORTED

WATER HEATER- HOT WATER SUPPLY WAS AVAILABLE DURING THE INSPECTION. SEE PHOTO #16

TYPE- NATURAL GAS
MAKE-AO SMITH
MODEL- FSG 50 248
BTU INPUT-40,000
CAPACITY- 50 GAL
COLD WATER VALVE- INSTALLED. VALVES ARE NOT TURNED OFF DURING THE INSPECTION PROCESS
INSULATED- NO
SEISMIC STRAP- YES
DRIP PAN- YES
DRIP LEG- YES
EXPANSION TANK- YES
TP VALVE- INSTALLED- WATER DISCHARGE FROM VALVE WILL TERMINATE AT EXTERIOR
COMBUSTION AIR- ADEQUATE

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<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
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WATER HEATER CONT

VISIBLE PLUMBING- SOME CORROSION

ROOF

CONCRETE TILE ROOF. LOOSE, SHIFTED, BROKEN TILES AT FIELD, VALLEY, HIP, RIDGE, SIDEWALL, HEADWALL LIFTED FLASHING AT WALL TO ROOF UNION. VALLEY FLASHING DOES NOT EXTEND BEYOND ROOF EDGE. WATER DRAINS BEHIND GUTTERS/FASCIA. VISIBLE FELT. BATH/LAUNDRY EXHAUST VENTS UNDER TILE- NOT THROUGH ROOF JACK/ BASE FLASHING, ETC. SEE PHOTO #17-32- TILES AT REAR OF UNIT EXTEND INTO MIDDLE OF GUTTER. THIS ALLOWS ROOF DRAINAGE TO NOT BE COLLECTED IN GUTTER, BUT FALL TO GROUND AND SPLASH AGAINST SIDING/SLIDER.

ACCESS- MASTER CLOSET

DAYLIGHT-

NO

WATER MARKS-

YES- ENTRY HALL

VENTILATION- EAVE AND ROOF VENTS

INSULATION- APPROX. 4-12" BLOWN. SOME MOVED AT LOW VOLTAGE WIRING

CEILING JOISTS-

OK

TRUSSES

OK

ROOF SHEETING-

OK

SKYLIGHTS

N/A

PLUMBING VENTS- MAINTAIN SEALANT

EXHUAUST FLUES- MAINTAIN SEALANT

CHIMNEY/FLUE- NO CHECK MADE TO INTERIOR OF FLUE

FLASHING-

FAIR

GUTTERS

FAIR

DOWN SPOUT

FAIR

OTHER:

SIDING/EXTERIOR

STUCCO- CRACKS, GAPS, SEPARATIONS, SPALLING. INADEQUATE CLEARANCE TO WEEP SCREED. BLOCKED WEEP HOLES AT WINDOWS. GAPS AT WALL MOUNTED LIGHTS. ETC. SEE PHOTO #33-41

PAINT/STAIN- FAIR, CRACKS, PEELING. CAULKING NEEDED

FAUCETS-

OPERABLE

ELECTRICAL OUTLETS

OK

SWITCHES

N/A

LIGHTS-OK- NO CHECK MADE TO MOTION FIXTURES OR LANDSCAPE LIGHTING

GFCI

OK

OTHER:

FOUNDATION/CRAWL SPACE

FOOTINGS-WHERE VISIBLE

OK

STEMWALL-CONCEALED

PIERS/PADS-

OK

GIRDERS

OK

FLOOR JOISTS

CONCEALED

SUB FLOOR

CONCEALED

INSULATION- BATS AT PERIMETER AND FLOOR

DEBRIS

MINOR. SEE PHOTO #46

ELECTRICAL OUTLETS

- UNSUPPORTED WIRES. SEE PHOTO #42-44

SWITCHES

N/A

LIGHTS

N/A

RESIDENTIAL INSPECTION CHECKLIST

FOR: MENYHARTH
LOCATION: 7867 MORGAN POINTE
RENO, NEVADA

DATE: 08/28/18
AGENT:

TEMP: 60
WEATHER: CLEAR

<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
CRAWL AREA CONT			
	GFCI		N/A
	HEAT DUCTS -INSULATED		OK
	PLUMBING –SOME CORROSION- NO CLEAN OUT AT END OF KITCHEN RUN AND MISSING STRAPS.		
	SEE PHOTO #45		
	PLUMBING SUPPORT		FAIR
	SUPPLY PIPE TYPE- COPPER		
	DRAIN TYPE- ABS		
	VENTILATION- ADEQUATE		
	VAPOR BARRIER		YES
	ROT/FUNGUS- NONE NOTED- CONSULT PEST INSPECTOR REGARDING FUNGUS RELATED ITEMS OR CONCERNS.		
	OTHER:		
ELECTRICAL SERVICE			
	THERE IS A MAIN PANEL LOCATED AT THE EXTERIOR OF THE BUILDING AT THE WEST SIDE. SEE PHOTO #47		
	MAIN-200 AMPS		
	110 CIRCUITS- 22		
	220 CIRCUITS- 3		
	TYPE- BREAKERS		
	AFCI- 2 EACH		
	OPEN CIRCUITS- YES		
	GROUNDING-GAS AND WATER BOND AT GARAGE AT HEATER/WATER HEATER		
	SERVICE ENTRANCE- UNDERGROUND		
	CLEAR OF VEGETATION- YES		
	WIRE TYPE: ROMEX		
	OTHER		
WATER SERVICE- WATER SHUT OFF IS LOCATED AT THE EXTERIOR OF THE BUILDING AT THE EAST SIDE. NO CHECK IS MADE TO THE SHUT OFF VALVE OR TO WATER PRESSURE. SEE PHOTO #48			
GAS SERVICE- THE GAS METER IS LOCATED AT THE WEST SIDE. SEE PHOTO #49			
SEWER/SEPTIC- WASTE LINES EXIT THE BUILDING TO THE SOUTH. WASTE CLEAN OUT IS PRESENT. SEE PHOTO #50			
DECKS- N/A			
FENCES- FAIR-			
DRIVEWAY/WALKS-CONCRETE- CRACKS, SPALLING. WATER MAY STAND- PREMATURE DETERIORATION. PAVES HAVE MOVEMENT AND TRIP HAZARDS. SEE PHOTO #52-55			
POOLS/SPA- CONSULT SPECIALIST IF INSTALLED			
FUEL TANKS- NONE VISIBLE			

RESIDENTIAL INSPECTION CHECKLIST

FOR: MENYHARTH
LOCATION: 7867 MORGAN POINTE
RENO, NEVADA

DATE: 08/28/18
AGENT:

TEMP: 60
WEATHER: CLEAR

<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>
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YARD- WATER MAY COLLECT AT LOW AREAS AROUND THE PERIMETER OF THE HOME. NO CHECK MADE TO DRAINS OR SWALES. LOW AREA AT NORTH WITH SURCHARGE ADDED FROM COMMON AREA DRAINING TO THIS LOT. SEE PHOTO #51

SLOPE FROM HOUSE- FAIR
LOW AREAS- NORTH

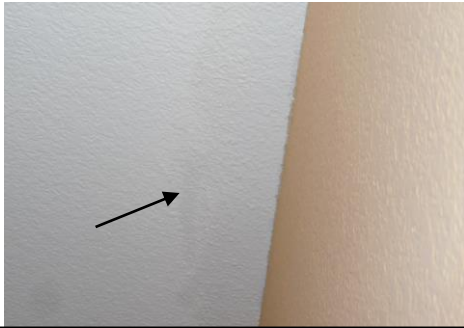


PHOTO #1 WATER MARKS AT ENTRY HALL/ LIVING ROOM



PHOTO#2 GLAZING IS SEPARATED FROM VINYL FRAMES THROUGHOUT HOME



PHOTO #3 CRACKS, PATCHING. FAMILY ROOM TO HALL



PHOTO #4 NAIL POPS AT DRYWALL. THIS IS OFFICE



PHOTO #5 DOOR JAMBS OUT OF SQUARE



PHOTO #6 GAP AT AC LINE PENETRATION OF GARAGE CEILING. FIRE COLLAR NEEDED

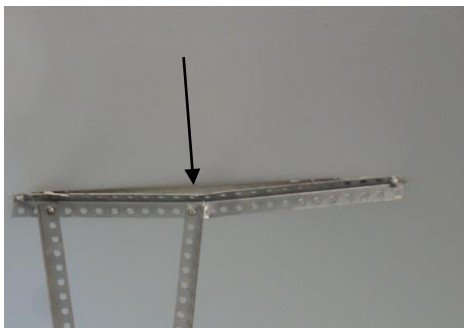


PHOTO #7 FRAME FOR GARAGE DOOR IS BUCKLING AT GARAGE MOUNT

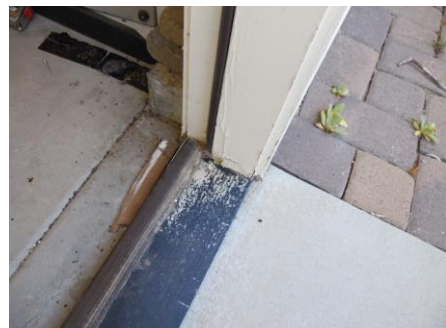


PHOTO #8 WATER ENTRY OCCURS AT DOOR/THRESHOLD. GARAGE MAN DOOR- WEST



PHOTO #9 WATER DAMAGED TRIM
AT GARAGE MAN DOOR WEST



PHOTO#10 EFFLORESCENCE.
WATER ENTERS AT GARAGE
DOUBLE DOOR. SPALLING

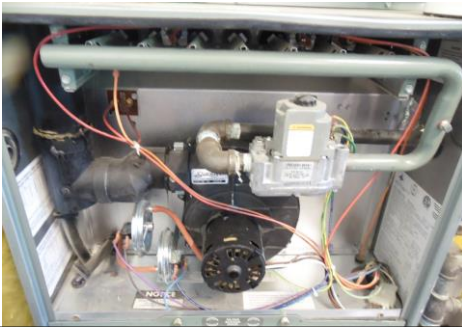


PHOTO #11 HEATER AT GARAGE



PHOTO #12 NO FREEZE
PROTECTION AT HEATERS
CONDENSATIONS DRAIN, GARAGE



PHOTO #13 DUPLEX OUTLET AT
GARAGE. NO GFI, NO DEDICATED
SUPPLY FOR HEATER



PHOTO #14 AC UNIT WEST. UNIT IS
NOT ANCHORED, IS BELOW
GRADE



PHOTO #15 AC UNIT 3" FROM WALL.
NON-UV RATED INSULATION AT
LINE SET



PHOTO #16 WATER HEATER AT
GARAGE



PHOTO #17 VISIBLE NAILERS.
IMPROPER WEATHER BLOCKING AT
HIPS- ALL



PHOTO#18 LOOSE HIP CAP SOUTH



PHOTO #19 VISIBLE NAILERS

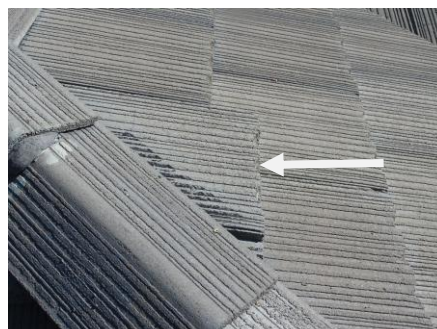


PHOTO #20 SHIFTED, LOOSE HIP
CUTS



PHOTO #21 LOOSE, SHIFTED HIPS.
VISIBLE FELT



PHOTO #22 SHIFTED, LOOSE TILES.
NEAR RIDGE



PHOTO #23 SHIFTED, LOOSE HEAD
WALL TILES AT BASE OF CHIMNEY



PHOTO #24 SHIFTED, LOOSE
SIDEWALL TILES



PHOTO #25 LOOSE RIDGE CAPS AT CRICKET



PHOTO#26 BROKEN FIELD TILE



PHOTO #27 BROKEN VALLEY TILE

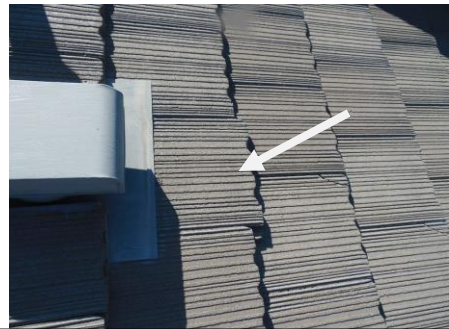


PHOTO #28 SHIFTED, LOOSE TILE, BELOW EXHAUST



PHOTO #29 VALLEY FLASHING DOES NOT PROJECT BEYOND ROOF EDGE. ACTIVE LEAKS AT FASCIA



PHOTO #30 WATER RUNS BEHIND GUTTER, OVER FASCIA AT SHORT VALLEY FLASHINGS



PHOTO #31 LIFTED WALL TO ROOF FLASHING AT DORMER



PHOTO #32 EXHAUST DOES NOT VENT TO EXTERIOR. VISIBLE BATTEN. NO BASE FLASHING



PHOTO #33 DUCT TAPE INSTALLED TO CORRECT ADDRESS ON BUILDING



PHOTO#34 GAPS AT ALL WALL MOUNTED EXTERIOR LIGHTS. WATER CAN ENTER WIRING



PHOTO #35 WATER MARKS AT BACK OF FASCIA. BELOW HIP WITH INCORRECT WEATHER BLOCKING



PHOTO #36 NO 2" CLEARANCE TO WEEP SCREED AT ENTRY



PHOTO #37 NO 2" CLEARANCE TO PAVERS AT SOUTH



PHOTO #38 MANY WINDOWS HAVE BLOCKED WEEP HOLES. STUCCO AND PAINT BLOCK



PHOTO #39 STUCCO IS SPALLING FROM FREEZE/THAW AT UNSEALED STUCCO AT WINDOW WEEP HOLE



PHOTO #40 GAPS AND SEPARATIONS AT WINDOWS, DOORS. NO SEALANT INSTALLED



PHOTO #41 HOOD EXHAUST
DAMPER CAN NOT OPEN



PHOTO#42 UNSUPPORTED WIRES
UNDER HOME- UNDER KITCHEN



PHOTO #43 UNSUPPORTED
WIRES NEAR KITCHEN



PHOTO #44 UNSUPPORTED WIRES.
NEAR DINING



PHOTO #45 MISSING CLEAN OUT AT
END OF RUN, MISSING STRAPS AT
KITCHEN WASTE.



PHOTO #46 DEBRIS UNDER HOME



PHOTO #47 ELECTRICAL PANEL
WEST



PHOTO #48 WATER SHUT OFF
EAST



PHOTO #49 GAS METER WEST



PHOTO#50 WASTE CLEAN OUT SOUTH



PHOTO #51 LOW AREAS AT REAR OF HOME. POOR DRAINAGE



PHOTO #52 PAVERS ARE SHIFTING, SETTLING THROUGHOUT FRONT, SIDE AND REAR



PHOTO #53 CRACKED PANELS AT ENTRY DRIVE



PHOTO #54 CRACKS AT CONCRETE DRIVE



PHOTO #55 EVEN WITH SOUTHERN EXPOSURE, CONCRETE IS PITTING AND SPALLING

PHOTO #56