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## RESIDENTIAL INSPECTION REPORT



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## PURPOSE & SCOPE

Highlands Residential Inspections LLC has performed a general inspection of the home and its immediate surrounding areas within the standards of practice set forth by the Nevada Real Estate Division and InterNACHI. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

We recommend that you obtain seller’s disclosures, engineering reports, building/remodeling permits, and reports performed by other agencies or companies as needed.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not a material defect. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

## EXPLANATION OF SYMBOLS



**Acceptable:** This icon means that a system or component was inspected, and was found to be in acceptable condition and was performing its intended function at the time of the inspection. It may also be used for items with minor imperfections that are cosmetic in nature or are not interfering with the essential functions of the system or component.



**Issue:** This icon means that a system or component was not functioning properly and should be addressed prior to closing.



**Limitation:** This icon means that a system or component could not be accessed for a thorough inspection. This icon will often be followed with a description of the limitation and possible suggestions.



**Information:** This icon means the statement is for general information. These statements will describe either the scope of inspection, or provide helpful additional information about the system or component’s operation and maintenance.



Not Inspected: This icon means that a system or component was not inspected, because it was inaccessible or not within the scope of the inspection.



Recommendation: This icon suggests that action may need to be taken at some point in the future but not necessarily prior to closing.



## SUMMARY OF FINDINGS

### SITE EVALUATION, GRADING AND DRAINAGE

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- None

### ROOF

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- **ISSUE: IMPROPER ROOF REPAIRS**
  - The roof showed evidence of improper repairs and loose shingles. While there were no signs of water damage in the attic or the interior ceiling, the roof should be repaired by a qualified professional.
- **ISSUE: RUBBER COLLAR ON PLUMBING VENT CRACKED/DETERIORATED**
  - The rubber collar on the plumbing vent is cracked and deteriorated due to UV damage. While it does not appear to be leaking, I recommend the collar be repaired or replaced by a qualified professional.

### EXTERIOR

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- **ISSUE: IMITATION WOOD SIDING DELAMINATING/SWELLING/SHOWING SIGNS OF WOOD DESTROYING ORGANISM**
  - There is evidence of the siding showing signs of rot at the front-left corner. I recommend repair/replacement by a qualified professional.

### CRAWLSPACE/BASEMENT AND STRUCTURE

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- **ISSUE: POST HAS DIRECT CONTACT WITH GROUND**
  - A post located in the crawlspace has direct contact with ground and is not resting on a concrete pier. I recommend having a licensed professional evaluate the need for this post since it is not a part of the main foundation.
- **ISSUE: CELLULOSE DEBRIS IN CRAWLSPACE**
  - There is cellulose debris located in various locations throughout the crawlspace. I recommend having the debris removed to prevent infestation by wood destroying organisms.

### HEATING AND COOLING

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- **ISSUE: MISSING/DAMAGED INSULATION ON AC SUCTION LINE**
  - The insulation on the suction line is damaged/missing. I recommend repair/replacement of the insulation to prevent condensation buildup.

### PLUMBING

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- **SAFETY ISSUE: SHOWER FIXTURE PLUMBED INCORRECTLY**
  - The shower fixture located in the master bathroom is plumbed incorrectly and the hot/cold water supply lines are reversed. When shower fixtures are turned to the left they should increase the temperature. This is a safety hazard and should be corrected by a qualified professional to prevent scalding
- **ISSUE: HISTORICAL WATER DAMAGE UNDER SINK/POSSIBLE ACTIVE LEAK**
  - There appears to be historical water damage under the sink located in the cabinets in the kitchen. While no active leaks were present, it should be noted that a pan was located under the drain pipe. I recommend repair/replacement by a qualified professional.

- **ISSUE: LEAKING FIXTURE**
  - The plumbing fixture located in the master bath is leaking and corroded. I recommend repair/replacement by a qualified professional.

#### ELECTRICAL

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- **SAFETY ISSUE: LOOSE ELECTRICAL FIXTURE**
  - The electrical lighting fixture located in the master bathroom is not mounted properly and is loose. This could potentially lead to a fire hazard. I recommend having the fixture repaired/replaced by a licensed electrician immediately.

#### ATTIC, INSULATION AND VENTILATION

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- None

#### DOORS, WINDOWS AND INTERIORS

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- **ISSUE: SOOT/CREOSOTE ON FIREPLACE**
  - Upon inspecting the fireplace, there was soot/creosote on the edge of the door indicating leakage of heated gases. I recommend repair/replacement of the door gasket by a qualified professional.

#### BUILT- IN APPLIANCES

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- **ISSUE: ELEMENTS ON COOKTOP INOPERABLE**
  - The elements on the left side of the kitchen cooktop are not heating. I recommend repair/replacement by a qualified professional.

## UTILITY SHUTOFFS

The following information serves to inform the client of utility shutoffs, their location and function in the event of an emergency.

Utility	Location	Operation
LP Gas	Right side of home next to side entry on the garage next to the air conditioning unit.	To shut the main gas supply off, turn the red handle ¼ of a turn to the right.
Water Main	At the rear wall of the garage to the left of the well water pressure tank.	To shut down the main water supply to the home, turn the red handle ¼ of a turn to the right (pulling towards the body).



Electrical  
Service  
Disconnect

On the left side of the home near the front of the house.  
It is important to maintain 30 inches of clearance from the  
vegetation in order to have adequate access.



It is important to note, that electrical  
service should be shut down by a  
qualified professional since electrical  
panels have the ability to be  
energized.

The main breaker is a 200 amp  
breaker labeled "Service Disconnect".  
This will disconnect the electrical  
service if the breaker switch is pulled  
to the left.



## SITE EVALUATION, GRADING AND DRAINAGE

A certified inspector shall inspect the site of the structure while conducting an inspection of the structure, including, but not limited to:

- (a) The land grade and water drainage;
- (b) The retaining walls affecting the structure;
- (c) The driveways and walkways; and
- (d) The porches and patios.

An inspection of the site must include, without limitation:

- (a) An identification and evaluation of the materials and conditions of the driveways, walkways, grade steps, patios and other items contiguous with the inspected structure;
- (b) An observation of the drainage and grading for conditions that adversely affect the structure; and
- (c) An observation of the above-grade vegetation which affects the exterior of the structure.

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**Inspection Date:** 2/2/2017

**Type of Residence:** Single Level, Ranch Style

**Approximate Age of Residence:** 20+

**Weather:** Sunny and Clear

**Temperature:** 62° F

**Soil Conditions:** Dry/Clay

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## STYLE & MATERIALS

**Driveway Material:** Concrete Pad in Front of Garage

**Walkway Material:** Concrete

**Porches/Patio Materials:** Concrete

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### ITEMS INSPECTED:

Grade and Drainage

Grade Steps

Retaining Walls

Patios

Driveway

Vegetation

Walkways



## FINDINGS

- 👍 The grading around the home is acceptable and does not appear to suggest any drainage issues.
- 👍 The driveway has some minor cracks that indicate normal wear and tear, but otherwise it is in acceptable condition.
- 👍 The walkways are functional showing signs of normal wear and tear, but otherwise it is in acceptable condition.
- 👍 The grade steps meet code requirements and do not pose any safety issues.
- 👍 The rear porch has some cracks that indicate normal wear and tear, but otherwise it is in acceptable condition.

### ➡ VEGETATION

Mature vegetation is located on the left and rear of the home. While there was no evidence of transpiration and its impact on the foundation, it is recommended that periodic pruning and attention be paid to the area to avoid potential issues.



### ➡ NEGATIVE GRADE SLOPE

There is a slight negative slope at the front of the home. While this does not appear to have an impact on the foundation, it is likely that ponding may occur in the area identified in the picture.



## ROOF

A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to:

- (a) The roof covering;
- (b) The flashing;
- (c) The insulation;
- (d) The ventilation;
- (e) The soffits and fascia; and
- (f) The skylights, roof accessories and penetrations.

The inspection of roofing components must include, without limitation:

- (a) An identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices and roof drainage;
- (b) An evaluation of the condition of the readily accessible attic areas;
- (c) A determination of the type, condition and approximate thickness of the attic insulation; and
- (d) A description of the method of observation used to inspect the roof.

## STYLE & MATERIALS

**Roof Covering:** Composition

**Viewed from:** Walking the Roof

**Approximate Age:** 20+ Years

**Roof Pitch:** 6/12

**Style:** Gable

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### ITEMS INSPECTED:

Roof Shingles	<input checked="" type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>
Chimney/Flue	<input checked="" type="checkbox"/>	Soffits/Fascia	<input checked="" type="checkbox"/>
Flashing	<input checked="" type="checkbox"/>	Skylights	<input type="checkbox"/>
Roof Penetrations	<input checked="" type="checkbox"/>		



## FINDINGS

- 👍 The chimney/flue was inspected and appears to be in acceptable condition.
- 👍 The roof flashing was inspected and is in acceptable condition.
- 👍 There is adequate roof ventilation and the vents are in acceptable condition.



### ISSUE: IMPROPER ROOF REPAIRS

The roof showed evidence of improper repairs and a loose shingle. While there were no signs of water damage in the attic or the interior ceiling, the roof should be repaired by a qualified professional.



### ISSUE: GUTTERS & DOWNSPOUTS

The home is not equipped with gutters and downspouts. While there is not a significant amount of rainfall in the region, gutters and downspouts help to divert drainage away from the home.



ISSUE: RUBBER COLLAR ON PLUMBING VENT  
CRACKED/DETERIORATED

The rubber collar on the plumbing vent is cracked and deteriorated due to UV damage. While it does not appear to be leaking, I recommend the collar be repaired or replaced, by a qualified professional.



## EXTERIOR

A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to:

- (a) The exterior wall components;
- (b) The exposed molding and trim;
- (c) The windows and exterior doors; and
- (d) The fireplaces, flues and chimneys.

An inspection of exterior components must include, without limitation:

- (a) An identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry;
- (b) An evaluation of the wall covering;
- (c) An evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware; and
- (d) An inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure.

## STYLE & MATERIALS

**Type of Structure:** Single Level, Ranch Home

**Front Door:** Fiberglass

**Siding Materials:** Wood and MDF

**Garage Door:** Steel

**Trim Style and Materials:** Wood and MDF

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### ITEMS INSPECTED:

Wall Components	<input checked="" type="checkbox"/>	Garage Door Operation	<input checked="" type="checkbox"/>
Trim	<input checked="" type="checkbox"/>	Garage Door Safety Mechanisms	<input checked="" type="checkbox"/>
Exterior Doors/Windows	<input checked="" type="checkbox"/>	Garage Code Compliance	<input checked="" type="checkbox"/>



## FINDINGS

- 👍 Exterior wall components were found to have normal wear and tear and they are in acceptable condition.
- 👍 Exterior doors and windows were inspected and are in acceptable condition.
- 👍 The garage door was operational and the safety mechanisms worked as designed.
- 👍 The garage components (GFCI, receptacle height, and clearances) are acceptable and pose no safety risks.



### IMITATION WOOD SIDING DELAMINATING/SWELLING/SHOWING SIGNS OF ROT

There is evidence of the siding showing signs of rot at the front left corner. I recommend repair/replacement by a qualified professional.



### SIDING TOO CLOSE TO GROUND

The siding located in various locations around the home is too close to the ground. Siding should stop 6" – 8" above ground. I recommend pulling the soil away from the foundation to meet the 6" – 8" clearance.



## CRAWLSPACE/BASEMENT & FOUNDATION

A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings and roof.

An inspection of the structural system must include, without limitation:

- (a) An identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure and other attached structural components;
- (b) A probe of all structural components in which deterioration is suspected, unless the probe will damage any finished surface;
- (c) Entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected;
- (d) A report of all signs of water penetration or abnormal or harmful condensation on building components; and
- (e) A description of any visible structural damage to the framing members and foundation system.

## STYLE & MATERIALS

**Type of Foundation:** Pier and Beam/Crawlspace

**Roof Structure/Framing:** Scissor Trusses

**Floor Structure:** Joists

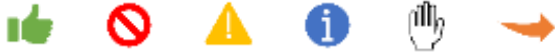
**Wall Structure:** 2 x 6

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### ITEMS INSPECTED:

Foundation	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>
Piers/Columns	<input checked="" type="checkbox"/>	Mudsill	<input checked="" type="checkbox"/>
Roof Trusses/Rafters	<input checked="" type="checkbox"/>		
Ceilings	<input checked="" type="checkbox"/>		





## FINDINGS

- 👍 The foundation was inspected from the crawl space and is in acceptable condition.
- 👍 The original posts and piers were inspected and are in acceptable condition.
- 👍 Walls were inspected from the crawlspace and appear to be in acceptable condition.
- 👍 The mudsill was inspected from the crawlspace and it is anchored and in acceptable condition.



### ISSUE: POST HAS DIRECT CONTACT WITH GROUND

A post located in the crawlspace has direct contact with ground and is not resting on a concrete pier. I recommend having a licensed professional evaluate the need for this post since it is not a part of the main foundation.



### ISSUE: CELLULOSE DEBRIS IN CRAWLSPACE

There is cellulose debris located in various locations throughout the crawlspace. I recommend having the debris removed to prevent infestation by wood destroying organisms.



## HEATING AND COOLING

A certified inspector shall inspect the heating system of the structure being inspected, including, but not limited to, the following components of a heating system:

- (a) The heating equipment and heating distribution system;
- (b) The operating controls; and
- (c) The auxiliary heating units.

An inspection of the heating system must include, without limitation:

- (a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;
- (b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and
- (c) An evaluation of the readily accessible controls and components.

A certified inspector shall inspect the air-conditioning system of the structure being inspected, including, but not limited to, the following components of the air-conditioning system:

- (a) The cooling equipment and cooling distribution systems; and
- (b) The operating controls.

An inspection of the air-conditioning system must include, without limitation:

- (a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;
- (b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and
- (c) An evaluation of the readily accessible controls and components.

## SYSTEM INFORMATION

**Heating System:** Rheem Criterion II

**Age of Heating:** 20+

**Design Life:** 15 – 20

**Heating Fuel:** – LP Gas

**Area Served:** Entire Home

**Location:** Garage

**Distribution System:** Insulated Ductwork in the Crawlspace

**Cooling System:** Rheem Classic X

**Age of Heating:** 20+

**Design Life:** 15 – 20

**Fuel:** Electric

**Area Served:** Entire Home

**Location:** Right Side of Home

**Distribution System:** Insulated Ductwork in the Crawlspace

ITEMS INSPECTED:

Operating Controls	☒	Condensation Lines/Drip Pans	☒
Automatic Safety Controls	☒	Fuel Shutoffs	☒
Ducting and Distribution	☒	Service Disconnect	☒
Filtration	☒		



FINDINGS

- 👍 Controls are functional and in operating condition.
- 👍 Automatic safety controls are present and in operating condition.
- 👍 The ducting and distribution of the heating/cooling system was supported and in acceptable condition.
- 👍 Condensation lines/drip pans were present (where required) and sloped properly.
- 👍 Fuel shutoffs are present near the appliances.
- 👍 The service disconnect was within a safe distance from the appliances.



**AIR FILTER NEEDS CLEANING/REPLACEMENT**

The air filter for the cold air return is dirty and needs cleaning or replacement. Dirty air filters reduce airflow causing waste and inefficiency of the HVAC system. I recommend replacing/cleaning the air filter.





### DIRTY BURNERS

The burners in the furnace were dirty and in need of cleaning. I recommend service by a qualified professional to increase the efficiency of the furnace.



A thorough examination of the heat exchanger was limited due to the design of the forced air furnace. A comprehensive examination can only be completed by dismantling the furnace system, which is outside the scope of this inspection.



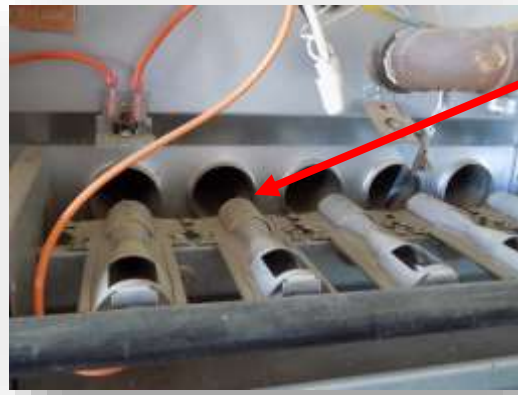
### HEATING SYSTEM 15 TO 20 YEARS OLD

The furnace is 15-20 years old and may be near the end of its useful life. While still functional, I suggest periodically checking the heat exchanger for holes/cracks to determine if it needs replacement.



### MISSING/DAMAGED INSULATION ON AC SUCTION LINE

The insulation on the suction line is damaged/missing. I recommend repair/replacement of the insulation to prevent condensation buildup.





The life of the air conditioner can be extended by covering the compressor unit during seasons when it is not in use to keep debris, ice and snow out. Vegetation should also be trimmed and kept back approximately 2 feet per typical manufacturer recommended clearance. By maintaining a clean AC unit, you will ensure proper air flow through the coils.



The air conditioning unit was not tested due to temperatures below 65°. Operating the air conditioner in these conditions may cause damage to the compressor.



I recommend operating the AC unit when conditions permit.

## PLUMBING

A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system:

- (a) The hot and cold water systems;
- (b) The waste and drain systems;
- (c) The vent systems; and
- (d) The readily accessible gas lines.

An inspection of the plumbing system must include, without limitation:

- (a) An identification and description of the type of water lines and a determination of whether the system has been activated;
- (b) The operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system;
- (c) A determination of the functional flow of the waste, drain, water and vent lines; and
- (d) An identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

## PLUMBING INFORMATION & MATERIALS

**Location of Water Shut-Off:** Next to Pressure tank in Garage

**Water Supply:** Well

**Supply Lines:** Copper

**Drain Lines:** ABS

**Location of Gas Shut-Off:** Next to AC Unit (North side of House)

**Water Heater Location:** Garage

**Water Heater Make:** Bradford White

**Water Heater Size:** 50 Gallons

**Water Heater Energy Source:** LP Gas

**Approximate Age:** 20

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### ITEMS INSPECTED:

Hot and Cold Water Supply	<input checked="" type="checkbox"/>	TPR Valve	<input checked="" type="checkbox"/>
Waste/Drain Systems	<input checked="" type="checkbox"/>	Seismic Strapping	<input checked="" type="checkbox"/>
Venting	<input checked="" type="checkbox"/>	Gas Leaks	<input checked="" type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	Location of Gas Shutoff	<input checked="" type="checkbox"/>
Plumbing Fixtures	<input checked="" type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>



FINDINGS

- ✔ Waste and drain systems were inspected and they appear to function appropriately.
- ✔ Venting systems were inspected and terminate in acceptable locations.
- ✔ The TPR valve is in an appropriate location for safe discharge in the event of valve relief.
- ✔ The toilets fit tightly and operate in an acceptable condition with no evidence of leaks.



The plumbing system was visibly inspected and functional flow was tested by operating multiple fixtures. Sinks, bathtubs, and showers are not filled to determine the functionality of the overflow drain. The main shutoff valve was not operated as this could cause leaks. The functionality of anti-siphon devices are outside the scope of this inspection.



ISSUE: LEAKING FIXTURE

The plumbing fixture located in the master bath is leaking and corroded. I recommend repair/replacement by a qualified professional.





### SPRAYER ON KITCHEN SINK IS LOOSE

The sprayer on the kitchen sink does not seat properly. While it does not show signs of leaking, it could in the future. I recommend repair/replacement by a qualified professional.



### CORRODED FIXTURES

The plumbing fixtures located in all the bathrooms show signs of corrosion and hard water scaling due to age.



### ISSUE: HISTORICAL WATER DAMAGE UNDER SINK/POSSIBLE ACTIVE LEAK

There appears to be historical water damage under the sink located in the cabinets in the kitchen. While no active leaks were present, it should be noted that a pan was located under the drain pipe. I recommend repair/replacement by a qualified professional.



### SAFETY ISSUE: SHOWER FIXTURE PLUMBED INCORRECTLY

The shower fixture located in the master bathroom is plumbed incorrectly and the hot/cold water supply lines are reversed. When shower fixtures are turned to the left they should increase the temperature. This is a safety hazard and should be corrected by a qualified professional to prevent scalding.







ISSUE: HARD WATER STAINS

The laminated glass located on the showers in both bathrooms has hard water stains. It should be noted that these stains are cosmetic and can be extremely difficult to remove.

## ELECTRICAL

A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system:

- (a) The switches, receptacles and fixtures;
- (b) The main panel box and all subpanel boxes, including, but not limited to, the feeders; and
- (c) The readily accessible wiring and junction boxes.

An inspection of the electrical system must include, without limitation:

- (a) An identification and description of the amperage and type of overcurrent protection devices, including, but not limited to, the fuses and breakers;
- (b) A description of the condition of the electrical system, including, but not limited to, the grounding cables;
- (c) A verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them;
- (d) The testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure;
- (e) A test and verification of the grounding, polarity and operation of all readily accessible ground fault circuit interrupter devices; and
- (f) An evaluation of the system and all readily accessible wiring.

## STYLE & MATERIALS

**Main Panel Mfg.:** Cutler Hammer

**Overcurrent Protection:** Circuit Breakers

**Main Panel Amp:** 200

**Grounding:** Yes

**Main Panel Location:** Eastern Side of House

**Wiring and Condition:** Copper – Good Condition

**Sub Panel Location:** Utility Room

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### ITEMS INSPECTED:

Main Panel	<input checked="" type="checkbox"/>	Grounding	<input checked="" type="checkbox"/>
Sub Panel	<input checked="" type="checkbox"/>	Breaker Labeling	<input checked="" type="checkbox"/>
Service/Distribution	<input checked="" type="checkbox"/>	Service Disconnect	<input checked="" type="checkbox"/>
Clearances	<input checked="" type="checkbox"/>	Outlets/Switches	<input checked="" type="checkbox"/>
Junction Boxes	<input checked="" type="checkbox"/>	GFCI	<input checked="" type="checkbox"/>
Accessible Wiring	<input checked="" type="checkbox"/>	Smoke Detectors	<input checked="" type="checkbox"/>
		Lighting Fixtures	<input checked="" type="checkbox"/>



## FINDINGS

- The main service panel was wired and labeled correctly; it is in acceptable operating condition.
- The breakers were in proper operating condition and labeled. Please note that you should break the circuit and test it before working on any switches.
- The accessible outlets, receptacles, GFCI receptacles, and switches were inspected and found in acceptable condition.



### SAFETY ISSUE: LOOSE ELECTRICAL FIXTURE

The electrical lighting fixture located in the master bathroom is not mounted properly and is loose. This could potentially lead to a fire hazard. I recommend having the fixture repaired/replaced by a licensed electrician immediately.



Ground fault circuit interrupter (GFCI) devices should be tested periodically. To test GFCI outlets, push the “test” button; the “reset” button should pop out and the power should shut off. To restore power, push in the “reset” button. To test GFCI circuit breakers in your electrical panel, push the “test” button on the circuit breaker. The circuit breaker should switch off and the power to that circuit should shut off. To restore power, switch the circuit breaker all the way off, then all the way on. If any GFCI device does not test or reset properly, it should be replaced.



While smoke detectors were tested, this is not absolute proof that they will respond in a fire. Operation failures include batteries that were found to be dead or missing, vents clogged with paint, dirt, dust or grease, and insect infestation. Smoke detectors that are over 10 years old or have damaged test buttons should be replaced.



Due to the presence of combustion devices in the livable spaces carbon monoxide detectors should be plugged in within 15 feet of sleeping areas. Sellers may remove these devices for installation in their new dwelling. Make sure the devices are installed upon final walk through.

## ATTIC, INSULATION & VENTILATION

A certified inspector shall inspect the insulation and ventilation systems of the structure being inspected, including, but not limited to, the following components of the insulation and ventilation systems:

- (a) The insulation and vapor retarders in unfinished spaces;
- (b) The ventilation of the attics and the area of the foundation; and
- (c) The kitchen, bathroom and laundry venting systems.

An inspection of the insulation and ventilation systems must include, without limitation:

- (a) The operation of any readily accessible attic ventilation fan;
- (b) If the temperature of the structure permits, the operation of any readily accessible thermostatic control;
- (c) A description of the condition of the insulation in the unfinished spaces; and
- (d) A description of any unfinished space at conditioned surfaces in which the insulation is absent.

## STYLE & MATERIALS

**Insulation Type:** Fiberglass Batt


**Attic Ventilation:** Roof Vents

### ITEMS INSPECTED:

Insulation Condition	<input checked="" type="checkbox"/>	Roof Vents	<input checked="" type="checkbox"/>
Vapor Retarders	<input checked="" type="checkbox"/>	Insulation Depth: 5 -7"	
Appliance Venting	<input checked="" type="checkbox"/>		



## FINDINGS

 It is important to maintain proper attic ventilation. During the heating season, ventilation prevents the buildup of condensation and mold/mildew problems. During seasons where cooling is used, ventilation will prevent higher utility bills and degradation of the roof.



The insulation was inspected from the attic hatch. The insulation was present in both the attic and the crawlspace. Full inspection of the attic was limited due to the scissor trusses, but the insulation was installed correctly and largely intact from the point of observation.



## DOORS, WINDOWS AND INTERIORS

A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior:

- (a) The walls, ceilings and floors;
- (b) The steps, stairways, balconies and railings;
- (c) A representative number of doors and windows; and
- (d) The counters and a representative number of cabinets.

An inspection of the interior components must include, without limitation:

- (a) The operation of a representative number of the windows and interior doors; and
- (b) The reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation.

## STYLE & MATERIALS

**Interior Walls:** Drywall

**Interior Ceiling(s):** Drywall

**Interior Doors:** Hollow Core

**Windows:** Vinyl, Dual Pane

**Floor Coverings:** Tile/Carpet

**Kitchen Counters:** Tile

**Bathroom Counters:** Tile

**Kitchen Cabinetry:** Wood/Oak

**Bathroom Cabinetry:** Wood/Oak

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### ITEMS INSPECTED:

Interior Walls	<input checked="" type="checkbox"/>	Security Bars	<input type="checkbox"/>
Interior Ceilings	<input checked="" type="checkbox"/>	Paint	<input checked="" type="checkbox"/>
Door Operation	<input checked="" type="checkbox"/>	Cabinet Condition	<input checked="" type="checkbox"/>
Window Operation	<input checked="" type="checkbox"/>	Fireplace/Flue	<input checked="" type="checkbox"/>
Safety Glass	<input checked="" type="checkbox"/>		



## FINDINGS

- 👍 The interior walls were inspected and were found in acceptable condition in all accessible areas.
- 👍 The interior ceilings were inspected and were found in acceptable condition in all accessible areas.
- 👍 The interior doors were inspected and found to be in operating condition.
- 👍 The windows were operated from the interior and found to be in operating condition.
- 👍 Safety glass was located and identified in the appropriate locations.
- 👍 Painted areas were found to be in acceptable condition.
- 👍 The floor coverings had some minor stains and evidence of wear but they are in acceptable condition.

### ➡ HAIRLINE CRACK

There is a hairline crack above the window in the master bedroom. Cracks like this are cosmetic, but they should be evaluated by a qualified professional if they worsen or run diagonally from the corner of the window.



### 🚫 ISSUE: SOOT/CREOSOTE ON FIREPLACE

Upon inspecting the fireplace, there was soot/creosote on the edge of the door indicating leakage of heated gases. I recommend repair/replacement of the door gasket by a qualified professional.



**BUILT- IN APPLIANCES**

A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable:

- (a) The dishwasher;
- (b) The range, cook top and oven;
- (c) The trash compactor;
- (d) The garbage disposal;
- (e) The ventilation equipment and range hood; and
- (f) The microwave oven.

An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

**APPLIANCES**

**Dishwasher Mfg.:** General Electric

**Built-In Microwave Mfg.:** General Electric

**Range/Cooktop Mfg.:** General Electric

**Range Hood/Ventilation Mfg.:** General Electric

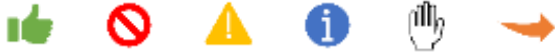
**Oven Mfg.:** General Electric

**Disposal Mfg.:** Badger

ITEMS INSPECTED:

Dishwasher Operating Cycle	<input checked="" type="checkbox"/>	Range Hood	<input checked="" type="checkbox"/>
Range/Cooktop	<input checked="" type="checkbox"/>	Disposal	<input checked="" type="checkbox"/>
Oven	<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>





## FINDINGS

- 👍 The dishwasher was operated through a normal cycle to ensure functionality. It was found to be in acceptable condition.
- 👍 The garbage disposal was operated and found to be in acceptable condition.
- 👍 The electric oven was operated and found to be in acceptable condition.
- 👍 The ventilation on the cooktop was operated and vented appropriately.



### ISSUE: ELEMENTS ON COOKTOP INOPERABLE

The elements on the left side of the kitchen cooktop are not heating. I recommend repair/replacement by a qualified professional.



The accuracy of the temperature in the refrigerator, cooktop/range and oven was not verified. That evaluation is beyond the scope of the inspection.



There is a 240-volt outlet for the dryer. There were no gas lines present



### ISSUE: CORROSION INSIDE MICROWAVE OVEN

There was some minor corrosion on the interior of the microwave. Upon inspection it was still functional, therefore I recommend monitoring the corrosion and functionality of the microwave.





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Thank you for using Highlands Residential Inspections LLC as your home inspection service. We know this process is an exciting and overwhelming experience full of emotion and we have made every attempt to provide you with the information and knowledge to make a well-informed decision.

If you have questions, please do not hesitate to contact us.

Additionally, if the report indicated deficiencies in components and systems that were not cosmetic in nature, we strongly encourage the use of licensed professionals. While many homeowners can perform repairs, often we have found their work to be poorly done.

Again, thank you for using Highlands Residential Inspections LLC and best wishes on your new adventure!

Sincerely,

Eli Dufloth  
Managing Member