

Buyer's Choice Home Inspections

*** Residential Inspection Report ***



Client's Name

Greg Buyer

On

October 30, 2015

Inspection Address

123 SAMPLE WAY
Henderson, NV 89074

Inspected By

Greg Bell
702-767-6315

gbellinspections@gmail.com
buyerschoicelv.com

Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015

Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

General Information

Client Information

Name: Greg Buyer

Street Address:

City, State, Zip:

Phone #: 702-555-1212

Email Address:

Inspection Address

Street Address: 123 SAMPLE WAY

City, State, Zip: Henderson, NV 89074

Weather Conditions

Weather Type: Clear

Temperature: 70 Degrees

Structure Type

Single Family / Two Story

Construction Type

Stucco with wood frame construction

Number of Bedroom/Bath

4 Bedroom / 2.5 Bath / 2 Car Garage

Estimated Year Built

1994

Estimated sq. ft.

2,514

Time of Inspection

8:00 AM

Inspected by

Greg Bell

Buyer Agent

Name:

Phone #:

Email Address:

Listing Agent

Name:

Phone #:

Email Address:



Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015

Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

Buyer's Choice Home Inspections

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes will need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utility Systems and Components

Electrical: Interior / Bedroom Areas: Correction Needed

- Smoke detectors generally have a life span of 8-10 years. Some detectors appear to be original to home, recommend replacing. Recommend replacing batteries in all smoke detectors upon occupying property to ensure proper operation.

Electrical: Kitchen / Bathroom / Exterior Areas: Correction Needed

- Outlet at front of home as pictured, is detaching from the wall. Recommend repair by a qualified professional.

Grounds

Fencing / Gate: Safety Concern

- Due to this gate being the only access to backyard, and the presence of a pool, the gate should auto-close. . Recommend consulting with local jurisdiction for current pool safety codes and repair accordingly.

Structural Systems

Walls (Exterior): Inspected - Appears Functional

- Common cracks and chips. Cosmetic only.

Window(s): Correction Needed

- Unable to open window in master bedroom as pictured. Recommend repair.

Door(s) (Interior & Exterior) : Correction Needed

- Sliding glass door is difficult to latch. Recommend repair for proper operation.

Patio cover(s) : Correction Needed

- Bottom of pillars of patio cover are damaged from sprinklers. Recommend adjusting sprinklers to ensure they do not reach pillars to prevent further damage. Recommend repair of area to prevent water penetration. Top right corner of patio cover has a small detaching section as pictured in image 3. Recommend repair. Several nails are detaching on top of patio cover. Recommend repair.

Balcony : Correction Needed

- Balcony off game room at second floor has detaching mesh as pictured on image 2. Recommend repair.

Detached Structure

Cabinet(s) and Countertop(s): Attention Recommended

- Cabinet and counter in garage as pictured are not anchored to wall.

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Bathroom(s)

Toilet(s): Correction Needed

- Master bathroom toilet has presence of rust from possible leak at bottom as pictured in image 3. Recommend repair.

Bathroom Plumbing: Correction Needed

- Faucet at left sink in hall bathroom has a leak and leak present under sink on right side as pictured. Recommend repair.

Kitchen

Countertop(s)/Sink: Inspected - Appears Functional

- Two small cracks observed on tile in kitchen. Cosmetic only.

Kitchen Plumbing: Correction Needed

- Kitchen faucet has slow drip. Recommend repair.

Water Heating System(s)

Water Heating System: Correction Needed

- Vent hood on water heater is not properly attached as pictured in image 2. Minor repair needed.

Pool / Spa

Electrical / Lighting / Outlets: Correction Needed

- Opening on panel pictured in image 1 should have a cover. Spa light was not operational. Exposed wires at pool motor junction box should be properly house in conduit to prevent shock hazard. Wires at rear of pool motor are wrapped in tape but should be housed in conduit. Exposed wires observed at 2nd pool motor and should be housed in conduit. Bonding wire is not connected. Switch for spa blower, pictured in image 6 was operational. Recommend repair of all items by a qualified professional.

Pump(s) / Jets: Correction Needed

- Spa jets are operated via breaker. No switch present on panel to operate. Recommend further evaluation and repair by a qualified professional. Switch for spa blower pictured in image 4 was not operational. Recommend repair by qualified professional.

Pressure Gauge: Correction Needed

- Pressure gauge is rusted on the inside making it difficult to read. Recommend replacing.

Pool / Spa Heating System(s): Correction Needed

- Heater powered on but did not fire. Recommend further evaluation and repair by a qualified professional.

Plumbing: Correction Needed

- Several leaks observed at pool plumbing pictured in image 1. Leak at top of filter housing pictured in image 2. Recommend repair by a qualified professional.

Gate & Fence: Safety Concern

- Due to this gate being the only access to backyard, and the presence of a pool, recommend adjusting spring so that the gate auto closes. Recommend consulting with local jurisdiction for current pool safety codes and repair accordingly.

Laundry and Service Areas

Exhaust Venting: Correction Needed

- Vent outlet does not have damper door. Recommend replacing door to prevent pest intrusion.

Laundry Plumbing Supply (Gas / Water): Not Inspected

- No washer/dryer present to test gas/water. Visual inspection of connections appear satisfactory.

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Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

Electrical Service Connection and Components

General Observation

Inspected - Appears Functional

Satisfactory

Service Connection

Location: Main Panel - Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of wiring:

Service size main panel: 120 / 240 Volt (Nominal)

Amp: 125 Amp service

Service size sub panel:

Amp:

Electrical Observations



Electrical: Interior / Bedroom Areas

Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Correction Needed

Recommend Repair

Observation: Smoke detectors generally have a life span of 8-10 years. Some detectors appear to be original to home, recommend replacing. Recommend replacing batteries in all smoke detectors upon occupying property to ensure proper operation.



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Damaged / Repair

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Electrical: Kitchen / Bathroom / Exterior Areas

Switches / Outlets / Fixtures

Correction Needed

Qualified Professional Recommended

Observation: Outlet at front of home as pictured, is detaching from the wall. Recommend repair by a qualified professional.



Plumbing Systems

Gas / Fuel Supply System

General Observation

Inspected - Appears Functional

Satisfactory

Service Connection

Location: Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Further Comments

No concerns observed



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Damaged / Repair

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Water Supply System

General Observation

Inspected - Appears Functional

Satisfactory

Service Connection

Location: Water meter with main shut off located next to street

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Static water pressure reading (psi): 30 - 40

Type of supply lines: Aquapex Tubing

Further Comments

No concerns observed



Sewage Supply System

General Observation

Inspected - Appears Functional

Satisfactory

Service Connection

Location: Cleanouts located side of home

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of drain pipes: ABS pipe

Further Comments

No concerns observed



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Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Grass/Vegetation

Further Comments: No concerns observed



Side yard(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Rock

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Back yard

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Rock/ Grass/Vegetation

Further Comments: No concerns observed



Driveway / Sidewalks

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Fencing / Gate

General Observation

Safety Concern

Recommend Repair

Description

Material: Metal

Further Comments: Due to this gate being the only access to backyard, and the presence of a pool, recommend adjusting spring so that the gate auto closes. Recommend consulting with local jurisdiction for current pool safety codes and repair accordingly.



Tree's / Shrubby

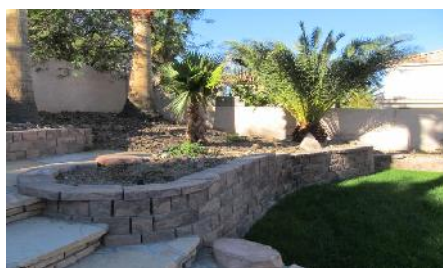
General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed



Grading / Slope

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

Foundation

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type of Foundation(s) Slab on Grade Foundation

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floors

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Carpet/Tile

Further Comments: No concerns observed



Ceiling

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: No concerns observed

Walls (Interior)

General Observation

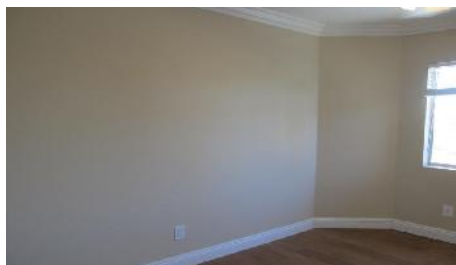
Inspected - Appears Functional

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: Normal wear and tear observed on interior walls. Cosmetic only.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Walls (Exterior)

General Observation

Inspected - Appears Functional

Minor Cosmetic Repair

Description

Material: Stucco

Further Comments: Common cracks and chips. Cosmetic only.



Window(s)

General Observation

Correction Needed

Recommend Repair

Description

Material: Vinyl & Aluminum (dual pane)

Further Comments: Unable to open window in master bedroom as pictured. Recommend repair.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Door(s) (Interior & Exterior)

General Observation

Correction Needed

Recommend Repair

Description

Type: Solid Core Exterior, hollow core interior, slider

Further Comments: Sliding glass door is difficult to latch. Recommend repair for proper operation.



Patio cover(s)

General Observation

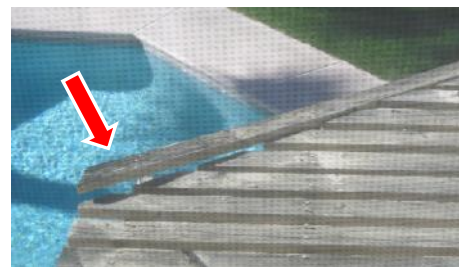
Correction Needed

Recommend Repair

Description

Material: Concrete/Stucco

Further Comments: Bottom of pillars of patio cover are damaged from sprinklers. Recommend adjusting sprinklers to ensure they do not reach pillars to prevent further damage. Recommend repair of area to prevent water penetration. Top right corner of patio cover has a small detaching section as pictured in image 3. Recommend repair. Several nails are detaching on top of patio cover. Recommend repair.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Balcony

General Observation

Correction Needed

Recommend Repair

Description

Material: Concrete

Further Comments: Balcony off game room at second floor has detaching mesh as pictured on image 2. Recommend repair.



Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Hardwood

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Garage

Our inspection of Detached Structure area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed



Walls (Interior)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Drywall/Plaster

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Flooring

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed



Door(s) / Garage door(s)

General Observation

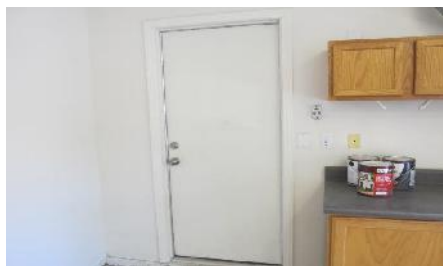
Inspected - Appears Functional

Satisfactory

Description

Material: Single car garage door (metal)

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Cabinet(s) and Countertop(s)

General Observation

Attention Recommended

Correction Needed

Description

Material: Wood

Further Comments: Cabinet and counter in garage as pictured are not anchored to wall.



Plumbing

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Copper and ABS

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof Structure

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Roof Covering

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Tile, barrel

Viewed from: Ground with binoculars

Further Comments: No concerns observed



Roof Slope

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: Medium Slope



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Attic Structure

General Observation

Inspected - Appears Functional

Satisfactory

Description

Viewed From: By entering crawl space

Further Comments: No concerns observed.



Attic Vents

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Gable vents

Further Comments: No concerns observed



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Insulation

General Observation

Inspected - Appears Functional

Satisfactory

Description

Materials: Blown

Further Comments: No concerns observed



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Not Present

Damaged / Repair

Safety Hazard

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Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) in accordance with industry standards of practice includes a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.

Hearth (Inner and Outer)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed



Door(s) or Enclosures

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Tempered Glass/Screen

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Mantle

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Drywall Plaster

Further Comments: No concerns observed



Chimney Top (Chimney cap, Spark arrester, Hood)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Standard Chimney Cap

Further Comments: No concerns observed

Fuel Source

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Natural Gas

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Laundry Room

Our inspection of the Laundry room area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floor Covering (Laundry)

General Observation

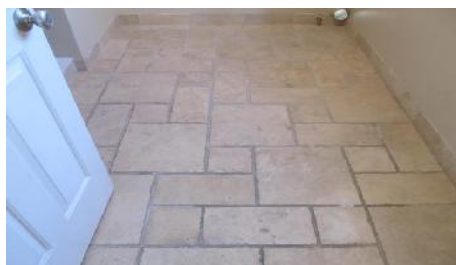
Inspected - Appears Functional

Satisfactory

Description

Type: Tile

Further Comments: No concerns observed



Exhaust Venting

General Observation

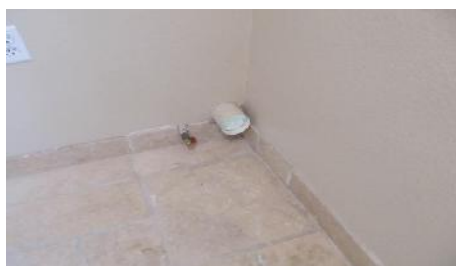
Correction Needed

Recommend Repair

Description

Type: Metal Flex

Further Comments: Vent outlet does not have damper door. Recommend replacing door to prevent pest intrusion.



Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Laundry Plumbing Supply (Gas / Water)

General Observation

Not Inspected

Description

Type: CPVC and Steel

Further Comments: No washer/dryer present to test gas/water. Visual inspection of connections appear satisfactory.



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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Countertop(s)/ Sink(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Solid Surface

Further Comments: No concerns observed



Floor Covering (Bathroom)

General Observation

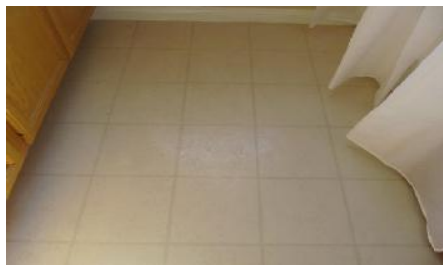
Inspected - Appears Functional

Satisfactory

Description

Type: Carpet/Tile

Further Comments: No concerns observed



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Toilet(s)

General Observation

Correction Needed

Recommend Repair

Description

Type: Porcelain

Further Comments: Master bathroom toilet has presence of rust from possible leak at bottom as pictured in image 3.
 Recommend repair.



Shower/Tub (Surround)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Prefabricated shower bath combination

Further Comments: No concerns observed



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Shower Enclosure

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Framed shower door

Further Comments: No concerns observed



Bathroom Plumbing

General Observation

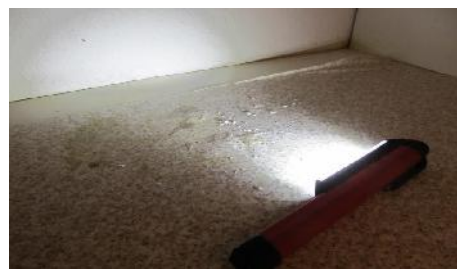
Correction Needed

Recommend Repair

Description

Type: Aquapex Tubing

Further Comments: Faucet at left sink in hall bathroom has a leak and leak present under sink on right side as pictured. Recommend repair.



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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)/Sink

General Observation

Inspected - Appears Functional

Cosmetic Repair

Description

Material: Tile

Further Comments: Two small cracks observed on tile in kitchen. Cosmetic only.



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floor Covering (Kitchen)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Linoleum

Further Comments: No concerns observed



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Plumbing

General Observation

Correction Needed

Recommend Repair

Description

Material: Aquapex Tubing

Further Comments: Kitchen faucet has slow drip. Recommend repair.



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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens. Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Not Present

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments



Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Microwave

General Observation

Inspected - Appears Functional

Satisfactory

Description

Location: Mounted Above Stove

Further Comments

No concerns observed



Range /Oven

General Observation

Inspected - Appears Functional

Satisfactory

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed



Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Exhaust fan / light

General Observation

Inspected - Appears Functional

Satisfactory

Description

Location: Microwave

Further Comments

No concerns observed



Dishwasher

General Observation

Inspected - Appears Functional

Satisfactory

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Food Waste Disposer

General Observation

Inspected - Appears Functional

Satisfactory

Description

Location: Kitchen (inside sink base cabinet)

Further Comments

No concerns observed



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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. To avoid possible compressor damage due to outside temperature below 60 degrees AC units may not be tested. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our

Heating System

General Observation

Correction Needed

Recommend Repair

Furnace Name: York

Year Model: Unknown

Model #: Unknown

Serial #: Unknown

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Flex tubing ventilation

Location: Attic

Further Comments

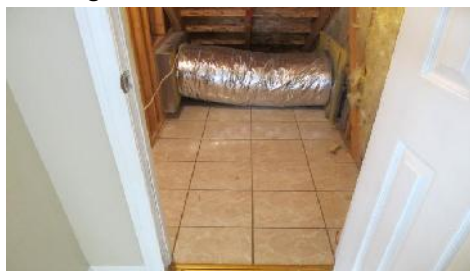
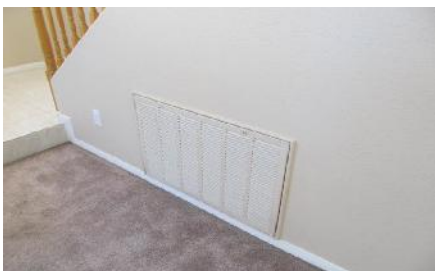
Unit was fully operational at time of inspection. Unable to access furnace for make/model/serial number/year information. Recommend replacing air filters on a regular basis for optimal energy efficiency for HVAC system. The return air duct located under the stairs has a gap as pictured and circled in image 6. Recommend repair to maximize energy efficiency and to ensure proper air circulation.



106 Degrees



106 Degrees



Heating System

Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

General Observation

Inspected - Appears Functional

Satisfactory

Furnace Name: York

Year Model: Unknown

Model #: Unknown

Serial #: Unknown

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Flex tubing ventilation

Location: Attic

Further Comments

Unit was fully operational at time of inspection. Unable to access internal labels for model/serial number/year information.



114 Degrees



116 Degrees

Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Cooling System

General Observation

Correction Needed

Recommend Repair

Furnace Name: York
Model #: H1DB036S06A
Cooling type: Central Air Conditioning System
Location: Side Yard
Year Model: Unknown
Serial #: EECM256800

Further Comments

AC was fully operational at time of inspection. Recommend properly anchoring electrical conduit line and replacing insulation around copper tubing.



50 Degrees



49 Degrees

Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015

Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Cooling System 2

General Observation

Correction Needed

Recommend Repair

Furnace Name: York

Year Model: Unknown

Model #: H2DA042S06A

Serial #: EECM260708

Cooling type: Central Air Conditioning System

Location: Side Yard

Further Comments

AC was fully operational at time of inspection. Recommend properly anchoring electrical conduit line and replacing insulation around copper tubing.



52 Degrees



54 Degrees

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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Correction Needed

Recommend Repair

Brand: General Electric

Year Model: 2007

Model #: GG40T06AVG01

Serial #: GELN1007V10288

Type of system: Conventional storage water heater

Fuel type: Natural Gas

Tank capacity: 40 gallon

Location: Outdoor compartment

Ventilation type: Natural draft - galvanized steel pipe

Further Comments

Vent hood on water heater is not properly attached as pictured in image 2. Minor repair needed.



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Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Correction Needed

Qualified Professional Recommended

Description

Further Comments: Opening on panel pictured in image 1 should have a cover. Spa light was not operational. Exposed wires at pool motor junction box should be properly house in conduit to prevent shock hazard. Wires at rear of pool motor are wrapped in tape but should be housed in conduit. Exposed wires observed at 2nd pool motor and should be housed in conduit. Bonding wire is not connected. Switch for spa blower, pictured in image 6 was operational. Recommend repair of all items by a qualified professional.



Missing Cover



Spa Light



Exposed Wire



Bonding Wire



Taped wires



Switch for Spa Blower

Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Structure Condition, Decking and Coping

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete with aggregate finish

Further Comments: No concerns observed



Pump(s) / Jets

General Observation

Correction Needed

Qualified Professional Recommended

Description

Further Comments: Spa jets are operated via breaker. No switch present on panel to operate. Recommend further evaluation and repair by a qualified professional. Switch for spa blower pictured in image 4 was not operational. Recommend repair by qualified professional.



Buyer's Choice Home Inspections

Date Of Inspection: October 30, 2015
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Filter / Skimmer and Basket

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed



Missing Skimmer Gate

Pressure Gauge

General Observation

Correction Needed

Recommend Replacement

Description

Further Comments: Pressure gauge is rusted on the inside making it difficult to read. Recommend replacing.



Buyer's Choice Home Inspections

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Inspection Address: 123 SAMPLE WAY, Henderson, NV 89074

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pool / Spa Heating System(s)

General Observation

Correction Needed

Qualified Professional Recommended

Description

Type: Gas fired heater running off Natural gas

Further Comments: Heater powered on but did not fire. Recommend further evaluation and repair by a qualified professional.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

Correction Needed

Qualified Professional Recommended

Description

Material: PVC piping

Further Comments: Several leaks observed at pool plumbing pictured in image 1. Leak at top of filter housing pictured in image 2. Recommend repair by a qualified professional.



Water Condition

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: Clear



Buyer's Choice Home Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Timer

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Single enclosure unit (125 volt)

Further Comments: No concerns observed



Gate & Fence

General Observation

Safety Concern

Recommend Repair

Description

Material: Metal

Further Comments: Due to this gate being the only access to backyard, and the presence of a pool, recommend adjusting spring so that the gate auto closes. Recommend consulting with local jurisdiction for current pool safety codes and repair accordingly.



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