

Buyer's Choice Home Inspections LLC

*** Residential Inspection Report ***



Client's Name

Mr. & Mrs. Happy Home Owner

On

March 30, 2019

Inspection Address

777 Dream View Ave.
Las Vegas, NV 89147

Inspected By

Greg Bell
702-359-0446

gbellinspections@gmail.com
www.buyerschoicelv.com

Buyer's Choice Home Inspections LLC

Date Of Inspection: March 30, 2019
Inspection Address: 777 Dream View Ave., Las Vegas, NV 89147

General Information

Client Information

Name: Mr. & Mrs. Happy Home Owner
Street Address:
City, State, Zip:
Phone #: 702-222-0615
Email Address: thegoodlife@gmail.com



Inspection Address

Street Address: 777 Dream View Ave.
City, State, Zip: Las Vegas, NV 89147

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

3 Bedrooms/2.5 Bathrooms/3 Car Garage

Estimated Year Built

1990

Estimated sq. ft.

2,887

Time of Inspection

9:00 AM

Inspected by

Greg Bell

Buyer Agent

Name:
Phone #:
Email Address:



Listing Agent

Name:
Phone #:
Email Address:



Buyer's Choice Home Inspections LLC

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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.

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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 Service Connection and Components: Correction Needed

- Ground wire installed on exterior electrical panel as pictured in image 2, this does not allow door to close. Recommend repair. Electrical panel inside kitchen pantry is missing 3 of 6 screws on the safety panel. Recommend repair.

Electrical: Interior / Bedroom Areas: Correction Needed

- Smoke detectors generally have a life span of 8-10 years. These units appear original to home. Recommend replacing to ensure proper operation. There are no smoke detectors present in the bedrooms. Recommend installing of safety reasons.

Electrical: Kitchen / Bathroom / Exterior Areas: Correction Needed

- Outlet at right side of home behind the AC unit and outlet at back patio did not have power. Front porch light, pictured in image 4 is detached as pictured in image 4. 1st floor bathroom exhaust fan powers on but sounds like it's binding/seizing. 2nd floor bathroom exhaust fan is detaching. Exterior carriage lights did not illuminate. They are likely on timers. Recommend evaluation. A few of the lights in the kitchen did not illuminate. Recommend changing bulbs and testing. Outlet at wet bar is missing a cover. Recommend repair.

Water Supply System: Correction Needed

- There was movement at main water meter when all water was off to property indicating a leak may be present. Recommend repair. Limited inspection of irrigation was conducted to ensure there are no leaks or broken heads. Sprinkler head at right side of the garage is hitting wall as pictured in image 3. Recommend repair. Section of grass at front yard pictured in image 4, did not have any water flow. Recommend repair. Irrigation box at backyard pictured in image 5 was buried, inspector was unable to test.

Grounds

Fencing / Gate: Correction Needed

- Gate at left side of home pictured in images 1-3, has missing and detaching wall anchors, no wall latch and post is rusted and detached. Recommend repair. Rear fence/gate is weathered and rusted likely from irrigation constantly hitting area. Recommend attention.

Tree's / Shrubbery: Correction Needed

- Recommend trimming trees away from home and roof to prevent stucco damage and to ensure proper roof drainage.

Grading / Slope: Correction Needed

- It is recommended that there is a minimum barrier of 18 inches between grass and home to prevent water and pest intrusion. Recommend correction. Inspector was unable to test irrigation for backyard due valves being buried. Recommend evaluation and correction to ensure proper operation and to ensure that water is not hitting home.

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Structural Systems

Floors: Inspected - Appears Functional

- Tile floors throughout home have hairline cracks and chips as pictured. Cosmetic only.

Ceiling: Monitor Conditions

- Previously patched area observed above staircase as pictured in images 1 and 2. Furnace is located in attic area above. Signs of previous leak observed at register in the dining room as pictured in images 3 and 4. Hall bathroom is above that area. No moisture present at time of inspection. Common settling cracks observed on areas of ceilings. Not structural in nature. Cosmetic only.

Walls (Interior): Inspected - Appears Functional

- Normal wear and tear observed on interior walls. Cosmetic only.

Walls (Exterior): Correction Needed

- Pet door present at 2nd floor balcony has exposed wood as pictured. Recommend painting/sealing to prevent water penetration. Several chips observed on exterior stucco with exposed foam and underlayment. Recommend patching to prevent water penetration. Normal cracks and chips observed on exterior walls. Cosmetic only.

Window(s): Correction Needed

- Dining room window and kitchen windows pictured in images 1 -3 either did not open or did not stay open due to detached glides. Recommend repair for proper operation. Master bedroom window lock detaches as pictured in image 4. Recommend repair. Front living room window and master bathroom window has condensation present between panes as pictured in images 5 and 6 which may indicate a compromised seal, likely due to age.

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

- Master bedroom door is missing anchoring hardware causing the door to not stay closed. Recommend repair.

Detached Structure

Electrical / Lighting / Outlets: Correction Needed

- GFCI outlet at left side of garage did not have power and the GFCI would not reset. Only one outlet in the garage had power due to this. Recommend evaluation and repair. Light switch in the garage pictured in image 3 is missing a cover. Recommend repair.

Walls/Ceilings (Interior): Inspected - Appears Functional

- Common settling cracks observed on garage ceiling. Not structural in nature. Cosmetic only.

Door(s) / Garage door(s): Correction Needed

- Single car garage door is missing sensors. Sensors should be installed in order to detect obstruction or presence of small children. Recommend correction. Buttons had to be held down for in order for the garage doors to close. Recommend repair. Door leading to interior living space from garage does not auto-close compromising the barrier from the garage to home. Recommend repair. Door leading to side yard from garage only has a deadbolt and not a knob. Door is difficult to operate. Recommend repair.

Plumbing: Inspected - Appears Functional

- Puddle present in garage where pictured in image 2, moisture was likely coming from trash bag present in area.

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Roof and Attic

Roof Covering: Correction Needed

- Several cracked, broken, missing and out of place roof tiles observed on roof as pictured. Recommend evaluation and repair by a qualified roofing professional.

Gutters and Down Spouts: Correction Needed

- Gutter at left side of home is detached as pictured in image 2. Recommend repair. Recommend clearing all gutters of debris to ensure proper function.

Flashing: Correction Needed

- No flashing viewed for roof throughout likely due to age of home. Recommend evaluation.

Bathroom(s)

Countertop(s)/Sink: Correction Needed

- Recommend sealing are behind sinks to prevent water penetration.

Toilet(s): Correction Needed

- Leak present at rear of master bathroom toilet as pictured in images 1 and 2. Recommend repair. Toilet at 2nd floor hall bathroom does not flush. Flapper appears to be stuck. 1st floor and 2nd floor hall bathrooms constantly run. Recommend repair of all items.

Shower/Tub (Surround): Correction Needed

- Inspector was unable to locate controls in order to test 2nd floor hall spa tub pictured in image 1. Master spa tub was operational at time of inspection.

Shower Enclosure: Correction Needed

- Master showerhead leaks as pictured in image 2 and flange is detached as pictured in image 3. Recommend cleaning and resealing around perimeter of shower pan.

Bathroom Plumbing: Correction Needed

- Master bathroom left sink had no water flow. Inspector was unable to manipulate valves underneath with reasonable force. Recommend repair.

Kitchen

Cabinet(s): Correction Needed

- Kitchen cabinet door at desk is detached as pictured. Recommend repair.

Countertop(s)/Sink: Correction Needed

- Countertop at stovetop has movement. Recommend repair. Underside of kitchen sink is rusted and corroded as pictured in images 2 and 3. No leaks present at time of inspection. Monitor.

Kitchen Plumbing: Correction Needed

- Kitchen faucet is difficult to turn from side to side. Recommend repair. Spray nozzle pictured in image 2 has leak present and detached flange as pictured in image 3. Recommend repair. Leak present under wet bar as pictured in image 5. Recommend repair.

Kitchen Appliance(s)

Microwave: Not Present

- No microwave present

Oven: Attention Recommended

- Convection oven fan emitted louder than normal sound. Recommend evaluation.

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Stove Top: Correction Needed

- Stove powered on but went off after a short time. Recommend evaluation and repair.

Exhaust fan / light: Correction Needed

- No duct work or fan present for exhaust as pictured. Recommend repair for proper operation.

Dishwasher: Correction Needed

- Leak present under sink when dishwasher went through drain cycle as pictured in image 3. Recommend repair.

Outdoor Kitchen: Correction Needed

- Grill igniter was not operational. Recommend repair.

Heating and Cooling System(s)

Heating System 2: Correction Needed

- The furnace operating the 2nd floor was not operational. There should be a minimum split of 15 degrees. This unit only achieved a 3 degree split. Recommend evaluation and repair. Evidence of rust discharge present from condensation line as pictured in image 3. Recommend evaluation and servicing.

Cooling System 2: Correction Needed

- AC unit servicing the 2nd floor did not achieve optimal temperatures. There should be a minimum split of 15 degrees between return and supply air. This unit only achieved a split of 6 degrees. Recommend evaluation and repair by a qualified professional.

Water Heating System(s)

Water Heating System: Correction Needed

- Exhaust vent for water heater is not attached as pictured in images 1 and 2. Recommend repair.

Laundry and Service Areas

Exhaust Venting: Correction Needed

- Laundry room exhaust was not operational. Recommend repair.

Laundry Plumbing Supply (Ele. / Water): Limited Inspection

- No washer/dryer present for inspection. Visual inspection of connections indicate they are in satisfactory condition.

Laundry Plumbing Drain and Vent System: Correction Needed

- Recommend clearing dryer vent of built up lint to ensure proper operation and prevent fire hazard.

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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

Electrical System

Our inspection of Electrical System and components in accordance with industry standards of practice includes identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds, the testing of a representative number of switches and outlets that were visible and accessible, and the presence or absence of smoke detector(s)/carbon monoxide detector(s). This report is to inform you of current condition as observed at time of inspection. We recommend that all electrical repairs and or replacements be evaluated and corrected by a qualified electrical contractor.

Electrical Service Connection and Components

General Observation

Correction Needed

Minor Repair Needed

Service Connection

Location: Main Panel - Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of wiring: Copper

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

Amp: 200 Amp service

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

Amp: 200 Amp service

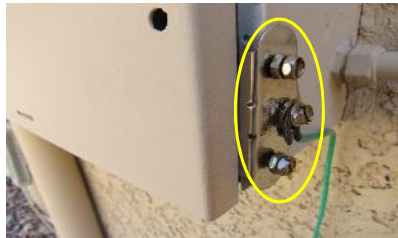
Electrical Observations

Ground wire installed on exterior electrical panel as pictured in image 2, this does not allow door to close. Recommend repair.

Electrical panel inside kitchen pantry is missing 3 of 6 screws on the safety panel. Recommend repair.



Exterior Right Side of Home



Exterior Panel



Pantry

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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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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. These units appear original to home. Recommend replacing to ensure proper operation. There are no smoke detectors present in the bedrooms. Recommend installing of safety reasons.



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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

Electrical: Kitchen / Bathroom / Exterior Areas

Switches / Outlets / Fixtures

Correction Needed

Qualified Professional Recommended

Observation: Outlet at right side of home behind the AC unit and outlet at back patio did not have power. Front porch light, pictured in image 4 is detached as pictured in image 4. 1st floor bathroom exhaust fan powers on but sounds like it's binding/seizing. 2nd floor bathroom exhaust fan is detaching. Exterior carriage lights did not illuminate. They are likely on timers. Recommend evaluation. A few of the lights in the kitchen did not illuminate. Recommend changing bulbs and testing. Outlet at wet bar is missing a cover. Recommend repair.



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Inspected

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Damaged / Repair

Safety Hazard

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Plumbing Systems

Our inspection of the Plumbing Systems and components in accordance with industry standards of practice includes a visual examination of the accessible and visible plumbing fixtures and components. The plumbing system and their components are tested and observed using normal operating controls, testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection, and for this reason we recommend further evaluation by a qualified contractor to confirm its actual condition. This report is to inform you of current condition as observed at time of inspection. We recommend that all material defects noted below be fully evaluated and/or corrected by a qualified plumbing contractor prior to the close of escrow or contingencies.

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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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 Supply System

General Observation

Correction Needed

Recommend Repair

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): 55 - 65

Type of supply lines: Copper ABS

Further Comments

There was movement at main water meter when all water was off to property indicating a leak may be present. Recommend repair. Limited inspection of irrigation was conducted to ensure there are no leaks or broken heads. Sprinkler head at right side of the garage is hitting wall as pictured in image 3. Recommend repair. Section of grass at front yard pictured in image 4, did not have any water flow. Recommend repair. Irrigation box at backyard pictured in image 5 was buried, inspector was unable to test.



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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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

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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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

Back yard

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Rock/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

Correction Needed

Recommend Repair

Description

Material: Metal

Further Comments: Gate at left side of home pictured in images 1-3, has missing and detaching wall anchors, no wall latch and post is rusted and detached. Recommend repair. Rear fence/gate is weathered and rusted likely from irrigation constantly hitting area. Recommend attention.



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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

Tree's / Shrubby

General Observation

Correction Needed

Recommend Repair

Description

Further Comments: Recommend trimming trees away from home and roof to prevent stucco damage and to ensure proper roof drainage.



Grading / Slope

General Observation

Correction Needed

Recommend Repair

Description

Further Comments: It is recommended that there is a minimum barrier of 18 inches between grass and home to prevent water and pest intrusion. Recommend correction. Inspector was unable to test irrigation for backyard due valves being buried. Recommend evaluation and correction to ensure proper operation and to ensure that water is not hitting home.



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Inspected

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Damaged / Repair

Safety Hazard

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

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

Floors

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Carpet/Tile/Wood

Further Comments: Tile floors throughout home have hairline cracks and chips as pictured. Cosmetic only.



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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



Ceiling

General Observation

Monitor Conditions

Description

Material: Drywall / Plaster

Further Comments: Previously patched area observed above staircase as pictured in images 1 and 2. Furnace is located in attic area above. Signs of previous leak observed at register in the dining room as pictured in images 3 and 4. Hall bathroom is above that area. No moisture present at time of inspection. Common settling cracks observed on areas of ceilings. Not structural in nature. Cosmetic only.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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

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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Walls (Exterior)

General Observation

Correction Needed

Recommend Repair

Description

Material: Stucco

Further Comments: Pet door present at 2nd floor balcony has exposed wood as pictured. Recommend painting/sealing to prevent water penetration. Several chips observed on exterior stucco with exposed foam and underlayment. Recommend patching to prevent water penetration. Normal cracks and chips observed on exterior walls. Cosmetic only.



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Window(s)

General Observation

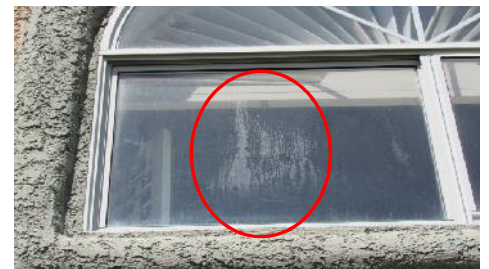
Correction Needed

Recommend Repair

Description

Material: Vinyl (dual pane)

Further Comments: Dining room window and kitchen windows pictured in images 1 -3 either did not open or did not stay open due to detached glides. Recommend repair for proper operation. Master bedroom window lock detaches as pictured in image 4. Recommend repair. Front living room window and master bathroom window has condensation present between panes as pictured in images 5 and 6 which may indicate a compromised seal, likely due to age.



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Door(s) (Interior & Exterior)

General Observation

Correction Needed

Recommend Repair

Description

Type: Solid Core External, Hollow Core Internal, Slider

Further Comments: Master bedroom door is missing anchoring hardware causing the door to not stay closed. Recommend repair.



Awning(s) / Patio cover(s) / Carport(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete/Stucco

Further Comments: No concerns observed



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

Balcony / Decks / Porches

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed



Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood/Carpet

Further Comments: No concerns observed



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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

Correction Needed

Recommend Repair

Description

Further Comments: GFCI outlet at left side of garage did not have power and the GFCI would not reset. Only one outlet in the garage had power due to this. Recommend evaluation and repair. Light switch in the garage pictured in image 3 is missing a cover. Recommend repair.



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Walls/Ceilings (Interior)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Drywall/Plaster

Further Comments: Common settling cracks observed on garage ceiling. Not structural in nature. Cosmetic only.



Flooring

General Observation

Correction Needed

Minor Repair Needed

Description

Material: Concrete

Further Comments: Garage coating is chipped at the entrance to home as pictured in image 2. Recommend repair.



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Not Present

Damaged / Repair

Safety Hazard

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

Door(s) / Garage door(s)

General Observation

Correction Needed

Recommend Repair

Description

Material: Three car garage door (Metal)

Further Comments: Single car garage door is missing sensors. Sensors should be installed in order to detect obstruction or presence of small children. Recommend correction. Buttons had to be held down for in order for the garage doors to close. Recommend repair. Door leading to interior living space from garage does not auto-close compromising the barrier from the garage to home. Recommend repair. Door leading to side yard from garage only has a deadbolt and not a knob. Door is difficult to operate. Recommend repair.



Buyer's Choice Home Inspections LLC

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Inspection Address: 777 Dream View Ave., Las Vegas, NV 89147

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

Inspected - Appears Functional

Satisfactory

Description

Type: Copper and ABS

Further Comments: Puddle present in garage where pictured in image 2, moisture was likely coming from trash bag present in area.



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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

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



Roof Covering

General Observation

Correction Needed

Qualified Professional Recommended

Description

Material: Barrel tile

Viewed from: From eaves on ladder/Aerial Camera

Further Comments: Several cracked, broken, missing and out of place roof tiles observed on roof as pictured. Recommend evaluation and repair by a qualified roofing professional.

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Inspected

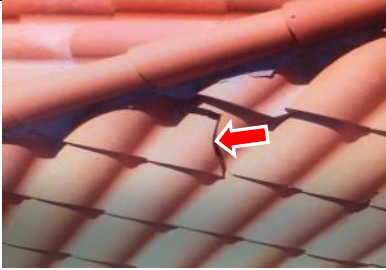
Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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



Roof Slope

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: Medium Slope



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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

Gutters and Down Spouts

General Observation

Correction Needed

Recommend Repair

Description

Material: Metal

Further Comments: Gutter at left side of home is detached as pictured in image 2. Recommend repair. Recommend clearing all gutters of debris to ensure proper function.



Flashing

General Observation

Correction Needed

Qualified Professional Recommended

Description

Material: Galvanized metal

Further Comments: No flashing viewed for roof throughout likely due to age of home. Recommend evaluation.



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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

Attic Structure

General Observation

Inspected - Appears Functional

Satisfactory

Description

Viewed From: View from access opening

Further Comments: No concerns observed



Insulation

General Observation

Inspected - Appears Functional

Satisfactory

Description

Materials: Blown

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

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.

Firebox and Butt Wall

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Concrete Block

Further Comments: No concerns observed



Damper

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

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

Flue Vent Connector, Flue Pipe

General Observation

Limited Inspection

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed

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: Glass doors tempered and Fire screen

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

Chimney

General Observation

Inspected - Appears Functional

Satisfactory

Description

Viewed from: Viewed from the ground

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



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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

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

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

Interior / Living Areas

Our inspection of the Interior / Living area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways 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, doors, switches and outlets, also the plumbing system if present 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. 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.

Cabinet(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Flooring

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Carpet

Further Comments: No concerns observed

Walls and Ceiling (Interior)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Drywall / Plaster

Further Comments: No concerns observed

Window(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Aluminum (dual pane)

Further Comments: No concerns observed

Door(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

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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

Type: Hollow core (six panel)

Further Comments: No concerns observed

Closet(s)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Hollow core (flat panel)

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

Bedroom Areas

Our inspection of the Bedroom 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, doors, switches and outlets. However, we do not evaluate window treatments, or 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

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Carpet

Further Comments: No concerns observed

Walls and Ceiling (Interior)

General Observation

Inspected

Satisfactory

Description

Type: Drywall / Plaster

Further Comments: No concerns observed

Window(s)

General Observation

Inspected

Satisfactory

Description

Type: Aluminum (dual pane)

Further Comments: No concerns observed

Door(s)

General Observation

Inspected

Satisfactory

Description

Type: Hollow core (six panel)

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

Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Hollow core (flat panel)

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

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 countertop

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: Laundry room exhaust was not operational. Recommend repair.



Laundry Plumbing Supply (Ele. / Water)

General Observation

Limited Inspection

Satisfactory

Description

Type: CPVC and Steel

Further Comments: No washer/dryer present for inspection. Visual inspection of connections indicate they are in satisfactory condition.



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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

Laundry Plumbing Drain and Vent System

General Observation

Correction Needed

Minor Repair Needed

Description

Material: ABS pipe

Further Comments: Recommend clearing dryer vent of built up lint to ensure proper operation and prevent fire hazard.



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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



Countertop(s)/Sink

General Observation

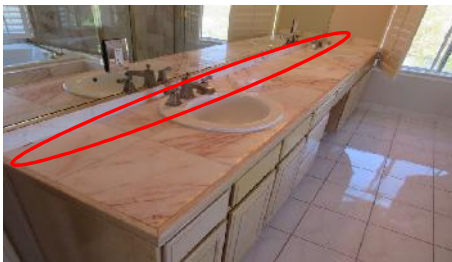
Correction Needed

Minor Repair Needed

Description

Material: Solid Surface

Further Comments: Recommend sealing are behind sinks to prevent water penetration.



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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 (Bathroom)

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Tile

Further Comments: No concerns observed



Toilet(s)

General Observation

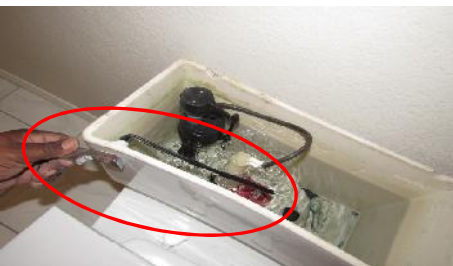
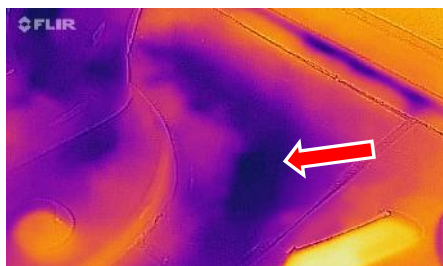
Correction Needed

Recommend Repair

Description

Type: Porcelain

Further Comments: Leak present at rear of master bathroom toilet as pictured in images 1 and 2. Recommend repair. Toilet at 2nd floor hall bathroom does not flush. Flapper appears to be stuck. 1st floor and 2nd floor hall bathrooms constantly run. Recommend repair of all items.



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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/Tub (Surround)

General Observation

Correction Needed

Recommend Repair

Description

Type: Prefabricated shower bath combination

Further Comments: Inspector was unable to locate controls in order to test 2nd floor hall spa tub pictured in image 1. Master spa tub was operational at time of inspection.



Shower Enclosure

General Observation

Correction Needed

Recommend Repair

Description

Material: Framed shower door

Further Comments: Master showerhead leaks as pictured in image 2 and flange is detached as pictured in image 3. Recommend cleaning and resealing around perimeter of shower pan.



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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 Plumbing

General Observation

Correction Needed

Recommend Repair

Description

Type: Copper ABS

Further Comments: Master bathroom left sink had no water flow. Inspector was unable to manipulate valves underneath with reasonable force. 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

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

Correction Needed

Recommend Repair

Description

Material: Wood Cabinets

Further Comments: Kitchen cabinet door at desk is detached as pictured. Recommend repair.



Countertop(s)/Sink

General Observation

Correction Needed

Recommend Repair

Description

Material: Solid Surface Counters

Further Comments: Countertop at stovetop has movement. Recommend repair. Underside of kitchen sink is rusted and corroded as pictured in images 2 and 3. No leaks present at time of inspection. Monitor.



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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

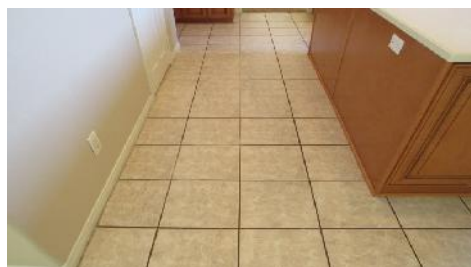
Inspected - Appears Functional

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed



Closet(s) / Pantry

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Wood door(s)

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

Kitchen Plumbing

General Observation

Correction Needed

Recommend Repair

Description

Material: Copper ABS

Further Comments: Kitchen faucet is difficult to turn from side to side. Recommend repair. Spray nozzle pictured in image 2 has leak present and detached flange as pictured in image 3. Recommend repair. Leak present under wet bar as pictured in image 5. 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

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

Inspected - Appears Functional

Satisfactory

Description

Location: Free Standing

Further Comments

No concerns observed



45 Degrees



26 Degrees



41 Degrees

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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

Not Present

Description

Location: N/A

Further Comments

No microwave present

Oven

General Observation

Attention Recommended

Satisfactory

Description

Location: Built In

Further Comments

Convection oven fan emitted louder than normal sound. Recommend evaluation.



Stove Top

General Observation

Correction Needed

Recommend Repair

Description

Location: Kitchen - Built in counter

Further Comments

Stove powered on but went off after a short time. Recommend evaluation and 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

Exhaust fan / light

General Observation

Correction Needed

Recommend Repair

Description

Location: Stovetop

Further Comments

No duct work or fan present for exhaust as pictured. Recommend repair for proper operation.



Dishwasher

General Observation

Correction Needed

Recommend Repair

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

Leak present under sink when dishwasher went through drain cycle as pictured in image 3. 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

Outdoor Kitchen

General Observation

Correction Needed

Recommend Repair

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

Grill igniter was not operational. Recommend repair.



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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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. 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 service does not include any form of warranty or guarantee.

Heating System 1

General Observation

Inspected - Appears Functional

Satisfactory

Furnace Name: Carrier

Year Model: Unknown

Model #: 58G9100-CA

Serial #: AA85005332

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Dilutant Flue / Flue Dilution System

Location: Garage

Further Comments

Furnace was fully operational at time of inspection. Unable to access internal labels for model/serial number information. Recommend regularly changing filters to optimize energy efficiency.



102 Degrees



104 Degrees

Buyer's Choice Home Inspections LLC

Date Of Inspection: March 30, 2019

Inspection Address: 777 Dream View Ave., Las Vegas, NV 89147

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 System 2

General Observation

Correction Needed

Qualified Professional Recommended

Furnace Name: Carrier

Year Model: Unknown

Model #: Unknown

Serial #: Unknown

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Dilutant Flue / Flue Dilution System

Location: Attic

Further Comments

The furnace operating the 2nd floor was not operational. There should be a minimum split of 15 degrees. This unit only achieved a 3 degree split. Recommend evaluation and repair. Evidence of rust discharge present from condensation line as pictured in image 3. Recommend evaluation and servicing.



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Damaged / Repair

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Cooling System 1

General Observation

Inspected - Appears Functional

Minor Repair Needed

Furnace Name: Carrier

Year Model: 1990

Model #: 38TG060310

Serial #: 3890E10796

Cooling type: Central Air Conditioning System

Location: Side Yard

Further Comments

Unit was fully operational at time of inspection. Recommend insulating copper tube pictured in image 2.



50 Degrees



49 Degrees

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Cooling System 2

General Observation

Correction Needed

Qualified Professional Recommended

Furnace Name: Lennox

Year Model: 2013

Model #: 13ACX-048-230-19

Serial #: 1913E14377

Cooling type: Central Air Conditioning System

Location: Side yard

Further Comments

AC unit servicing the 2nd floor did not achieve optimal temperatures. There should be a minimum split of 15 degrees between return and supply air. This unit only achieved a split of 6 degrees. Recommend evaluation and repair by a qualified professional.



75 Degrees



69 Degrees

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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: Bradford White

Year Model:

Model #: MI75S6BN

Serial #: KE18276758

Type of system: Gas demand water heater

Fuel type: Natural Gas

Tank capacity: 75 gallon

Location: Garage

Ventilation type: Natural draft - galvanized steel pipe

Further Comments

Exhaust vent for water heater is not attached as pictured in images 1 and 2. Recommend repair.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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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

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed

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

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed

Filter / Skimmer and Basket

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed

Pressure Gauge

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: No concerns observed

Pool / Spa Heating System(s)

General Observation

Inspected - Appears Functional

Satisfactory

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Description

Type: Gas fired heater running off Natural gas

Further Comments: No concerns observed

Plumbing

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: PVC piping

Further Comments: No concerns observed

Water Condition

General Observation

Inspected - Appears Functional

Satisfactory

Description

Further Comments: Clear

Timer

General Observation

Inspected - Appears Functional

Satisfactory

Description

Type: Single enclosure unit (125 volt)

Further Comments: No concerns observed

Gate & Fence

General Observation

Inspected - Appears Functional

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed

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