



## Home Inspection Report

Prepared exclusively for  
Jane Popple



PROPERTY INSPECTED  
1701 Waldman Avenue  
Las Vegas, NV 89102

Date of Inspection: 4/13/2019  
Inspection No. 401228-221

**INSPECTED BY:**

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**INSPECTOR:**

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# INSPECTION REPORT

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## 1.0 PROPERTY AND SITE

### 1.1 Landscape / Grading

- Natural Grass
- Natural grass

1.1.1 The general landscape such as grading and surface water drainage was inspected.

1.1.2 The landscaping material was properly sloped away from the foundation.

### 1.2 Driveway(s)

- Circular
- Concrete

1.2.1 Driveway(s) were inspected.

1.2.2 The home has a circular driveway to the right and leads to the garages on the left. The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface.



### 1.3 Patio(s)

- Covered
- Concrete

1.3.1 The home has a large covered patio running the length of the back of the house.



## 2.0 EXTERIOR

### 2.1 Exterior General Comments

2.1.1 The home is solid brick with wood columns.



### 2.2 Wall Surface

Brick

2.2.1 Exterior wall surfaces were inspected from ground level.

**2.2.2 Very good condition**



**2.3 Eaves / Fascia / Soffit**

- Wood
- Stucco

2.3.1 Very good condition for its age.

2.3.2 Inspected from ground level.

2.3.3 The home has stucco eaves with wood fascia.



**2.4 Trim**

- Brick

2.4.1 Good condition

2.4.2 Good Condition

### 2.4.3 No maintenance required



## 2.5 Windows

Vinyl

2.5.1 Good Condition

2.5.2 Exterior window frames and trim inspected from ground level.

## 2.6 Exterior Doors

2.6.1 Front door is a solid core wood double door with stained glass inserts.  
Rear door is a wood frame glass slider.



## 2.7 Porch(es)

Concrete

2.7.1 No maintenance required

2.7.2 Exterior porch(es) were inspected.

2.7.3 Front Porch is covered with wood columns & a stucco ceiling.



## 2.8 Balcony

- ✓ Columns
- ✓ Concrete
- ✓ Covered
- ✓ Stucco ceiling
- ✓ Wood railing

2.8.1 Inspected

2.8.2 Good Condition

2.8.3 The home's covered balcony runs the length of the front of the house. The metal railing was noted to be securely fastened.





### 3.0 ROOFING SYSTEM

#### 3.1 Roofing Inspection Method

- From the ground &
- Walked on roof surface.
- Inspected from roof edge.

#### 3.2 Sloped Surface(s)

- Tile

3.2.1 The roof appears to be in good condition for its age.









**3.3 Chimney(s)**

- Stucco
- Brick

**3.3.1 Good Condition**

3.3.2 Properly flashed



## 4.0 GARAGE / CARPORT

### 4.1 Exterior Access Door(s)

Metal

4.1.1 Good Condition

4.1.2 Solid core metal door.



### 4.2 Vehicle Door(s)

Metal

Insulated

4.2.1 No maintenance required

4.2.2 The home has three Metal garage doors all with automatic openers.  
No dents or dings.

### 4.3 Vehicle Door Opener(s)

Automatic-belt drive

4.3.1 The door opened & closed when tested with the wall controls

4.3.2 Each garage door has its own opener.  
Manual release cords noted.

The auto reverse was tested & is functional on each unit.

### 4.4 Floor

Concrete

4.4.1 Inspected

**4.5 Wall**

- Textured
- Drywall

4.5.1 Walls were noted to be in acceptable condition

**4.6 Ceiling**

- Drywall
- Textured

4.6.1 The ceiling was noted to be in good condition.

**4.7 Hatch**

4.7.1 Not accessible do to car parked in the bay.



## 5.0 ELECTRICAL SYSTEM

### 5.1 Electrical General Comments

5.1.1 Electrical "room" is located on the right rear corner of the homes exterior.



### 5.2 Service Entrance

☑ Electrical service to the home is by underground cables.

### 5.3 Service Size

☑ 600 Amps

5.3.1 Panel installed 8 / 24 / 1979



### 5.4 Main Disconnect(s)

#### 5.4.1 Inspected & tagged

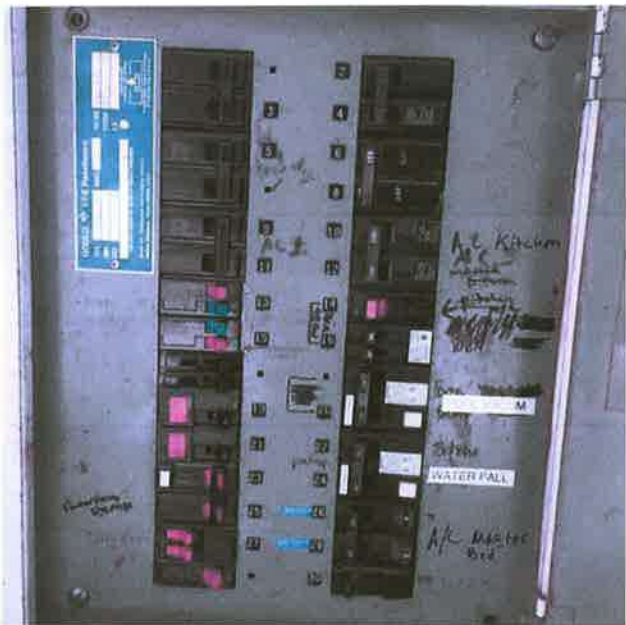


### 5.5 Distribution Panel(s)

#### ☑ Breakers

#### 5.5.1 Inspected

5.5.2 The electrical panel is located in outside electrical room.  
No breakers were tripped at the time of the inspection.



**5.6 Sub-Panel(s)**

5.6.1 Located in the laundry room. No breakers were tripped at the time of the inspection.



**5.7 Grounding**

- Gas meter
- Gas Meter

5.7.1 Properly bonded



**5.8 Branch Circuit Wiring**

- Copper wire branch circuits.

5.8.1 Inspected where visible

## 5.9 Receptacles

5.9.1 A representative amount of outlets were checked/tested for proper polarity & grounding



## 5.10 Lighting / Ceiling Fan(s)

Canned / recessed lighting

5.10.1 Operational

## 5.11 Exhaust Fan(s)

5.11.1 Operational

5.11.2 Tested

## 5.12 GFCI Devices

5.12.1 Tested Reset Functional

## 5.13 Smoke Alarms

5.13.1 Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

## 5.14 Carbon Monoxide Alarms

5.14.1 Not Tested

5.14.2 Consider replacing CO alarms when taking possession to ensure that new, properly functioning and properly-located protection is in place.

## 6.0 HEATING/COOLING/VENTILATION SYSTEM(S)





## 6.1 HVAC General Comments

6.1.1 The homes HVAC System consists of 5 rooftop electric AC / Natural Gas heating units.

- Rheem 4 ton AC / 100,000 BTU Heater
- American Standard 1 1/2 ton AC / 40,000 BTU Heater
- Lennox 4 1/2 ton AC / 120,000 BTU Heater
- York 4 1/2 ton AC / 108,000 BTU Heater
- York 5 ton AC / 108,000 BTU Heater



AMERICAN STANDARD INC.  
 HE TRANE COMPANY  
 T. SMITH, AR 72903

**NRTL**  

CONDENSATION COOLING AND HEATING UNIT, UNITE DE REFRIGERISSEMENT AT CHAUFFAGE COMBINES, FOR OUTDOOR INSTALLATION ONLY. THIS UNIT SHOULD BE INSTALLED AND REGULARLY MAINTAINED IN ACCORDANCE WITH THE SERVICE LITERATURE MANUAL(S).

YCC-IN-2: 32-5008-01  
 ANSI Z21.47-1990a CENTRAL FURNACE

QTY REFRIG CTKS FACTORY CHARGED: 1 CKT#1 4 5-4LBS R22 CKT#2 1 LBS R22

NOT FOR RESIDENTIAL USE IN CANADA

MODEL NO. YCC024F1LOHC  
 SERIAL NO. H47120527  
 DATE OF MFG. 11/93  
 ELECTRICAL RATING 208-230/60/1  
 MAX OPER. VOLT 187/253  
 MAX HACR CKT BRK 25  
 MAX CKT BRK (CANADIAN INST) 50  
 CONTROL CKT VOLT 24 VAC  
 IN CKT AMP 15.6  
 MAX FUSE SIZE 25  
 MIN TEST PRESSURE: HIGH 300 LOW 150 PSIG

COMPR QTY PH HZ RLA LPA  
 #1 1 60 7.9 67  
 #2

INTERNALLY PROTECTED COMPRESSOR

FAN	QTY	PH	HZ	FLA	HP
COND	1	60	1.6	1/3	
EVAP	1	60	1.6	1/4	
EXHAUST	1	60		1/35	

HEATING INPUT BTUH 40,000 50,000  
 HEATING OUTPUT BTUH 32,600 40,000  
 ORIFICE DRILL SIZE #4 43  
 ALTITUDE SPECIFICATIONS 0-4500 FT 0-2000 FT  
 FACTORY EQUIPPED FOR \*

MAX EXT S.P. INCHES W.C. 40  
 TEMP RISE 26-59 DEG F

03N2060N09006A

FOR OUTDOOR INSTALLATION ONLY  
 USE COPPER SUPPLY WIRE 208/230-1-60  
 MINIMUM CIRCUIT AMPACITY 42.4  
 MAXIMUM FUSE SIZE (TIME DELAY) 60  
 MAXIMUM CIRCUIT BREAKER SIZE 60

QTY-LOADS	HP	VOLTS-PH-HZ	RLA/FLA	LPA
1 - COMP		208/230-1-60	26.4 RLA	134
1 - I.D. BLOWER	1	208/230-1-60	7.6 FLA	
1 - O.D. FAN	1/3	208/230-1-60	1.9 FLA	
1 - COMB BLOW	1/50	208/230-1-60	0.54 FLA	

FACTORY CHARGED: R-410A, 9 LBS, 0 OZ.  
 MIN. TEST PRESS: HIGH SIDE 445 PSIG, LOW SIDE 236 PSIG

FORCED AIR FURNACE WITH COOLING TYPE GAS: NATURAL  
 GAS SUPPLY PRESS: MAX. 13.5 IN. W.C.; MIN. 4.5 IN. W.C.  
 ORIFICE: 40 DRILL SIZE PILOT ORIFICE .022 IN.  
 MANIFOLD PRESSURE 3.5 IN. W.C.  
 INPUT (BTUH) 108,000  
 AIR TEMP RISE MAX. EXT. STATIC PRESSURE IN. W.C.  
 DEGREE F 26-59 PRESSURE IN. W.C. 70  
 35-65

LIMIT CONTROL SETTING 175 F  
 DESIGNED OUTLET AIR TEMP 175 F  
 ALTITUDE 0 - 2000 FT. ELEVATION  
 HEAT ANTICIPATOR SETTING: 35 A  
 SERVICE (S) AND MINIMUM (M) CLEARANCE TO COMBUSTIBLE:

MODEL NO. D1NF060N09005C SERIAL NO. 151NEH057000

FOR OUTDOOR INSTALLATION ONLY  
 USE COPPER SUPPLY WIRE 208/230-1-60  
 MINIMUM CIRCUIT AMPACITY 42.4  
 MAXIMUM FUSE SIZE (TIME DELAY) 60  
 MAXIMUM CIRCUIT BREAKER SIZE 60

QTY-LOADS	HP	VOLTS-PH-HZ	RLA/FLA	LPA
1 - COMP		208/230-1-60	22.1 RLA	140
1 - I.D. BLOWER	1	208/230-1-60	9.4 FLA	
1 - O.D. FAN	1/3	208/230-1-60	1.9 FLA	
1 - COMB BLOW	1/50	208/230-1-60	0.54 FLA	

FACTORY CHARGED: R-410A, 9 LBS, 0 OZ.  
 MIN. TEST PRESS: HIGH SIDE 300 PSIG, LOW SIDE 154 PSIG

FORCED AIR FURNACE WITH COOLING, TYPE GAS: NATURAL  
 GAS SUPPLY PRESS: MAX. 13.5 IN. W.C.; MIN. 4.5 IN. W.C.  
 ORIFICE: 40 DRILL SIZE PILOT ORIFICE .022 IN.  
 MANIFOLD PRESSURE 3.5 IN. W.C.  
 INPUT (BTUH) 108,000  
 AIR TEMP RISE MAX. EXT. STATIC PRESSURE IN. W.C.  
 DEGREE F 26-59 PRESSURE IN. W.C. 70  
 35-65

LIMIT CONTROL SETTING 175 F  
 DESIGNED OUTLET AIR TEMP 175 F  
 ALTITUDE 0 - 2000 FT. ELEVATION  
 HEAT ANTICIPATOR SETTING: 35 A  
 SERVICE (S) AND MINIMUM (M) CLEARANCE TO COMBUSTIBLE

MULTIPLE:

1st	in	150	(S)	150	(M)
2nd	in	150	(S)	150	(M)
3rd	in	150	(S)	150	(M)
4th	in	150	(S)	150	(M)

MINIMUM CLEARANCE EXTENSION: 36 IN.  
 FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A-B-C  
 NON-SCORCHING MATERIAL:  
 ANSI Z21.47(B)-1997 & COMESA-2-212-1997  
 FOR FURNACE WITH COOLING UNIT

MODEL NO. D1NF060N09005C SERIAL NO. 151NEH057000

FOR OUTDOOR INSTALLATION ONLY  
 USE COPPER SUPPLY WIRE 208/230-1-60  
 MINIMUM CIRCUIT AMPACITY 42.4  
 MAXIMUM FUSE SIZE (TIME DELAY) 60  
 MAXIMUM CIRCUIT BREAKER SIZE 60

QTY-LOADS	HP	VOLTS-PH-HZ	RLA/FLA	LPA
1 - COMP		208/230-1-60	22.1 RLA	140
1 - I.D. BLOWER	1	208/230-1-60	9.4 FLA	
1 - O.D. FAN	1/3	208/230-1-60	1.9 FLA	
1 - COMB BLOW	1/50	208/230-1-60	0.54 FLA	

FACTORY CHARGED: R-410A, 9 LBS, 0 OZ.  
 MIN. TEST PRESS: HIGH SIDE 300 PSIG, LOW SIDE 154 PSIG

FORCED AIR FURNACE WITH COOLING, TYPE GAS: NATURAL  
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 MANIFOLD PRESSURE 3.5 IN. W.C.  
 INPUT (BTUH) 108,000  
 AIR TEMP RISE MAX. EXT. STATIC PRESSURE IN. W.C.  
 DEGREE F 26-59 PRESSURE IN. W.C. 70  
 35-65

LIMIT CONTROL SETTING 175 F  
 DESIGNED OUTLET AIR TEMP 175 F  
 ALTITUDE 0 - 2000 FT. ELEVATION  
 HEAT ANTICIPATOR SETTING: 35 A  
 SERVICE (S) AND MINIMUM (M) CLEARANCE TO COMBUSTIBLE

MULTIPLE:

1st	in	150	(S)	150	(M)
2nd	in	150	(S)	150	(M)
3rd	in	150	(S)	150	(M)
4th	in	150	(S)	150	(M)

MINIMUM CLEARANCE EXTENSION: 36 IN.  
 FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A-B-C  
 NON-SCORCHING MATERIAL:  
 ANSI Z21.47(B)-1997 & COMESA-2-212-1997  
 FOR FURNACE WITH COOLING UNIT

**6.2 Thermostat(s)**

- Programmable
- Standard

6.2.1 Tested Operated Properly

**6.3 Energy Source(s)**

6.3.1 Natural Gas

**6.4 Filter**

6.4.1 Filters were noted to be clean at the time of the inspection.



## 7.0 PLUMBING SYSTEM

### 7.1 Water Main

- ☑ Water main is copper pipe.

#### 7.1.1 Inspected

#### 7.1.2 The water meter is located in a box in the sidewalk



### 7.2 Distribution Piping

- ☑ Pex
- ☑ PEX

7.2.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

### 7.3 Drain, Waste, and Vent Piping

- ☑ PVC
- ☑ Pvc
- ☑ Plastic

7.3.1 The visible portions of the interior drain, waste and vent system were inspected.

### 7.4 Water Heating Equipment

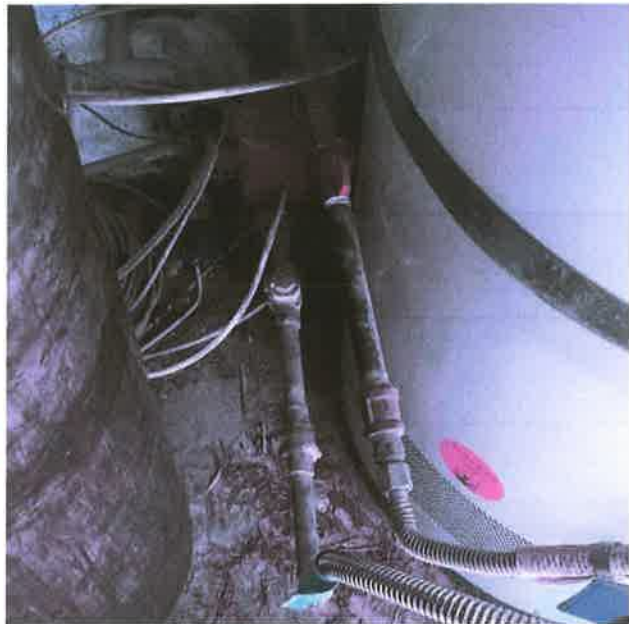
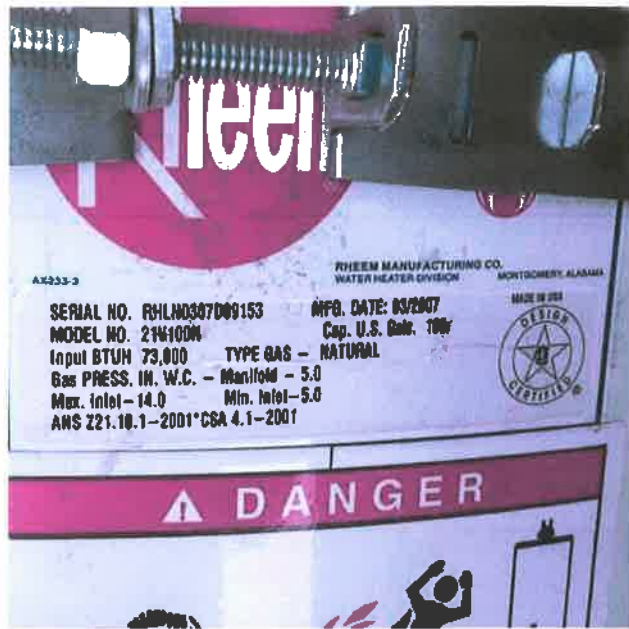
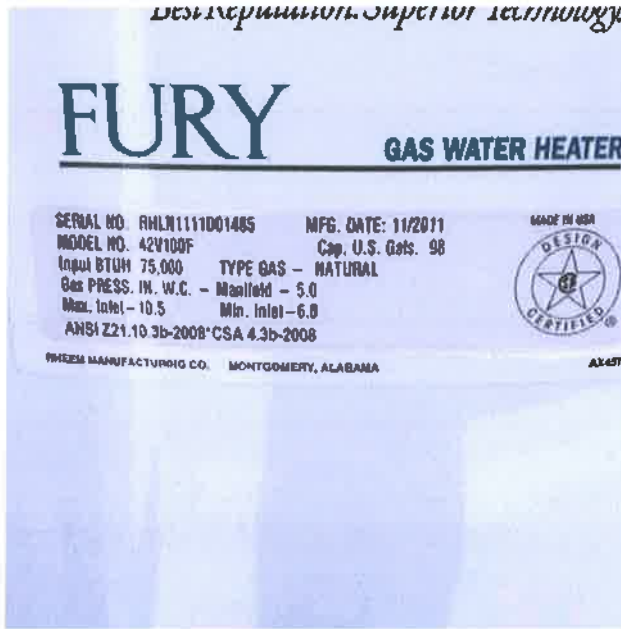
- ☑ Seismic Straps
- ☑ Fuel shutoff at system
- ☑ Fuel source is natural gas.

7.4.1 Hot water supplied throughout as tested at each fixture

7.4.2 The domestic hot water system was inspected and operated.

7.4.3 The water heating equipment is located in a closet / utility room on the right rear corner on the building. It consists of two natural gas units working in series. One is a Fury 98 Gallon unit manufactured in 2011 and the other is a Rheem 100 Gallon unit manufactured in 2007.





**7.5 Water Heater Venting**

- Atmospheric Vent

7.5.1 The combustion and venting of the water heating equipment was inspected.

7.5.2 Both units were noted to be properly vented.

**7.6 Hose Bibb(s)**

- No Vacuum Breakers noted

7.6.1 Exterior hose bibs were inspected and operated.

**7.7 Fixtures / Faucets**

7.7.1 All faucets turned ON / OFF functional

7.7.2 Hot and cold taps were tested to insure that they were not reversed.

**7.8 Sink(s)**

7.8.1 Inspected - no leaks

**7.9 Toilet(s)**

7.9.1 All toilets were inspected.

They were all mounted tightly & flushed properly.

**7.10 Tub(s) / Shower(s)**

7.10.1 Tubs and showers were inspected and operated and are functional.

7.10.2 The home has a large marble jacuzzi in the Master Bathroom.



## 8.0 INTERIOR

### 8.1 Floors

- Tile
- Marble

8.1.1 Inspected

8.1.2 Beautiful Condition

8.1.3 The home has 48" x 24" Marble tiles.



### 8.2 Walls / Ceilings

- Textured
- Drywall
- Wallpaper

8.2.1 Inspected and found to be in good condition

### 8.3 Windows

8.3.1 A representative number of windows were inspected and they proved to operate properly.

### 8.4 Doors

- Hollow
- Wood
- Panel type doors

8.4.1 Very good condition

8.4.2 Inspected



8.4.3 The doors open & close properly & the hardware is in good shape.



**8.5 Stairs / Railings / Guardrails**

8.5.1 Excellent Condition

8.5.2 Excellent condition

8.5.3 The wood railings were mounted securely.



**8.6 Countertops / Cabinets**

Wood

Tile

8.6.1 Noted to be in excellent condition

8.6.2 Inspected

8.6.3 The home has wood cabinets with glass inserts in the doors along with tile countertops and backsplash.



## 9.0 FIREPLACE(S)

### 9.1 Gas Log Set(s)

9.1.1 The home has a large full wall petrified wood fireplace.  
Properly installed carbon monoxide detector noted.



9.1.2 The home has a beautiful Marble gas log fireplace in the Master Bedroom.

We strongly recommend that you have a carbon monoxide detector installed in any room that has a gas log set / gas insert.



## 9.2 **Hearth / Door / Screen**

9.2.1 Inspected

9.2.2 Good Condition

## 10.0 **APPLIANCES**

### 10.1 **Refrigerator**

10.1.1 Inspected

10.1.2 Operational



## 10.2 Ranges / Ovens / Cooktops

Electric

10.2.1 Inspected

10.2.2 Double Ovens were tested to 350 degrees.



10.2.3 All burners lit when tested.

The exhaust fan is operational & was properly plumbed to the outside.





### 10.3 Dishwasher

10.3.1 Operated through a complete cycle.  
Drained properly



**10.4 Food Waste Disposer**

10.4.1 Inspected

10.4.2 No Leaks

10.4.3 Operational

