

**Las Casitas Inc.**

**(775) 304-2079**

**Robert Shell Lic. # IOS.0001683-RE**



**1/28/2025**

**Stuart Rosenbaum and Marie Guenat**

**210 1st St. Fernley NV**

# INSPECTION SUMMARY

## EXTERIOR

### SIDING & TRIM

The wood siding has dirt against it in a few places. Will rot. Pull dirt back.

### PORCH/PATIO/DECK

The deck coverings are in poor condition on both upper decks.

The stairs backs are open with gaps greater than 4 inches.

The deck guardrail balusters on the second floor are too far apart. Must be no more than 4 inches apart.

The stairs to the upper units have handrail balusters that are too far apart. Must be no greater than 4 3/8 inches apart.

### WINDOWS

Windows are the older metal frame style. Are in overall good condition. FYI

### DOORS

Unit 2 door seal is not sealing. Needs adjustment.

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## FOUNDATION - STRUCTURE

### FOUNDATION

The crawl space access covers are in poor condition and allow for rodents to enter.

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## ROOF

### ROOF-SHINGLE

One set of shingles is flipped up and one is missing above the laundry room.

### OVERHANG / EAVES

Some of the fascia is in need of preservation.

### DRAINAGE

Gutter downspouts should be extended to divert water away from the foundation.

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## ELECTRICAL

### MAIN PANEL

The cover to the cable TV on the east building is off.

### BRANCH WIRING

There is a wire splice under the studio apartment that is not in a junction box. Box must have a cover.

### EXTERIOR ELECTRICAL

All exterior outlets must be GFCI protected and in weatherproof boxes.

### INTERIOR ELECTRICAL

Ensure there are CO detectors in the rooms adjoining the bedrooms. All units.

Kitchen outlets within 6 ft from water are not GFCI protected. All units.

## PLUMBING

### SHUTOFF

The main water shutoff valve tubes are missing the caps on 3 of them. Debris is in the tubes. Cleanout tubes and cap.

### WASTE AND VENT

The kitchen drain under unit 7 is broken and leaking as seen from the crawl space.

The shower drain in the studio apartment is leaking as seen from the crawl space.

Unit 2 has a leak under the tub as seen from the crawl space.

### WATER HEATER

The laundry water heater relief valve pipe is out of place and is leaking.

The water heaters are missing the approved seismic straps. Unit 1, 2, 3, 5, 6, 7, 8, 9

Water heater relief valve piping should be extended to the exterior with no up turns. All units.

## HEATING-COOLING

### HEATING SYSTEM

Unit 3 heater is old and is the 65% style. FYI

### COOLING SYSTEM

Window air conditioning units were secured for the season. Did not test.

### FLUES / VENTS

The heater combustion air vent in the floor is damaged in unit 1, 2

### DUCTS

One duct under unit 2 has fallen off.

One duct under unit one is missing a strap and the pipe is bending at the joint. Could fall apart if left unattended.

# ***INSPECTION SUMMARY***

## **INTERIOR / ATTIC**

### **FLOORS**

**Carpet is in need of stretching or replacing. Unit 7, 9**

### **DOORS**

**Closet doors are off the tracks in unit 2, 3, 5, 6, 8**

**Closet doors are missing in unit 2, 7**

## **KITCHEN**

### **EXHAUST / VENTING**

**Stove exhaust grease screen is missing. Unit 1, 7,**

### **FIXTURES**

**There were no fire extinguishers under the kitchen sinks. All units.**

### **APPLIANCES**

**Dishwasher not secured to countertop. Unit 6, 7, 8, 9**

### **CABINETS / COUNTERTOPS**

**Unit 2 kitchen upper cabinet door hinge is disconnected.**

### **LAUNDRY AREA**

**The dryer vent hoods are damaged and missing the back draft flappers.**

## **BATHROOMS**

### **TUBS / SHOWERS**

**The tub/shower door is leaking at the corner. Clean and re-seal. Unit 7.**

### **TOILETS**

**Unit 3 toilet tank lid is broken.**

**Toilets should be sealed at the base. All units.**

### **VENTILATION**

**Exhaust fan noisy, repair or replace fan. Unit 7**

## GENERAL PROPERTY INFORMATION

Year Built -  
Sq. Footage -

<i>1982</i>

Property Type -  
Design -  
Orientation -

<i>Apartment</i>
<i>Two Story</i>
<i>South</i>

Weather -  
Temperature -

<i>Clear and Dry</i>
<i>40 Degrees</i>

Occupied -

<i>Yes</i>
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Utilities -

<i>All On</i>

Attending -

<i>Buyer's Agent</i>

### ADDITIONAL REMARKS:

**Bedrooms: 2**  
**Bath: 1**  
**10 units**

## ***KEY TO CONDITION / DISCREPANCY RATINGS***

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any concerns or conditions noted.

**When items are rated the ratings are as follows:**

**Satisfactory** - indicates that the item appeared capable of being used and considered acceptable for its age and general use.

**Monitor** - requires that the condition should be monitored to insure condition does not deteriorate.

**Further Review Suggested** - indicates that complete confirmation or analysis could not be completed during the inspection and it is recommended additional evaluations be performed on the condition prior to closing escrow.

**Major Repair** - indicates this condition requires immediate attention and correction by a qualified competent contractor or professional. This condition if left unattended could cause or increase the possibility of personal injury or damage to property or structure. These items should be corrected prior to closing.

**Safety Issue** - indicates that a safety concern is present, immediate evaluation and or improvement of condition should be performed.

**Attention** - indicates that a degree of corrective action is needed on the item / condition. In many cases a qualified, licensed professional contractor is required to correct the discrepancy. These items in most cases should be corrected prior to closing

The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

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### EXTERIOR:

<b>ACCESS CONDITIONS:</b>		<i>The following opinion is based on an inspection of the visible portion of the exterior structure, inspection may be limited by vegetation and possessions. If any conditions are listed a qualified contractor / professional should correct them.</i>	
<input type="checkbox"/> Restrictive	<b>COMMENTS:</b>		<b>RATING:</b>
<input checked="" type="checkbox"/> Typical			Satisfactory

<b>PAVEMENT/CONCRETE</b>		<i>This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			Satisfactory
<input checked="" type="checkbox"/> Walkways			
<input checked="" type="checkbox"/> Steps			

<b>SITE:</b>		<i>Site is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc. Flood potential and soil stability determinations are not part of this inspection.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			Satisfactory
<input checked="" type="checkbox"/> Shed			

<b>SIDING / TRIM:</b>		<i>Siding refers to the material forming or covering the exterior walls. Masonry construction can perform structural as well as siding functions.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			
<b>SIDING MATERIAL</b>			
<input checked="" type="checkbox"/> Wood Siding	The wood siding has dirt against it in a few places. Will rot. Pull dirt back.		Attention

<b>PARKING:</b>		<i>Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			Satisfactory
<b>TYPE</b>			
<input checked="" type="checkbox"/> Carport			

<b>PORCH / PATIO / DECK:</b>		<i>Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			Attention
<b>TYPE</b>			Safety Issue
<input checked="" type="checkbox"/> Deck	The deck coverings are in poor condition on both upper decks.		Safety Issue
	The stairs backs are open with gaps greater than 4 inches.		Safety Issue
	The deck guardrail balusters on the second floor are too far apart. Must be no more than 4 inches apart.		Safety Issue
	The stairs to the upper units have handrail balusters that are too far apart. Must be no greater than 4 3/8 inches apart.		Safety Issue

<b>WINDOWS:</b>		<i>Insure bedroom egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			
<b>TYPE</b>			
<input checked="" type="checkbox"/> Multi Pane	Windows are the older metal frame style. Are in overall good condition. FYI		Satisfactory

<b>DOORS:</b>		<i>Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision. We suggest re-keying all exterior access doors for security and safety.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			
<b>TYPE</b>			
<input checked="" type="checkbox"/> Security	Unit 2 door seal is not sealing. Needs adjustment.		Attention

**FOUNDATION / STRUCTURE:**

<b>ACCESS CONDITIONS:</b>		<i>This inspection is based on observation of the visible portions of the foundation and structure. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. If any conditions are listed a qualified contractor or in some cases a structural engineer may be needed to review and/or correct the condition.</i>	
<input type="checkbox"/>	Restrictive	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Typical		
		The crawl space access covers are in poor condition and allow for rodents to enter.	Attention

<b>FOUNDATION:</b>		<i>This is the support for the primary part of the structure. This inspection is limited. Interior floor structure inspection is limited due to flooring (carpet, tile, etc. ) restricting the view.</i>	
<input type="checkbox"/>	Slab on grade	<b>COMMENTS:</b>	<b>RATING:</b>
<input type="checkbox"/>	Raised Basement		
<input checked="" type="checkbox"/>	Raised Crawlspace	The crawl space access covers are in poor condition and allow for rodents to enter.	Attention
<i>Material</i>			
<input checked="" type="checkbox"/>	Block		
<input checked="" type="checkbox"/>	Concrete		

<b>EXTERIOR WALLS:</b>		<i>This section reports on the exterior walls of the building above the foundation. Any gaps/openings or cracks should be sealed to prevent moisture intrusion to the structure.</i>	
<i>Type</i>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Framed		
			Satisfactory

<b>FLOORS:</b>		<i>Floor structure maybe limited due to interior ceilings, floor coverings and furnishings.</i>	
<input checked="" type="checkbox"/>	Applicable	<b>COMMENTS:</b>	<b>RATING:</b>
<input type="checkbox"/>	N/A		
<i>Type</i>			Satisfactory
<input checked="" type="checkbox"/>	Framed		
<input checked="" type="checkbox"/>	Wood		

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### ROOF:

<b>ACCESS CONDITIONS:</b>		<i>This report depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of how long the roof system may be watertight. Past or present leaks are not determined, If conditions are listed a qualified roofing contractor should correct conditions and evaluate the roof system. Ventilation fans, gutters/downspouts are not tested</i>	
<input type="checkbox"/>	Restrictive	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Typical		Satisfactory
<i>Method of inspection</i>			
<input checked="" type="checkbox"/>	Walked		

<b>ROOF - SHINGLE:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input type="checkbox"/>	N/A		
<input checked="" type="checkbox"/>	Applicable		
<i>Location</i>			
<input checked="" type="checkbox"/>	Primary roof	One set of shingles is flipped up and one is missing above the laundry room.	Attention

<b>ROOF - ROLL ROOFING:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Applicable		
<input type="checkbox"/>	N/A		
<i>Location</i>			
<input checked="" type="checkbox"/>	Secondary roof		Satisfactory

<b>FLASHING:</b>		<i>Some flashings are not fully visible due to the normal construction design of the roof.</i>	
<input checked="" type="checkbox"/>	Applicable	<b>COMMENTS:</b>	<b>RATING:</b>
<input type="checkbox"/>	N/A		Satisfactory

<b>VENTS AND FLUES:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Applicable		Satisfactory

<b>OVERHANG/EAVES:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Applicable		
<i>Type</i>			
<input checked="" type="checkbox"/>	Fascia	Some of the fascia is in need of preservation.	Attention
<input checked="" type="checkbox"/>	Soffit		

<b>DRAINAGE:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Applicable		
<i>Type</i>			
<input checked="" type="checkbox"/>	Gutters	Gutter downspouts should be extended to divert water away from the foundation.	Attention

<b>VENTILATION:</b>		<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/>	Applicable		
<input type="checkbox"/>	N/A		Satisfactory
<i>Type</i>			
<input checked="" type="checkbox"/>	Eaves/Soffit		
<input checked="" type="checkbox"/>	Gable		
<input checked="" type="checkbox"/>	Roof/Ridge		



## Exterior, Roof and Foundation / Structure Pictures

Gutter downspouts should be extended to divert water away from the foundation.



The stairs to the upper units have handrail balusters that are too far apart.



The deck guardrail balusters on the second floor are too far apart.



The stairs backs are open with gaps greater than 4 inches.



The wood siding has dirt against it in a few places. Will rot. Pull dirt back.



Unit 2 door seal is not sealing. Needs adjustment.



## Exterior, Roof and Foundation / Structure Pictures

The crawl space access covers are in poor condition and allow for rodents to enter.



The crawl space access covers are in poor condition and allow for rodents to enter.



One set of shingles is flipped up and one is missing above the laundry room.



The deck coverings are in poor condition on both upper decks.



Some of the fascia is in need of preservation.



Enter photo description



## Las Casitas Inc.

### ELECTRICAL:

<p><i>The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them. System adequacy is not determined.</i></p>		
<b>ACCESS CONDITIONS:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> Typical		Satisfactory

<p><i>SEC up to and including the meter may be the responsibility of the local power company. We do not inspect or evaluate load controllers, surge suppressors or other optional items that may be incorporated into the main service.</i></p>		
<b>SERVICE:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> 120/240 volt		Satisfactory
<input type="checkbox"/> 208/480 volt		
<input checked="" type="checkbox"/> Single Phase		
<input checked="" type="checkbox"/> Underground		

<p><i>This is the main power supply panel. Become familiar with its location and study the circuit location markings if any exist. Recommend installing Arc Fault circuit breakers on all bedrooms branch wiring.</i></p>		
<b>MAIN PANEL:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> Breakers		
<input type="checkbox"/> Fuses		
	The cover to the cable TV on the east building is off.	Attention
<b>Amperage</b>		
100 Amps		Satisfactory
<b>Location</b>		
Exterior		Satisfactory

<p><i>Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.</i></p>		
<b>SUB PANEL:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> Applicable		
<input type="checkbox"/> N/A		
<b>Type</b>		
<input checked="" type="checkbox"/> Breakers		Satisfactory
<b>Amperage</b>		
100 Amps		
<b>Location</b>		
Hallway		

<p><i>This makes up the majority of electrical system, It distributes the power from the panels to outlets, switches, appliances, etc. Most is hidden by walls, insulation, etc., only the visible portions are examined.</i></p>		
<b>BRANCH WIRING:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<b>Type</b>		
<input checked="" type="checkbox"/> Romex		
<input type="checkbox"/> Conduit	There is a wire splice under the studio apartment that is not in a junction box. Box must have a cover.	Safety Issue
<b>Material</b>		
<input checked="" type="checkbox"/> Copper		

<p><i>Exterior electrical components add convenience, but can also contribute to additional hazards if devices/equipment are not maintain. GFCI outlets are recommended</i></p>		
<b>EXTERIOR ELECTRICAL:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> GFCI	All exterior outlets must be GFCI protected and in weatherproof boxes.	Safety Issue

<p><i>The inspection covers a representative number of components. If you have any doubt about any electrical discrepancies noted in this report, have it thoroughly inspected by a qualified electrician.</i></p>		
<b>INTERIOR ELECTRICAL:</b>	<b>COMMENTS:</b>	<b>RATING:</b>
<input checked="" type="checkbox"/> GFCI		
<input checked="" type="checkbox"/> Smoke Detectors		
<input checked="" type="checkbox"/> CO Detectors	Ensure there are CO detectors in the rooms adjoining the bedrooms. All units.	Safety Issue
<input checked="" type="checkbox"/> Ceiling Fans	Kitchen outlets within 6 ft from water are not GFCI protected. All units.	Safety Issue

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### PLUMBING:

<b>ACCESS CONDITIONS:</b>		<i>The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only visible supply and waste systems are inspected. If any conditions are listed a qualified plumber should repair them. If a well supplies the primary drinking water a water quality test is recommended.</i>	
<input checked="" type="checkbox"/> Typical	<b>COMMENTS:</b>		<b>RATING:</b> Satisfactory
<b>MAIN SUPPLY</b>		<i>This section covers the type and material of the main water supply. Galvanized piping has a 20 to 40 year service life. Other than documented piping may exist.</i>	
<input type="checkbox"/> Copper	<b>COMMENTS:</b>		<b>RATING:</b> Satisfactory
<input checked="" type="checkbox"/> Galvanized			
<input type="checkbox"/> PEX			
<b>SHUTOFF &amp; LOCATION:</b>		<i>Main shutoff valve is used to shutoff the water supply to the structure. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.</i>	
<input checked="" type="checkbox"/> Exterior	<b>COMMENTS:</b>		<b>RATING:</b>
<input checked="" type="checkbox"/> Basement/Crawl space			
<input type="checkbox"/> Garage	The main water shutoff valve tubes are missing the caps on 3 of them. Debris is in the tubes. Cleanout tubes and cap.		Attention
<b>GAS SYSTEM:</b>		<i>This section describes the gas system if applicable. Natural and LPG gas are common fuels. This inspection is limited and any discrepancies should be corrected by a licensed plumber.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> N/A			
Type			
<input checked="" type="checkbox"/> Natural			Satisfactory
<b>SUPPLY PIPING:</b>		<i>This is the potable water used for drinking and cooking needs. Valves are not operated. Other than documented piping may exist. Some types of plastic piping has been problematic.</i>	
Type	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> Copper			
<input type="checkbox"/> Galvanized			
<input checked="" type="checkbox"/> PEX			Satisfactory
<b>WASTE AND VENT:</b>		<i>This is the water that is disposed of from toilets, sinks and other plumbing fixtures. Older pipes like cast iron, galvanized and clay have been known to deteriorate, corrode and fail. If slow drains or backups are experienced further review by a licensed plumber is recommended. Sewer or Septic system identification and inspection is beyond the scope of this inspection.</i>	
Type	<b>COMMENTS:</b>		<b>RATING:</b>
<input checked="" type="checkbox"/> Plastic			
<input type="checkbox"/> Galvanized	The kitchen drain under unit 7 is broken and leaking as seen from the crawl space.		Attention
<input type="checkbox"/> Cast Iron	The shower drain in the studio apartment is leaking as seen from the crawl space.		Attention
<input type="checkbox"/> Clay	Unit 2 has a leak under the tub as seen from the crawl space.		Attention
<b>WATER HEATER:</b>		<i>The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Recommend flushing tank of sediment periodically and changing the anodized rod every two to three year, some conditions may require every year.</i>	
<input checked="" type="checkbox"/> Gas	<b>COMMENTS:</b>		<b>RATING:</b>
<input type="checkbox"/> Electric			
<input type="checkbox"/> Oil	The laundry water heater relief valve pipe is out of place and is leaking.		Attention
<input type="checkbox"/> Tank less	The water heaters are missing the approved seismic straps. Unit 1, 2, 3, 5, 6, 7, 8, 9		Safety Issue
<input type="checkbox"/> Other	Water heater relief valve piping should be extended to the exterior with no up turns. All units.		Attention

## Las Casitas Inc.

### HEAT-COOL:

<b>ACCESS CONDITIONS:</b> <input type="checkbox"/> Restrictive <input checked="" type="checkbox"/> Typical		<b>COMMENTS:</b> _____	<b>RATING:</b> Satisfactory
<i>The heating system is an important piece to the operation and performance of the structure as a whole. Improper maintenance may cause improper operation resulting in uncomfortable heat and excessively high fuel bills. If any conditions are listed a qualified HVAC (Heating, Ventilation and Air Conditioning) technician should correct them.</i>			
<b>HEATING SYSTEM:</b> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump <input type="checkbox"/> Hydronic		<b>COMMENTS:</b> Unit 3 heater is old and is the 65% style. FYI	<b>RATING:</b> Attention
<i>Warm air systems heats and or distributes air to the living area. These systems include gas, oil, electric furnaces and heat pumps. Hydronic systems circulate hot water or steam throughout the living spaces. Heat exchanger integrity, adequacy of heat supply, airflow analysis are not part of this inspection.</i>			
<b>FILTERS:</b> <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Wall		<b>COMMENTS:</b> _____	<b>RATING:</b> Satisfactory
<i>Filters are essential to remove particles from the air before it enters the heating and cooling system. Never operate the system without a filter and change or clean the filter on a regular interval. Electronic filter inspection is beyond the scope of the inspection.</i>			
<b>COOLING SYSTEM:</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Heat Pump <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Window		<b>COMMENTS:</b> Window air conditioning units were secured for the season. Did not test.	<b>RATING:</b> Further Review
<i>The inspector examines only permanently installed cooling systems. Window units are considered personal property and are normally not inspected. If any conditions are listed a qualified HVAC technician should correct them.</i>			
<b>THERMOSTAT:</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		<b>COMMENTS:</b> _____	<b>RATING:</b> Satisfactory
<i>This section reports on the thermostat for the primary heating / cooling system of the structure. Digital programmable thermostats are recommended, they help save energy and reduces operating costs when programmed correctly.</i>			
<b>FLUES VENTS:</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		<b>COMMENTS:</b> The heater combustion air vent in the floor is damaged in unit 1, 2	<b>RATING:</b> Attention
<i>This section reports on the condition of the heating system flues. In some cases immediate corrective action should be performed to prevent possible carbon monoxide exposure.</i>			
<b>DUCTS:</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		<b>COMMENTS:</b> One duct under unit 2 has fallen off. One duct under unit one is missing a strap and the pipe is bending at the joint. Could fall apart if left unattended.	<b>RATING:</b> Attention Attention
<i>This section reports on HVAC distribution ducting. All habitable rooms require supply ducts and this aspect of the inspection will be considered satisfactory unless otherwise noted in the Comments or Remarks section.</i>			



## Electrical, Plumbing, Heat-Cool Pictures

The cover to the cable TV on the east building is off.



The laundry water heater relief valve pipe is out of place and is leaking.



The water heaters are missing the approved seismic straps.



The heater combustion air vent in the floor is damaged in unit 1.



Unit 3 heater is old and is the 65% style.



Water heater relief valve piping should be extended to the exterior with no up turns.



## Electrical, Plumbing, Heat-Cool Pictures

The kitchen drain under unit 7 is broken and leaking as seen from the crawl space.



The shower drain in the studio apartment is leaking as seen from the crawl space.



There is a wire splice under the studio apartment that is not in a junction box.



One duct under unit 2 has fallen off.



Unit 2 has a leak under the tub.



One duct under unit one is missing a strap and the pipe is bending at the joint.



## Plumbing

The main water shutoff valve tubes are missing the caps on 3 of them.



Debris is in the tubes. Cleanout tubes and cap.





## Las Casitas Inc.

### INTERIOR / ATTIC:

<b>ACCESS CONDITIONS:</b>		Cosmetic conditions may not be reported unless it impacts habitation. A qualified contractor should correct any listed conditions. Most common restrictions is the lack of access caused by furniture, wallpaper, items in closets, etc. Recommend you perform a final walkthrough to review these areas prior to closing and preferably when the property is vacant.	
<input checked="" type="checkbox"/> Typical		<b>COMMENTS:</b>	<b>RATING:</b>
			Satisfactory

<b>FLOORS:</b>		Flooring condition should be evaluated by yourself. Any reported stains should be evaluated by yourself. Floor coverings are not removed during this inspection. Flooring structure inspection may be limited due to floor coverings.	
<b>Type</b> <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Vinyl		<b>COMMENTS:</b>	<b>RATING:</b>
		Carpet is in need of stretching or replacing. Unit 7, 9	Attention

<b>WALLS:</b>		This inspection maybe limited due to possessions. Sources of stains may not be confirmed. Evidence of moisture may indicate a mold risk health hazard, further review is always recommended.	
<b>Type</b> <input checked="" type="checkbox"/> Drywall		<b>COMMENTS:</b>	<b>RATING:</b>
			Satisfactory

<b>CEILINGS:</b>		Sources of stains may not be confirmed. Evidence of moisture may indicate a mold risk health hazard, further review is always recommended.	
<b>Type</b> <input checked="" type="checkbox"/> Drywall		<b>COMMENTS:</b>	<b>RATING:</b>
			Satisfactory

<b>DOORS/WINDOWS</b>		The interior doors are reported on a representative basis. Prior repairs may not be detectable.	
<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		<b>COMMENTS:</b>	<b>RATING:</b>
		Closet doors are off the tracks in unit 2, 3, 5, 6, 8	Attention
		Closet doors are missing in unit 2, 7	Attention

<b>ATTIC:</b>		The attic section reports on roof support structure, and insulation. Insulation and components are not moved and may prevent full access and impede visibility of inspection in the attic.	
<input checked="" type="checkbox"/> Entered Attic <input type="checkbox"/> N/A		<b>COMMENTS:</b>	<b>RATING:</b>
<b>Roof Structure Type</b> <input checked="" type="checkbox"/> Conventional Framed			Satisfactory
<b>Insulation Type</b> <input checked="" type="checkbox"/> Fiberglass			

## Las Casitas Inc.

### KITCHEN AND LAUNDRY:

<b>ACCESS CONDITIONS:</b>		<i>If any conditions are listed in this section a qualified contractor should correct them. Countertop appliances, food storage, cooking utensils, etc. will restrict the inspectors ability to inspect the area. Recommend reviewing this area prior to closing.</i>	
<input type="checkbox"/> Restrictive	<b>COMMENTS:</b>		<b>RATING:</b>
<input checked="" type="checkbox"/> Typical			Satisfactory

<b>EXHAUST/VENTING:</b>		<i>This section describes the type and function of the kitchen exhaust in use. Mechanical kitchen exhaust / venting is recommended.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<b>Type</b>			Safety Issue
<input checked="" type="checkbox"/> Above Stove	Stove exhaust grease screen is missing. Unit 1, 7,		

<b>FIXTURES:</b>		<i>The condition of the kitchen fixtures ( sinks and faucets ) are reported in this section.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<b>Under sink Equip.</b>	There were no fire extinguishers under the kitchen sinks. All units.		Safety Issue

<b>APPLIANCES:</b>		<i>Appliances inspected with respects to functionality only. Dishwasher cleaning effectiveness and timer are not evaluated. Temperature calibration, clock and timer, self cleaning features of oven are not determined. Refrigerators are not normally inspected, if included refrigerators are inspected for operation only.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<input checked="" type="checkbox"/> Electric			Safety Issue
<b>Appliances Present</b>			
<input checked="" type="checkbox"/> Range			
<input checked="" type="checkbox"/> Refrigerator			
<input checked="" type="checkbox"/> Dishwasher	Dishwasher not secured to countertop. Unit 6, 7, 8, 9		
<input checked="" type="checkbox"/> Disposal			

<b>CABINETS/COUNTERTOPS:</b>		<i>The proper amount, type and color of cabinets is a matter of personal taste. This inspection is restricted to their overall condition. Inspection maybe limited due to cabinets and drawers being stocked with food, utensils, etc.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<b>Type</b>			Attention
<input checked="" type="checkbox"/> Laminate	Unit 2 kitchen upper cabinet door hinge is disconnected.		

<b>LAUNDRY AREA:</b>		<i>Washer supply valves and connections are not operated or tested. To help protect your home from water damage we recommend installing new hot and cold water supply hoses when hooking up your washer in your new home.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
<b>Location</b>			Satisfactory
<input checked="" type="checkbox"/> Separate laundry Bldg.			
<b>Dryer Connection</b>	The dryer vent hoods are damaged and missing the back draft flappers.		Attention
<input checked="" type="checkbox"/> Gas			

## Las Casitas Inc.

### BATHROOMS:

<b>ACCESS CONDITIONS:</b>		<i>If any conditions are listed a qualified professional should correct them. Personal hygiene items, towels, rugs, etc. will restrict the inspectors ability to inspect the area. Recommend reviewing these areas prior to closing. Shower pan condition cannot be determined or inspected.</i>	
<input checked="" type="checkbox"/> Typical	<b>COMMENTS:</b>		<b>RATING:</b>
			Satisfactory

<b>CABINETS/COUNTERTOPS:</b>		<i>The proper amount, type and color of cabinets is a matter of personal taste. This inspection is restricted to their overall condition. Inspection maybe limited due to cabinets and drawers being stocked with</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
Type			Satisfactory
<input checked="" type="checkbox"/> Laminate			
<input checked="" type="checkbox"/> Plastic Composite			

<b>FIXTURES:</b>		<i>The condition of the bathroom sinks and fixtures are reported in this section. Flow and drainage checked for functionality.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
Type			Satisfactory
<input checked="" type="checkbox"/> Vanity			

<b>TUBS/SHOWERS:</b>		<i>The condition of the bathroom tub and showers are reported in this section. Flow and drainage checked for functionality.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
Type			
<input checked="" type="checkbox"/> Shower			
<input checked="" type="checkbox"/> Shower/Tub Combo	The tub/shower door is leaking at the corner. Clean and re-seal. Unit 7.		Attention

<b>TOILETS:</b>		<i>Toilets are checked for condition and functionality. If any loose toilets are identified as loose it is recommended that the toilet be reset using a new wax ring.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
Type	Unit 3 toilet tank lid is broken.		Attention
<input checked="" type="checkbox"/> Tank Type	Toilets should be sealed at the base. All units.		Attention

<b>VENTILATION:</b>		<i>Ventilation in bathrooms is critical in removing hot moist air from the structure. An exhaust fan or operational window is required in bathrooms.</i>	
<input checked="" type="checkbox"/> Applicable	<b>COMMENTS:</b>		<b>RATING:</b>
Type			
<input checked="" type="checkbox"/> Fan	Exhaust fan noisy, repair or replace fan. Unit 7		Attention

## Interior/Attic, Kitchen, Bathroom Pictures

The dryer vent hoods are damaged and missing the back draft flappers.



Toilets should be sealed at the base. All units.



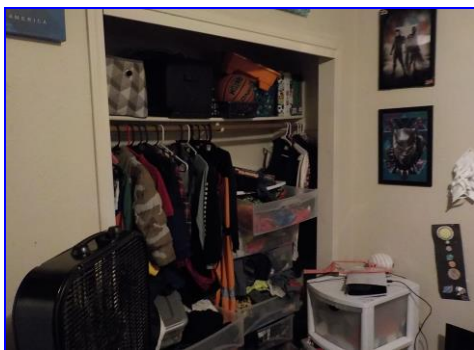
Unit 2 kitchen upper cabinet door hinge is disconnected.



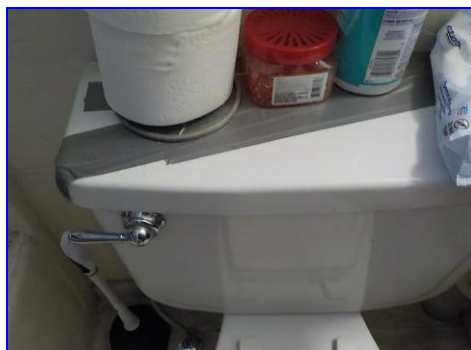
Closet doors are off the tracks



Closet doors are missing



Unit 3 toilet tank lid is broken.



## Interior/Attic, Kitchen, Bathroom Pictures

Dishwasher not secured to countertop.



Carpet is in need of stretching or replacing.



The tub/shower door is leaking at the corner. Clean and re-seal. Unit 7.



Enter photo description



# Las Casitas Inc.

# INVOICE

*Robert Shell - Inspector*

520 Garrison St.  
Winnemucca NV. 89445  
(775) 304-2079

robertshell@sbcglobal.net

**BILL TO:**  
Stuart Rosenbaum and Marie Guenat

**DATE:** January 30, 2025

**FOR:** *Property Inspection Fee*

**Date of Inspection** 1/28/2025

Tom Rigdon

DESCRIPTION	AMOUNT
Property Inspection Fee	\$ 1,100.00
Ancillary Inspection Charges	\$ -
Other Charges	\$ -
Inspection address: 210 1st St. Fernley NV	
SUBTOTAL	\$ 1,100.00
TAX RATE	0.00%
SALES TAX	\$ -
<b>TOTAL</b>	<b>\$ 1,100.00</b>

Make all checks payable to Las Casitas Inc.  
Total due at or before the close or termination of escrow unless other scenarios were discussed.  
Please enclose a copy of this invoice with the payment!

**THANK YOU FOR YOUR BUSINESS!**

## **INSPECTION CONTRACT-PLEASE READ THIS CONTRACT CAREFULLY**

The Client understands and agrees that this Contract is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement. The client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property. This contract supersedes all previous communications.

### **PURPOSE AND SCOPE OF INSPECTION:**

The Visual Inspection Service is performed on accordance with accepted Standards of Practice for HACHI, (go to: [www.nachi.org](http://www.nachi.org)) and is intended to preview an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, ceilings, furnishings or any other thing, is NOT included in this inspection. Client agrees to assume all risk for all conditions, which are concealed from view at the time of the inspection. Items not identified at the report are to be considered not inspection. This inspection does not include any destructive or dismantling testing. This is not a warranty, guarantee or insurance policy.

**The following are outside the scope of this inspection:** Concealed defects ~ Environmental hazards or conditions, including, but not limited to, toxic reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's water or air quality, the proximity to toxic waste sites, or other environmental or health hazards ~ Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing ~ Permit research or validation, code, installation or zoning violations~ The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, carcinogens or the damaged caused thereby ~ Radio controlled devices or low-voltage systems or relay, load control devices, television/telephone systems, security systems to include lighting and display monitors, fire suppression systems, sink or tub overflows, buried piping, shower pans, ignite fires or hidden moisture ~ and sewage disposal system or components including, but not limited to, septic tanks, cesspools, and/or any under ground system or portion thereof and water conditioning systems ~ The condition and /or irrigation of trees, shrubs or vegetation of any kind ~ Any item which is hidden from view or impractical to test ~ Operate any system of component which is shutdown or inoperable ~ Uniformity or adequacy of cool or heater air supply ~ Any areas not accessible by a twelve foot ladder or an opening less than thirty (30) inches in any direction will not be included in this inspection.

The Client agrees to read the entire Inspection Report. The client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report. The inspector is a generalist in property inspection requirements and is not acting or performing the routine of a licensed contractor, structural engineer or expert in any trade. If the inspector recommends further investigation, by other specialists, professionals or experts, it will be at the direction of the client and at the client's expense.

**LIMITS OF LIABILITY:**

The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action. Any legal action or proceeding of any kind against the Inspector or the Inspection Company or its officers, agents, or employee, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of undetected/undisclosed defects in this inspection and report. This liability limitation is binding on Client and Client's spouses, heirs, principals, and anyone else who may otherwise claim through the Client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees that any claim arising from this inspection limits the Inspection Company liability to never exceed the collection amount of the inspection. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the provisions of the Arbitration Rules of the Award may be entered in any Court of competent jurisdiction.

Client and/or Client's Representative(s) are totally responsible for their own safety during the inspection process. Client will be accountable for any damaged to the property components/systems resulting from normal operation of components by the Inspector.

The report does contain technical language, if at any time the Client(s) or Client's Representative do not understand any statement or observation in the report, it is the Client(s) responsibility to consult with the inspector or Inspection Company to receive further clarification.

If the Client is not present for the inspection and the representing Real Estate Agent or a representative of the Client signs on behalf of the Client, it will have the same significance as the Client signing the Inspection Contract.

**I have read and agree to the Above:**

Client: \_\_\_\_\_ Signature: \_\_\_\_\_

Property Address: \_\_\_\_\_

Inspector: Robert Shell

Date: \_\_\_\_\_ Inspection Fee: \$ \_\_\_\_\_