



85 Keystone Avenue Suite D, Reno, NV 89503  
Tel: 775-323-1117 Fax: 775-323-8117  
www.grushinspections.com

## SUMMARY REPORT

**Client:** John Q. Smith  
**Inspection Address:** 123 Sample Street, Reno, NV 89500  
**Inspection Date:** 2/8/2011 Start: 9:00 am  
**Inspected by:** John Doe

This Summary Report is provided as a cursory preview of issues identified in the full report as needing attention or service. It is not complete or comprehensive, and should not be used as a substitute for reading the entire report, which contains additional important information. The service recommendations made in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your evaluation of the property.

**This report is the exclusive property of Grush Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

### **General Property Conditions:**

There are decorative ponds in the back yard. Inspection of ponds and other landscape and water features is outside the scope of this inspection and should be performed by a qualified specialist.

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## **Ventilation Systems**

### **General Ventilation Comments**

#### **Foundation Area Ventilation**

##### *Maintenance Suggestions*

- It is recommended that all foundation vents be unobstructed and opened to aid in keeping the crawlspace dry.

#### **Kitchen Ventilation**

##### *Components and Conditions Needing Service*

- The vent pipe for the kitchen exhaust is disjointed or not properly connected over the microwave and should be repaired.



## Insulation Systems

### General Insulation Comments

#### Attic

##### *Components and Conditions Needing Service*

- Some attic insulation has been moved, disturbed or is out of place at speaker installation over the living room and should be reset for efficiency.



## Plumbing Systems

### Waste and Drainage System

### **Crawlspace or Basement**

#### *Components and Conditions Needing Service*

- There is a tub drain leak in the crawlspace, below the downstairs hall bathroom, which should be repaired.

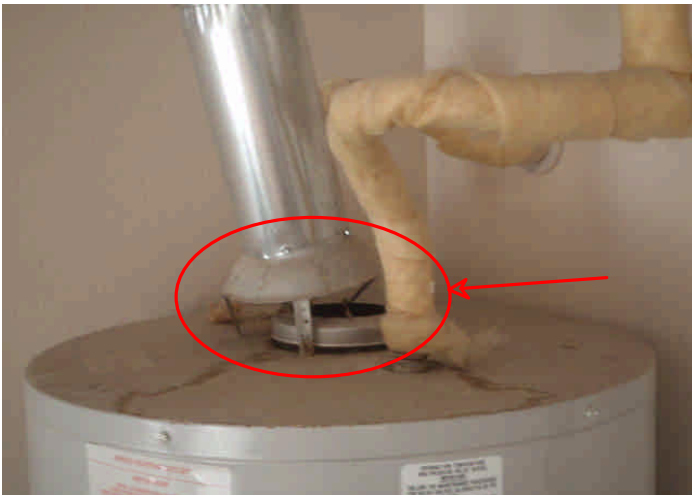


### **Water Heaters**

#### **Flues and Vents**

#### *Components and Conditions Needing Service*

- The draft hood and vent at the top of water heater need to be aligned and secured to top of heater.



#### **Safety Strapping**

#### *Components and Conditions Needing Service*

- The water heater is not effectively safety strapped, which is standard in current installations.

## **Electrical Systems**

### **Main Electrical Panel**

### Main Panel

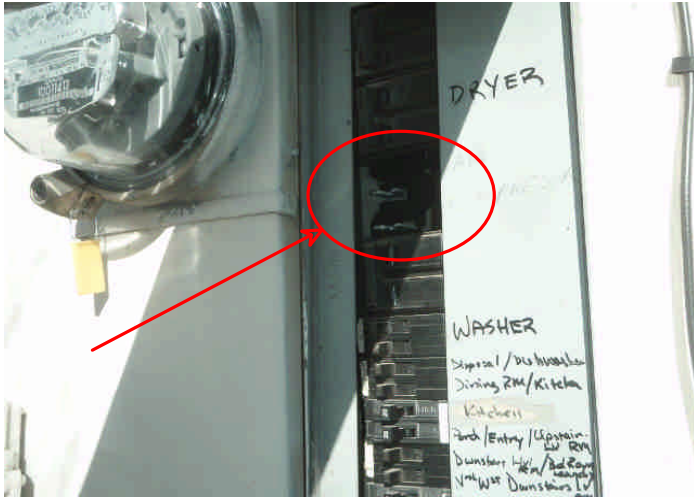
#### *Components and Conditions Needing Service*

- Individual circuits at the main electrical service panel should be clearly labeled to indicate the areas that they control.

### Service Panel Covers

#### *Components and Conditions Needing Service*

- There are voids or open knockouts in the interior cover of the main electrical service panel that should be covered.



## Heating Systems

### Gas Forced Air Furnaces

#### General Comments

#### *Components and Conditions Needing Service*

- There are scorch marks or carbon deposits around the firebox of the gas furnace, which may indicate operational problems and safety concerns. The furnace should be evaluated and serviced as needed by a licensed HVAC contractor.

#### Thermostats

#### *Components and Conditions Needing Service*

- The thermostat is damaged and should be repaired or replaced.

## Exterior Features and Components

### Exterior Walls

#### Hardboard Siding

#### *Components and Conditions Needing Service*

- Soils and/or landscape materials in contact with the bottom of the siding at the rear door to the exterior should be pulled away to prevent moisture damage.



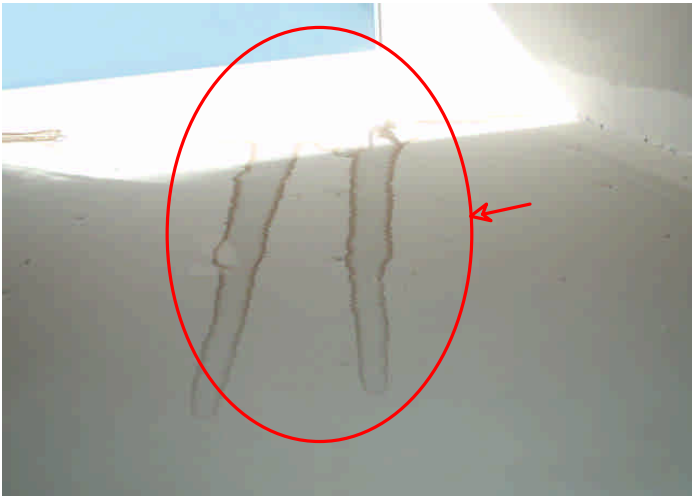
## Roofing Components

### Composition Shingle Roof Cover

#### Skylights

##### *Components and Conditions Needing Service*

- There are stains in the interior opening of in the kitchen skylight due to prior leaks that should be further investigated and repaired by a licensed roofing contractor.



## Structural Systems

### Raised Foundations

#### Floor Framing

##### *Components and Conditions Needing Service*

- There is an improperly modified TJI type engineered joist under the master bathroom in the crawlspace. This joist should be properly supported by a licensed contractor.



## Site of Structure

### Exterior

#### Grading

*Conditions to be Monitored or Further Investigated*

- Some areas of the property are flat or not effectively graded away from the structure. Areas around the structure and in the crawlspace should be monitored. Grading or other measures should be assessed by a qualified specialist if moisture is persistently present.





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## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**John Q. Smith**

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### **INSPECTION ADDRESS**

123 Sample Street, Reno, NV 89500

### **INSPECTION DATE**

2/8/2011 9:00 am



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## GENERAL INFORMATION

**Inspection Address:** 123 Sample Street, Reno, NV 89500  
**Inspection Date:** 2/8/2011 Time: 9:00 am  
**Weather:** Partly Cloudy - Temperature at time of inspection: 30 Degrees

**Inspected by:** John Doe

**Client Information:** John Q. Smith  
**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** No  
**Number of Stories:** Two

**Structure Style:** Single Family

**Structure Orientation:** North

**Estimated Year Built:** 2004  
**Unofficial Sq.Ft.:** 1780

**People on Site At Time of Inspection:** Buyer(s)  
Tenants  
Buyer's Agent

### General Property Conditions

There are decorative ponds in the back yard. Inspection of ponds and other landscape and water features is outside the scope of this inspection and should be performed by a qualified specialist.

### PLEASE NOTE:

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 123 Sample Street



## SCOPE OF WORK

This structural inspection report is an overview of the condition of the major systems and components of the primary structure on the property. Comments in this report may include faults and deficiencies in the structure and its systems, as well as general comments about the type of construction and identification of building materials used in the structure. The scope of a standard structural inspection is limited:

- o Only visible and accessible areas of the structure are evaluated. No part of the structure will be modified or dismantled for inspection. Furniture, window coverings, and personal belongings which may obstruct visible access are not moved for any inspection. Additional defects or faults may be located in areas not accessible for inspection.

- o Items that are cosmetic, imperfect, aged or blemished, but structurally and functionally sound, will not be identified as faults. No comments will be made regarding the quality of a particular component, unless the component is structurally damaged or insufficient, or not functioning properly.

- o Although faults identified in this report may correspond to building code violations, this inspection is not a building code inspection. Any questions or concerns related to the building code compliance of a component in this structure, whether original or upgraded, including additions and remodels, should be directed to the local building department.

- o This inspection does not include any evaluation or identification of environmental conditions or hazards, including air, water and soil quality, nor does it include inspection for mold in any form.

- o This report is in no way a warranty or guarantee of the future condition of this structure or its systems. The condition of many components and systems are subject to rapid change, so observations made in this report are only valid for the time that the inspection was performed.

- o The findings of this report should not be viewed as a substitute for a seller's disclosure, and there is no assurance that the findings of this report will include items disclosed by a seller. It is the obligation of the sellers, buyers and their agents to inform Grush Inspections, LLC of any known faults prior to the start of the structural inspection, and to perform their own complete and thorough walk-through inspection.

- o These findings represent the professional opinion of the inspector. This opinion is based on the inspector's experience, and should not be considered a statement of fact. While every effort is made to be as comprehensive as possible, the findings of this report may differ from the findings of other professionals, especially those of differing experience or specialties.

Any concerns regarding the limited scope of this inspection should be addressed with Grush Inspections, LLC before acceptance of this report. Signed acceptance of this report is required to acknowledge these findings and is considered to represent an understanding of this scope of work. The scope of structural inspections performed by Grush Inspections, LLC is based on standards established by the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. Full text of these documents may be viewed at our offices, 85 Keystone Avenue Suite D, Reno, Nevada 89503, or online at <http://www.leg.state.nv.us/nac/nac-645d.html#NAC645DSec480> or <http://www.red.state.nv.us/sitemap.htm#Law>.

## Ventilation Systems

Inspection of ventilation systems includes operation and evaluation of any accessible ventilation fans in the interior of the interior of the structure, attic or crawlspace. Vapor barriers visible in unfinished areas will be described and evaluated.

### **General Ventilation Comments**

#### **Attic Ventilation**

##### *Information and Observations*

Conditions of the accessible attic space indicate that the attic ventilation is adequate for current conditions. There is a functional thermostatically controlled ventilation fan in the attic.



#### **Foundation Area Ventilation**

##### *Maintenance Suggestions*

It is recommended that all foundation vents be unobstructed and opened to aid in keeping the crawlspace dry.

#### **Kitchen Ventilation**

##### *Components and Conditions Needing Service*

The vent pipe for the kitchen exhaust is disjointed or not properly connected over the microwave and should be repaired.



## General Vapor Barrier Comments

### Crawlspace Vapor Barriers

#### *Information and Observations*

There is an effective vapor barrier on the soils in the crawlspace.

## Insulation Systems

Inspection of the insulation includes identification of the predominant type of insulation in use in accessible areas, including in attics and foundation areas, and identification of areas where insulation is absent from conditioned surfaces. Insulation resistance values are approximate, and may not be accurate. Insulation values in concealed areas cannot be visually determined.

## General Insulation Comments

### Attic

#### *Information and Observations*

The attic floor is primarily insulated with blown fiberglass insulation with a resistance value of approximately R30 or greater.

#### *Components and Conditions Needing Service*

Some attic insulation has been moved, disturbed or is out of place at speaker installation over the living room and should be reset for efficiency.



### Foundation

#### *Information and Observations*

The floor is insulated with fiberglass batts with an approximate resistance value of R19. Insulation that covers the floor framing is not removed and may prevent complete visual evaluation.

## **Plumbing Systems**

Inspection of the plumbing system includes the identification of the types supply, drain and vent plumbing material used in the structure, identification of the location of gas and water main shut off valves and visual evaluation of the plumbing system condition. Plumbing fixtures are operated to locate active leaks and affirm that each drains effectively. Water heating equipment and associated vents, flues and fuel storage and distribution systems are inspected, as well as drainage and sump pumps. Shut off valves are not operated, and the design or engineering of supply, waste and vent lines are not assessed. It is not possible to visually assess the main sewer drain lines. This inspection excludes inspection of water purifying or softening systems, instant hot water dispensers, irrigation and sprinkler systems, pressure relief valves and regulators, sewage ejection and sump pumps, washing machines and dryers, fire sprinkler systems, steam baths, saunas or spa tubs, well systems (including pumps, storage tanks, and evaluation of capacity and quality of well water), septic systems, and solar water heating systems.

All plumbing service and repairs should be made by a licensed plumbing contractor, before the close of escrow, who may well identify additional needed repairs or upgrades that may affect your evaluation of this property.

### **General Plumbing Comments**

#### **Type of Material**

##### *Information and Observations*

The structure is served by PEX water pipes.

This structure is served by ABS drain, waste and vent pipes.

#### **Shut-off Location**

##### *Information and Observations*

The main water shut-off valve is located at the water meter at the front of the structure.

### **Waste and Drainage System**

#### **Crawlspace or Basement**

##### *Components and Conditions Needing Service*

There is a tub drain leak in the crawlspace, below the downstairs hall bathroom, which should be repaired.



## Gas System

### Shut-Off Location

#### *Information and Observations*

The gas main shut-off is located at the garage side yard.

## Water Heaters

### Type

#### *Information and Observations*

The structure is served by a gas water heater.

### Location

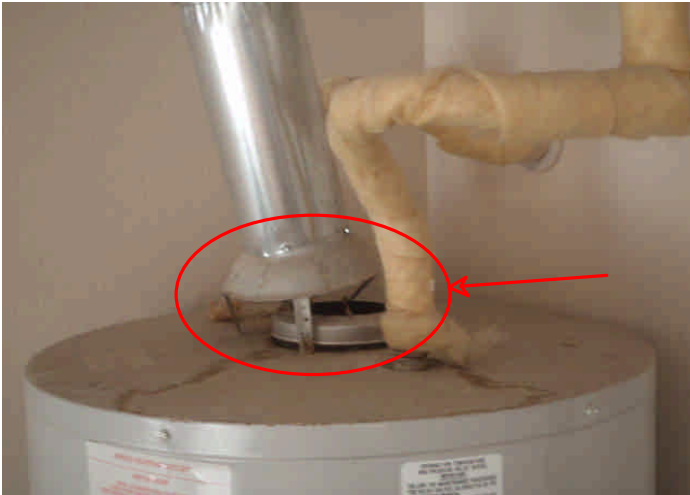
#### *Information and Observations*

The water heater is located in the garage.

### Flues and Vents

#### *Components and Conditions Needing Service*

The draft hood and vent at the top of water heater need to be aligned and secured to top of heater.



### Safety Strapping

#### *Components and Conditions Needing Service*

The water heater is not effectively safety strapped, which is standard in current installations.

## Electrical Systems

Inspection of the electrical system includes the identification of the type and capacity of the electrical service, type wiring in the structure and visual evaluation of the service drop, entrance conductors and cables, main disconnects, sub panels and overcurrent protection devices, service grounding, and a representative number of installed lighting fixtures, switches, and outlets, including any ground fault circuit interrupters, excluding internal inspection of panels, lighting fixtures, switches or outlets, except for those with operable covers. No load calculations are performed for determination of the adequacy of the electrical supply for the structure, nor does this inspection include identification of the composition of the structure's wiring or assess the size of breakers and their associated circuit wiring. This inspection also excludes inspection of any electrical generation systems (including wind and solar), alarm or security systems, telephone, television, entertainment, network or other communication wiring and components, timed, remote, light or motion sensing thermostatic, or humidistat controls, elevators, lifts or dumbwaiters, low voltage electrical systems or central vacuum systems.

All electrical service and repairs should be made by a licensed electrical contractor, before the close of escrow, who may well identify additional needed repairs or upgrades that may affect your evaluation of this property.

## General Electrical Comments

### Location and Size

#### Information and Observations

The main electrical panel is located at the garage side yard.  
The electrical system is one 200 maximum amp circuit breaker service.

### Type of Wiring

#### Information and Observations

The structure appears to be wired with a three-wire non-metallic sheathed cable commonly known as Romex.

## Main Electrical Panel

### Main Panel

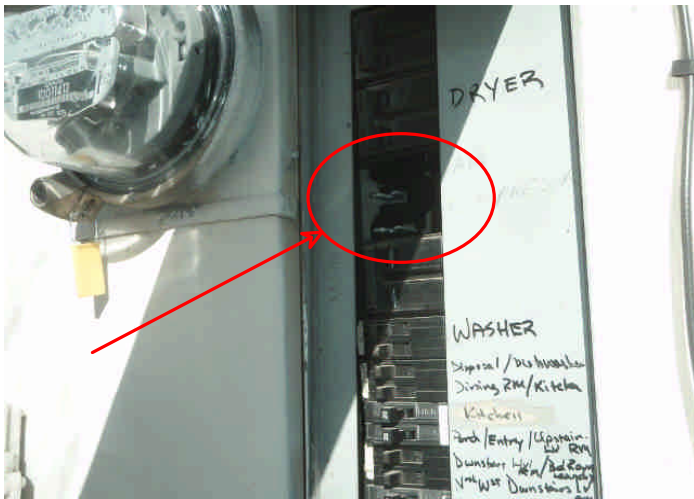
#### Components and Conditions Needing Service

Individual circuits at the main electrical service panel should be clearly labeled to indicate the areas that they control.

### Service Panel Covers

#### Components and Conditions Needing Service

There are voids or open knockouts in the interior cover of the main electrical service panel that should be covered.



## Heating Systems

Inspection of heating systems includes the identification of the type and installed location of the heating systems, operation of the systems and visual evaluation of their condition. This is a limited inspection to affirm that the systems respond to thermostats and appear to cycle normally and excludes evaluation of the capacity or adequacy of systems for the structure, the air distribution system (including the interior of the ducting, assessment of airflow at each register or the function of zoned or dampered systems or in-line duct motors) or the function of humidifiers, or electronic air filters. No carbon monoxide testing or inspection of the heat exchanger is performed. Furnaces and heaters are specialized and complex systems and should be regularly inspected and serviced by licensed contractors qualified to perform technical evaluations and tests to affirm their safe and efficient operation, as inspection by specialists may identify concerns not determined in this general inspection.

Any heating system service or repair should be made by a licensed heating and air conditioning contractor, before the close of escrow, who may identify additional needed repairs or upgrades that could affect your



evaluation of this property.

## **Gas Forced Air Furnaces**

### **Type and Location**

*Information and Observations*

Heat is provided by a gas fired forced-air furnace located in the attic.

### **General Comments**

*Components and Conditions Needing Service*

There are scorch marks or carbon deposits around the firebox of the gas furnace, which may indicate operational problems and safety concerns. The furnace should be evaluated and serviced as needed by a licensed HVAC contractor.

### **Filters and Return Air**

*Information and Observations*

The air filter is dirty and should be changed soon and every two or three months.

### **Thermostats**

*Information and Observations*

The thermostat is a programmable type, installed on the lower level of the residence.

*Components and Conditions Needing Service*

The thermostat is damaged and should be repaired or replaced.

## **Air Conditioning Systems**

Inspection of cooling systems includes the identification of the type and installed location of the cooling systems, operation of the systems and visual evaluation of their condition. This is a limited inspection to affirm that the systems respond to thermostats and appear to cycle normally and excludes evaluation of the capacity or adequacy of systems for the structure, the air distribution system (including the interior of the ducting, assessment of airflow at each register or the function of zoned or dampered systems or in-line duct motors) or the function of humidifiers, or electronic air filters. No inspection of window or other non-permanent air conditioners or swamp coolers is performed. Air conditioners are specialized and complex systems and should be regularly inspected and serviced by licensed contractors qualified to perform technical evaluations and tests to affirm their safe and efficient operation, as inspection by specialists may identify concerns not determined in this general inspection.

Any cooling system service or repair should be made by a licensed heating and air conditioning contractor, before the close of escrow, who may identify additional needed repairs or upgrades that could affect your evaluation of this property.

## **Air Conditioning Systems**

### **Location**

*Information and Observations*

The central air-conditioning condensing coil is located on the north side of the building.

### **Method of Evaluation**

*Information and Observations*

The air-conditioning was not operated because the ambient temperature was too low for safe and effective operation of the coil.

## **Exterior Features and Components**

Inspection of the exterior of a structure includes the identification of the exterior wall covering and visual evaluation of accessible common structural components, including windows, flashing and trim, steps, stairs, railings and balconies, doors, windows, lights, and outlets. No inspection of screening, shutters or awnings is performed. Detached structures, including any system or component that is not permanently installed or attached to the main structure, such as storage sheds and stables, are not inspected.



## Exterior Walls

### Method of Evaluation

#### *Information and Observations*

Shrubbery and other landscaping prevented a thorough inspection of the exterior wall covering in the back yard. Shrubbery in contact with the wall covering should be kept trimmed away.

### General Comments

#### *Information and Observations*

The general condition of the exterior of the building is only addressed in this report when obvious, apparent and visual structural deficiencies exist. Nail pops, paint joint separations, etc. are not addressed unless they signify obvious, apparent and visual structural damage. It is important to maintain a property, including painting and caulking to provide a barrier against deterioration.

### Hardboard Siding

#### *Information and Observations*

The exterior walls are clad with a hardboard type siding.

#### *Components and Conditions Needing Service*

Soils and/or landscape materials in contact with the bottom of the siding at the rear door to the exterior should be pulled away to prevent moisture damage.



## Fireplaces and Stoves

Inspection of fireplaces and chimneys includes the identification of the types of fireplaces and chimneys in a structure and visual evaluation of their condition. This is a limited inspection, and excludes evaluation of the interior of flues, seals, gaskets, fire screens or doors, mantels, hearths and fireplace surrounds. No evaluation for proper draft or adequacy of combustion air supply is performed. Fireplaces are specialized systems, and full evaluation by a licensed specialist is recommended for all fireplaces, especially solid fuel burning fireplaces, to ensure their safe and efficient operation.

### Gas Fireplaces

#### General Comments

#### *Information and Observations*

The gas fireplace responded to the switch and appears functional.

## **Roofing Components**

Inspection of the roof cover includes the identification of the top roof cover layer and visual evaluation of its condition. Generally, the roof cover underlayment and flashings are the most important components of the roof cover as they provide the actual weatherproofing of most roof types, however, these features are largely hidden and cannot be visually assessed without destructive investigation. Although visible and obvious roof cover faults will be noted, it is not possible to detect roof leaks except while they are occurring. Even water stains on ceilings or on roof framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Accordingly, this inspection in no way constitutes a guarantee against faults or leaks. For any situation where such assurance is needed, a licensed roofing contractor should be consulted to perform a complete roof certification, which may involve a water or flood test. Estimation of the age of a roof cover or its expected lifespan is outside the scope of this inspection.

All roof service and repairs should be made by a licensed roofing contractor, before the close of escrow, who may well identify additional needed repairs or upgrades that may affect your evaluation of this property.

### **Roof Cover**

#### **Method of Evaluation**

*Information and Observations*

The roof cover and its components were evaluated by walking the accessible areas of its surface.

### **Composition Shingle Roof Cover**

#### **Description**

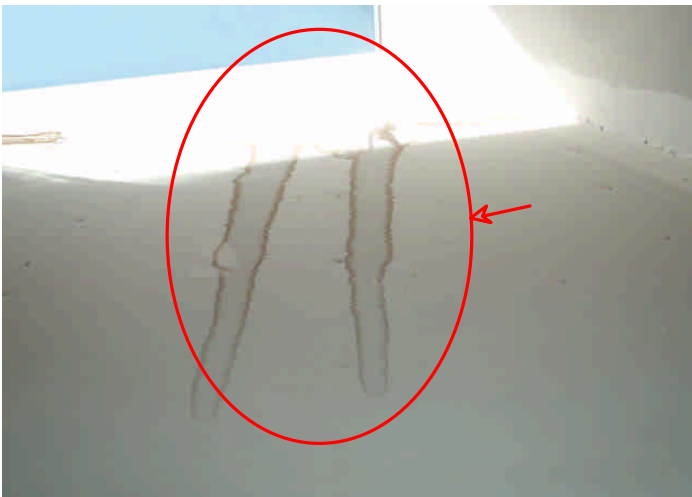
*Information and Observations*

This structure has an asphalt or composition shingle roof cover. Definitive assessment of the number of roofing layers present is not possible in this visual inspection.

#### **Skylights**

*Components and Conditions Needing Service*

There are stains in the interior opening of in the kitchen skylight due to prior leaks that should be further investigated and repaired by a licensed roofing contractor.



## **Structural Systems**

Inspection of the structural systems includes the identification of the construction type of foundation, floor, wall and roof components and visual evaluation of accessible areas of the structure, including attics, crawlspaces and basements. No engineering or design evaluation of the structure is performed, nor does this inspection assess the strength or adequacy of any structural system or component.

### **Wall Structures**

#### **Construction Type**

*Information and Observations*

The walls are conventionally framed with wooden studs.

### **Roof and Attics**

#### **Construction Type**

*Information and Observations*

The roof structure consists of a prefabricated truss system with OSB sheathing.

#### **Method of Evaluation**

*Information and Observations*

Insulation, other obstructions and/or limited head height limited access to the attic, and the area was not fully inspected. Most areas of the attic were not accessed or inspected.



### **Raised Foundations**

#### **Construction Type**

*Information and Observations*

This building has a raised foundation. Inspection of the foundation includes entering all accessible areas and identification of structural deformation or damage. Minor cracks in foundation walls are common, and cracks or deviations from plumb or level are only reported if they appear to need further evaluation. Small foundation cracks should generally be sealed against moisture penetration and monitored for changes. Any significant changes should be further evaluated by qualified contractors or engineers.

The floor structure consists of posts, piers, girders and TJI-type floor joists sheathed with OSB.

### **Method of Evaluation**

#### *Information and Observations*

The raised foundation was evaluated by accessing and evaluating the components within the crawlspace.

### **Floor Framing**

#### *Components and Conditions Needing Service*

There is an improperly modified TJI type engineered joist under the master bathroom in the crawlspace. This joist should be properly supported by a licensed contractor.



## **Site of Structure**

Inspection of the site of the structure includes the grading and drainage as it would affect the structure itself. No inspection other ditches irrigation systems or other features of the property is performed.

### **Exterior**

#### **Grading**

##### *Conditions to be Monitored or Further Investigated*

Some areas of the property are flat or not effectively graded away from the structure. Areas around the structure and in the crawlspace should be monitored. Grading or other measures should be assessed by a qualified specialist if moisture is persistently present.

## REPORT CONCLUSION

123 Sample Street, Reno, NV 89500

Thank you for the opportunity to provide this inspection service and for taking time to completely and carefully read this report. Please contact Grush Inspections, LLC if you have any questions or comments. It is our goal to continually improve the quality of our service and our report, and we will continue to adhere to the highest standards of our industry. Should you have a concern or complaint, or discover an area or item associated with our inspection that you feel the inspector may have overlooked during the standard inspection, you must notify Grush Inspections, LLC immediately and directly in order for us to properly address your concerns.

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The undersigned parties acknowledge that they have reviewed and understand this standard general inspection report in its entirety and agree to its terms and conditions.

The undersigned parties acknowledged that they have reviewed and understand this standard general inspection report in its entirety and agree to its terms and conditions.

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Buyer

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Buyer

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Date