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SUMMARY REPORT

Client: John Jones

Inspection Address: 345 Apartment Way, Reno, NV 89500
Inspection Date: 4/19/2011 Start: 9:30 am

Inspected by: Matt Newberry
Joe Sota
Jonathan Cartwright
Ken Newberry

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 Newberry Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

General Property Conditions:

Ventilation Systems

General Ventilation Comments

Foundation Area Ventilation

Components and Conditions Needing Service

- Crawlspace ventilation in the accessible crawlspaces of buildings B and C is limited, with little cross flow ventilation. A number of vents at the rear of buildings B and C and at the north side of building D are stuck closed. It is recommended that all foundation vents for all three buildings be unobstructed and left opened to aid in keeping the crawlspace dry.

General Vapor Barrier Comments

Crawlspace Vapor Barriers

Components and Conditions Needing Service

- Recommend that a visqueen vapor barrier be placed to completely cover soils to isolate moisture from the crawlspace areas of all buildings. Any cellulose and insulation debris should be removed from the crawlspace
-

before placing the vapor barrier.

Plumbing Systems

General Plumbing Comments

Shut-off Location

Conditions to be Monitored or Further Investigated

- The locations of the main water shut-off valves were not determined and should be identified.

Water Heaters

Closet

Components and Conditions Needing Service

- There is a breach of the necessary firewall separation in the water heater closet of building B that should be corrected.



Electrical Systems

Electric Sub Panels

Interior Cover Panel

Components and Conditions Needing Service

- There are voids or open knockouts in the interior cover of the electrical sub-panel at the exterior of building D that should be covered.

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Interior Electrical General Comments

Components and Conditions Needing Service

- Any loose and/or uncovered outlets and switches should be secured and properly covered - as noted in the manager's unit.

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 south side of building D should be pulled away to prevent moisture damage.



Exterior Features

Exterior Doors

Components and Conditions Needing Service

- The door to the building B water heater closet needs adjustment to operate properly.

Steps Handrails and Guardrails

Components and Conditions Needing Service

- The walkway handrail outside unit 101 at building B is impact damaged.



Structural Systems

Roof and Attics

Method of Evaluation

Conditions to be Monitored or Further Investigated

- There is no attic access visible for the attic spaces in buildings C and D. Access to attic spaces in building B was limited to the attics over two of the units. These units have firewall separations installed that prevent full access to other areas. Consequently, roof framing, insulation values, ventilation and other components of the attics was not inspected. Access should be provided or identified and all attic areas should be fully inspected.



Raised Foundations

Method of Evaluation

Conditions to be Monitored or Further Investigated

- There is no visible access point for the crawlspace of building D. Floor framing, insulation values, ventilation and other components were not assessed. Access should be located or created and the area should be fully inspected.

Crawlspace

Components and Conditions Needing Service

- It is recommended that all cellulose and insulation debris be removed from the crawlspace, including remaining form boards or plumbing support blocks, which should be replaced with proper supports. There is a wood post support under building B that should be replaced with a proper pier.



Floor Framing

Components and Conditions Needing Service

- There is evidence of extensive floor framing repairs at buildings B and C, as visible from the crawlspace. There are numerous cut or improperly modified joists noted at building B that should be assessed and repaired by a licensed general contractor. There is an area under the kitchen of unit 110 in building B that has insufficient floor sheathing, resulting in a very soft floor area, that should be repaired. Photos below are examples of faults - additional faults exist.

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- There is discoloration and fungus on some of the sub floor framing in the crawlspace of building B due to excessive moisture that should be further assessed and treated as necessary by a licensed pest control company. Rim joist insulation prevents complete evaluation and should be removed for effective review of the floor condition.



Site of Structure

Exterior

Grading

Conditions to be Monitored or Further Investigated

- The areas at the south side of buildings B and C 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 Jones

INSPECTION ADDRESS

345 Apartment Way, Reno, NV 89500

INSPECTION DATE

4/19/2011 9:30 am



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GENERAL INFORMATION

Inspection Address: 345 Apartment Way, Reno, NV 89500
Inspection Date: 4/19/2011 Time: 9:30 am
Weather: Partly Cloudy - Temperature at time of inspection: 50 Degrees

Inspected by: Matt Newberry
Joe Sota
Jonathan Cartwright
Ken Newberry

Client Information: John Jones
Structure Type: Wood Frame
Furnished: Partial
Number of Stories: One and Two Levels

Estimated Year Built: Various (1939, 1940 and after)
People on Site At Time of Inspection: Buyer(s)
Seller(s)
Buyer's Agent
Seller's Agent

General Property Conditions

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: 1250 West 2nd 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 Newberry Inspections 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 Newberry Inspections 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 Newberry Inspections 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

The ventilation in the visible areas of the attics is limited. Although eave ventilation is provided, some of these vents may be blocked by insulation. Other attic spaces should be made accessible and inspected. The attic should be monitored as conditions can change by use and season and installation of additional ventilation may be required.

Foundation Area Ventilation

Components and Conditions Needing Service

Crawlspace ventilation in the accessible crawlspaces of buildings B and C is limited, with little cross flow ventilation. A number of vents at the rear of buildings B and C and at the north side of building D are stuck closed. It is recommended that all foundation vents for all three buildings be unobstructed and left opened to aid in keeping the crawlspace dry.

General Vapor Barrier Comments

Crawlspace Vapor Barriers

Components and Conditions Needing Service

Recommend that a visqueen vapor barrier be placed to completely cover soils to isolate moisture from the crawlspace areas of all buildings. Any cellulose and insulation debris should be removed from the crawlspace before placing the vapor barrier.

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 in the visible areas of building C is insulated with R30 fiberglass batt insulation.

Foundation

Information and Observations

The foundation insulation in building C is fiberglass batts with an approximate resistance value of R11. Insulation that covers the foundation, rim joist or other framing is not removed and may prevent complete visual evaluation.

There is no crawlspace area insulation in building B, which may not have been required when this structure was built.

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

These structures are served primarily by copper potable water pipes.

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

Shut-off Location

Conditions to be Monitored or Further Investigated

The locations of the main water shut-off valves were not determined and should be identified.

Waste and Drainage System

Sump Pumps and Sewage Ejector Pumps

Information and Observations

There is a lift pump installed in the closet of the building D basement for the laundry drains. The pump has a sealed top and was not accessible for manual operation.

Water Heaters

Type

Information and Observations

These structures are served by gas water heaters. Building B is served by two 75 gallon water heaters in the exterior water heater closet. Building C is served by two 100 gallon water heaters in the rear exterior closet. Building D is served by three water heaters, two 100 gallon units and one 50 gallon unit, in the basement laundry room closet.

Location

Information and Observations

Building B is served by two 75 gallon water heaters in the exterior water heater closet. Building C is served by two 100 gallon water heaters in the rear exterior closet. Building D is served by three water heaters, two 100 gallon units and one 50 gallon unit, in the basement laundry room closet.

Closet

Components and Conditions Needing Service

There is a breach of the necessary firewall separation in the water heater closet of building B that should be corrected.



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 electrical system is one 1200 maximum amp circuit breaker service located at the north side of the main building, near the office. Each unit is served by 100 amp main circuit breaker services. Building B main breakers are located at the west side of the building, building C main breakers are at the east side of the building and building D circuit breakers are located at the north and west sides of the building.

Type of Wiring

Information and Observations

Visible wiring in these structures is three-wire non-metallic sheathed cable commonly known as Romex.

Electric Sub Panels

Location

Information and Observations

The electric sub panels are located in each of the units, the laundry room and adjacent to the main panel at building D.

Interior Cover Panel

Components and Conditions Needing Service

There are voids or open knockouts in the interior cover of the electrical sub-panel at the exterior of building D that should be covered.



Interior Electrical

General Comments

Components and Conditions Needing Service

Any loose and/or uncovered outlets and switches should be secured and properly covered - as noted in the manager's unit.

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.

Electric Resistance Heat Systems

Type and Location

Information and Observations

Heat for each unit is provided by electric through wall heating and cooling units. Units were summarily operated to ensure that they each respond to the controls.

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.

Through Wall or Window Air Conditioners

Method of Evaluation

Information and Observations

The through-wall air conditioning units were not operated or evaluated for this inspection due to low ambient air temperatures.

Exterior Features and Components

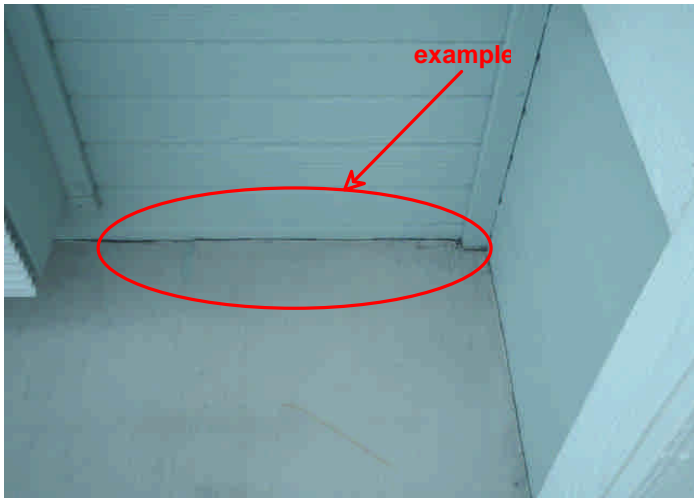
Inspection of the exterior of a structure includes the identification of the exterior wall covering and visual evaluation of accessible common structural components, including windows, flashing and trim, steps, stairs, railings and balconies, doors, windows, lights, and outlets. No inspection of screening, 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

Hardboard Siding

Information and Observations

The exterior walls of all buildings are clad with a hardboard type siding. Concrete walkways have been poured over the bottom edge of the siding in some areas which can allow for excess exposure to moisture. These areas should be kept well sealed and be monitored.



Components and Conditions Needing Service

Soils and/or landscape materials in contact with the bottom of the siding at the south side of building D should be pulled away to prevent moisture damage.



Windows

Window Type

Information and Observations

The windows are primarily dual glazed vinyl framed units.

Method of Evaluation

Information and Observations

In our inspection, we operate as many windows as can be accessed to gain an overall impression of the window condition. Window coverings and personal belongings can prevent access to some windows and are not moved for this inspection. We will comment on any dual glazed window which appears to have a compromised thermo seal, which can cause fogging between window panes, but as changing weather and temperature can cause these conditions to disappear, we cannot guarantee that all broken thermo seals will be located.

Screens

Information and Observations

Some of the window screens are missing, damaged or removed.

Exterior Features

Flatwork

Information and Observations

There are minor chips and cracks in the concrete flatwork which would not necessarily need to be serviced.

Some settling is noted at the basement steps at the west side of building D.

The asphalt flatwork around the structure appears to have been recently sealed. Asphalt requires maintenance conditioning and sealing to preserve the integrity of the surface.

Exterior Doors

Components and Conditions Needing Service

The door to the building B water heater closet needs adjustment to operate properly.

Steps Handrails and Guardrails

Components and Conditions Needing Service

The walkway handrail outside unit 101 at building B is impact damaged.



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 of each building and roof cover components were evaluated by walking the accessible areas of their surfaces.

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.

Roof Evaluation

Information and Observations

The composition roof covers are aging and the shingles are losing granules, and showing signs of decomposition, especially on the most exposed frontages. Although the roof covers are serviceable, a licensed roofing contractor would be required to estimate remaining life.

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 of each building are conventionally framed with wooden studs.

Roof and Attics

Method of Evaluation

Conditions to be Monitored or Further Investigated

There is no attic access visible for the attic spaces in buildings C and D. Access to attic spaces in building B was limited to the attics over two of the units. These units have firewall separations installed that prevent full access to other areas. Consequently, roof framing, insulation values, ventilation and other components of the attics was not inspected. Access should be provided or identified and all attic areas should be fully inspected.



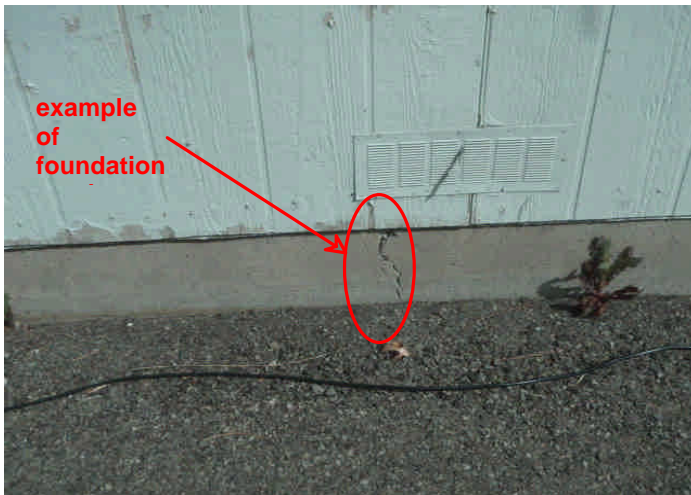
Raised Foundations

Construction Type

Information and Observations

These buildings have raised foundations. The main structure of the building D has a basement foundation. Inspection of these foundations includes entering all accessible areas and identification of structural deformation or damage.

Minor cracks in foundation walls, which are constructed of both poured concrete footings and CMU type block, are noted, as at the south side of building C. Common defects, 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 piers, posts, girders and joists sheathed with solid boards.

Method of Evaluation

Information and Observations

The raised foundations of buildings B and C were evaluated by accessing and evaluating the components within the crawlspaces. Some areas at the cantilevered floor framing at the north sides of the accessible crawlspaces are not visible.

Conditions to be Monitored or Further Investigated

There is no visible access point for the crawlspace of building D. Floor framing, insulation values, ventilation and other components were not assessed. Access should be located or created and the area should be fully inspected.

Crawlspace

Components and Conditions Needing Service

It is recommended that all cellulose and insulation debris be removed from the crawlspace, including remaining form boards or plumbing support blocks, which should be replaced with proper supports. There is a wood post support under building B that should be replaced with a proper pier.



Floor Framing

Components and Conditions Needing Service

There is evidence of extensive floor framing repairs at buildings B and C, as visible from the crawlspace. There are numerous cut or improperly modified joists noted at building B that should be assessed and repaired by a licensed general contractor. There is an area under the kitchen of unit 110 in building B that has insufficient floor sheathing, resulting in a very soft floor area, that should be repaired. Photos below are examples of faults - additional faults exist.



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There is discoloration and fungus on some of the sub floor framing in the crawlspace of building B due to excessive moisture that should be further assessed and treated as necessary by a licensed pest control company. Rim joist insulation prevents complete evaluation and should be removed for effective review of the floor condition.



Poured Concrete Footings

Information and Observations

There is evidence of prior foundation repairs or added foundation support in the basement of building D. These modifications are reported by the seller to have been made during remodeling to support the upper floor. The cause of openings or voids in these walls at the door to the west walls was not determined. Complete evaluation of these modifications, including determination of building permit status, would require further evaluation by a qualified specialist or engineer.

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

Information and Observations

Buried or concealed drain systems are evident around the structures, including at the basement stairwells of building D. The effectiveness of these drains cannot be visually assessed, which would require a specialized inspection. (The drain at the west stairwell is missing a grate or cover.)

Conditions to be Monitored or Further Investigated

The areas at the south side of buildings B and C 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.

Multi-Unit Structures

Apartment Building B

General Comments

Information and Observations

Unit 101

Limited visibility in the unit due to personal property.
The kitchen lights did not respond to the switch.
The bathroom exhaust fan light did not respond to the switch.
There is a lifted vinyl edge at the base of the tub (Noting discoloration in the vinyl floor in the bathroom).
The toilet handle is missing.
The smoke detector is inoperable.

Unit 102

Unremarkable.

Unit 103

Limited visibility due to personal property, otherwise unremarkable.

Unit 104

The control knob is missing at the heating/air conditioning unit.
There is a loose outlet in the living room.
The tub/shower overflow drain is upside down and loose.
The tub has a slow drain.

Unit 105

The closet door is missing.
There are open caulking seams in the tub/shower enclosure.

Unit 106

The tub drain assembly is incomplete (see picture below).

Unit 107

The smoke detector is missing.

The garbage disposal is stuck or inoperable.
The toilet is loose and should be reset and secured (Noting evidence of previous moisture in the floor and baseboard behind the toilet).
The bath sink stopper is incomplete.
The tub/shower overflow drain is upside down and loose.

Unit 108

Unremarkable.

Laundry

The control knob for the wall heater is missing and the heater was not operated.



Aparment Building C

General Comments

Information and Observations

The following conditions were noted in the apartments in building C:

Unit 101

The tub/shower valve does not function properly.
The bathroom door is missing.
There is a lifted vinyl edge at the base of the tub.

Unit 102

The entry deadbolt needs adjustment to function well.
There is a loose outlet near the kitchen entry.

Unit 103

The garbage disposal stuck or inoperable.

Unit 104

Limited visibility due to personal property.
There are open caulking seams in the tub/shower enclosure.

Unit 105

The garbage disposal is stuck or inoperable.

Unit 106

The tub/shower valve does not function properly.
The bathroom sink drain is slow.

Unit 107

Limited visibility due to personal property.
The tub/shower overflow drain is upside down and loose.
There are open caulking seams in the tub/shower enclosure.
The strike plate for the bathroom door needs adjustment.

Unit 108

Limited visibility due to personal property.
The tub/shower overflow drain is upside down and loose.

Unit 109

The stove was not evaluated (see picture below).

Unit 110

Limited visibility due to personal property.
The bathroom sink drain is slow.
There is a soft area in the kitchen floor.

Unit 211

The bathroom sink drain is slow.
There are open caulking seams in the tub/shower enclosure.
The toilet is loose and should be reset and secured.
There is a lifted vinyl edge at the base of the tub.

Unit 212

Limited visibility due to personal property, otherwise unremarkable.



Apartment Building D

General Comments

Information and Observations

The following conditions were noted in the apartments in building D:

Unit 101

The kitchen exhaust hood is not fully secured.

Unit 102

Limited visibility due to personal property.
The tub/shower overflow drain is upside down and loose.

Unit 104

There is a leak at the bathroom sink drain.

Unit 105

The bathroom sink drain is slow.
The tub stopper is inoperable or missing.

Unit 106

Limited visibility due to personal property.
The bathroom sink drain is slow.
The entry deadbolt needs adjustment to function well.
The living room light did not respond to the switch.

Unit 208

The bathroom sink drain is slow.
The smoke detector is missing.
There is a lifted vinyl edge at the base of the shower.

Unit 209

The entry deadbolt needs adjustment to function well.
There is a leak at the kitchen faucet swivel.
There is a lifted vinyl edge at the base of the tub (Noting discoloration in the vinyl floor in the bathroom).

Unit 210

The bathroom sink drain is slow.

Unit 211

Limited visibility due to personal property, otherwise unremarkable.

Unit 212

Limited visibility due to personal property.
There are open caulking seams in the tub/shower enclosure.
The entry deadbolt needs adjustment to function well.

Unit 213

There is a loose outlet in the living area.

Pools and Spas

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Kitchen

General Kitchen Comments

Information and Observations

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. We do not inspect the following items: free-standing appliances, refrigerators, water softeners or filters, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, and the self-cleaning capacity of ovens.

REPORT CONCLUSION

345 Apartment Way, 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 Newberry Inspections 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 Newberry Inspections immediately and directly in order for us to properly address your concerns.

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Buyer

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Date