

As with any special equipment, whirlpool baths need to be operated properly and safely. You should try to secure a copy of the manufacturer's operating instructions in order to understand fully the way this equipment functions and the safety precautions one should follow.

SWIMMING POOL

Electronically Filed
Mar 12 2021 03:07 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

The swimming pool consists of an in-ground concrete with pebble aggregate finish surrounded by a stone deck. It is served by a cartridge filtering system. In addition, it has the following equipment:

- Separate spa
- Water fall, which was operating
- Fire Pit, which was operating
- Gas heater, which was operating
- Spa and pool lights which were operating
- In-floor cleaning heads, which were operating
- Automatic leveling device, which was operating
- Time clock(s), which appeared to be operational
- Automatic chlorinator which was not tested

The spa equipment is integrated with the pool equipment. The swimming pool and its related equipment were in operation and appear to be in serviceable condition. The exception to this is that the water distribution for the water wall should be adjusted to reduce splashing.

The pool pebble finish was visible during the inspection from above the water line and appears to be in good condition.

The waterline tile was intact and in good condition except for a liming condition (white scale) above and along the waterline.

Our inspection of the in-ground pool does not include any subsurface investigation or testing of underground piping systems. This inspection should not be considered a certification of the pool as that would require a more extensive inspection. Our pool inspection is limited to those portions above the water line. A complete structural inspection of the pool would require draining the pool.

Our "test" is not an evaluation of performance but is only to verify that the equipment "works." It is possible that time clocks may be defective, thermostats may be out of calibration, etc., and the equipment can still "pass" our abbreviated test. Equipment can fail at any time without warning. There are insurance policies available to you that may provide some protection. Your agent can supply information on this subject.

You should note that while there is a fence surrounding the backyard there is no fence around the pool area itself. This allows for unwanted entry into the pool by individuals who need close supervision, especially small children.

CONCLUSION

In summary, we consider this home to be in somewhat above average condition. Good quality materials and workmanship are evident throughout. While there is some work to do, as we have discussed in this report, in general, you should consider this home to be of good quality. It should serve you well for quite some time.

In general, keep in mind that many of the suggestions we make in this report represent improvements to this home rather than deficiencies. Thus, much of the work we suggest can be handled as time, finances and personal preference dictate. Owning any home can be overwhelming. Thus, keep in mind that not all of the things we recommend must be done immediately.

There is no one way to build, renovate or remodel a home. As a result, you may encounter contractors whose opinions about the condition of this home will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

Additional data concerning this home are noted on the enclosed field notes and photographs. To aid in your understanding of the field notes, we have enclosed a listing of the standard abbreviations that we have used.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use of this report for the benefit of others is permitted without expressed written consent. We will not release this report to anyone without your permission.

We have also enclosed a **Glossary** to help you understand some of the technical terms that are used in this report or in discussions about homes and their component parts.

As noted, the inspection represented by our report focuses on the major systems in this home. While a spot check of things like electrical switches, outlets, appliances and other equipment was made, the condition of these things can change unexpectedly. Therefore, we recommend that you visit this home at least one more time before taking ownership to confirm that everything is in operating order. Enclosed is a **Pre-Title Checklist** we have developed for your use during this final visit.

If you have any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the home be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Criterion - McWilliam Engineers, LLC

DT/eas

PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

DAVID TAYLOR, E.I.

Area of Expertise

David Taylor is an engineer with Criterium - McWilliam Engineers, LLC. He has gained experience in the construction industry through his work with major development projects and recent quality evaluations. David has reviewed over 4,000 single-family homes and high-rise condominiums during construction since 2005, and has been responsible for evaluation of existing and new residential construction. As well as doing residential home inspections, David has also done commercial inspections since he began working with this firm in 2005.

Qualifications

David is a degreed Mechanical Engineer. He has worked with various construction regimens since entering the engineering field in 1983. David was mentored on home inspections by Charles "Chay" McWilliam, P.E., Master Inspector, and earned his State Residential Inspector of Structures License in 2007 and his Inspector of Structures General License in 2012. David having met all the requirements set by the State of Nevada Real Estate Division earned his Master Inspector of Structures License in 2013.

Education

Mr. Taylor earned his Mechanical Engineering Degree from Virginia Polytechnic Institute in 1983. He has been involved with the Las Vegas construction industry since January 2005. David also has an E.I.F.S. Certification with American Wall Ceiling Institute.



SWANSON000076

JA002895

APPENDIX A

MAINTENANCE PLAN

Prepared for: Todd Swanson
Property: 42Meadowhawk Lane, Las Vegas, NV 89135

To help provide a perspective for the work that we have recommended for this home, the following schematic maintenance plan is offered. This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list. Our purpose in providing this list is to help you organize some of the work that we have recommended, with particular emphasis on those things that need attention within the next year or so.

Items to be addressed before releasing the contractor:

- Maintain heating/air conditioning equipment
 - The door at the right side air handler is damaged and does not close properly.
- Repair plumbing fixtures
 - There are leaks at both recirculation pumps.
 - There is a plumbing leak above the ceiling of the basement bathroom.
 - The drain cleanouts should have permanent screw-type caps.
 - There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned.
 - The locking lug is missing from one water heater enclosure.
 - The tubs in the second floor bathroom have controls for some unknown feature. This should be investigated further.
 - The automatic solenoid valves on the pool fill circuit are noisy and create a water hammer effect throughout the house. This should be investigated further, and repaired as needed.
- Repair electrical system
 - There is an open outlet at the lower patio.
 - All outlets within six feet of a sink should be protected by GFCIs. The outlets by the master bathroom sinks were not.
 - There is no power at the outlet in the master closet. The cover is also missing from this outlet.
 - The outlet covers are loose at the media room wet bar cabinet.



SWANSON000077

JA002896

- The door at the control box for the automated panel door can not close. The power cord is routed through the door.
- The whirlpool tub is not GFCI protected.
- The screws are missing from the deadman covers at the main electrical panels.
- Review entire electrical system.

- Make interior repairs
 - The drywall is damaged at the right side mechanical closet.
 - The whirlpool tub is not supported from the floor.
 - The cover is missing from the vent fan in the media room.
 - There is a loose light fixture in the master shower.
 - The access cover at the basement hall does not close properly.
 - There are no secondary latches on the patio sliding glass doors.
 - One burner valve at the patio grill is not functional.
 - There is no hardware in the basement bedroom closet.

- Repair exterior
 - The handrail has been removed from a second floor window. The handrail should be properly replaced or the wall penetrations sealed.
 - The grout is missing from the tile joints on the patio stairs.
 - There is no landing at the exterior door in the kitchen.
 - There is unfinished stucco surface at the roof feature.
 - The screens for the patio slider doors do not latch.
 - The patio slider in the basement media room does not latch.
 - The automated panel doors do not close properly.

- Make roof repairs
 - The primary debris guards are not sealed to the roof.
 - The debris guards should be removed from the secondary drains.
 - The cap should be removed from the plumbing vent at the left side roof.
 - The elimination of low spots that accumulate standing water.
 - The gutter downspouts should be made to discharge away from the house. Therefore, a splashblock should be placed under each downspout to direct the water away from the foundation. This on the left side of the house.

- Further investigation of fire sprinkler controls
- Repair garage firewall



- Maintain/repair the whirlpool bath
 - The jet nozzles are missing. They should be installed.
 - There is no support under the tub, appropriate support should be installed.
- Maintain/repair the swimming pool and equipment
 - The water distribution for the water wall should be adjusted to reduce splashing.

Routine maintenance/improvement items:

Within the first five years of ownership:

- Install caulking at the exterior
- Paint the exterior trim
- Maintain roofing

Within the first ten years of ownership:

- Install caulking at the exterior
- Paint the exterior sidewall and trim
- Maintain roofing

Annual maintenance requirements:

- Continue annual heating/air conditioning equipment maintenance
- Maintain irrigation system
- Test GFCIs
- Test AFCIs
- Test smoke alarms
- Test carbon monoxide detectors
- Maintain/repair the swimming pool and equipment
- Continue general maintenance



Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The front view of the house.

Photo Number

1



Description:

The door is not secure at the right side air handler.

Photo Number

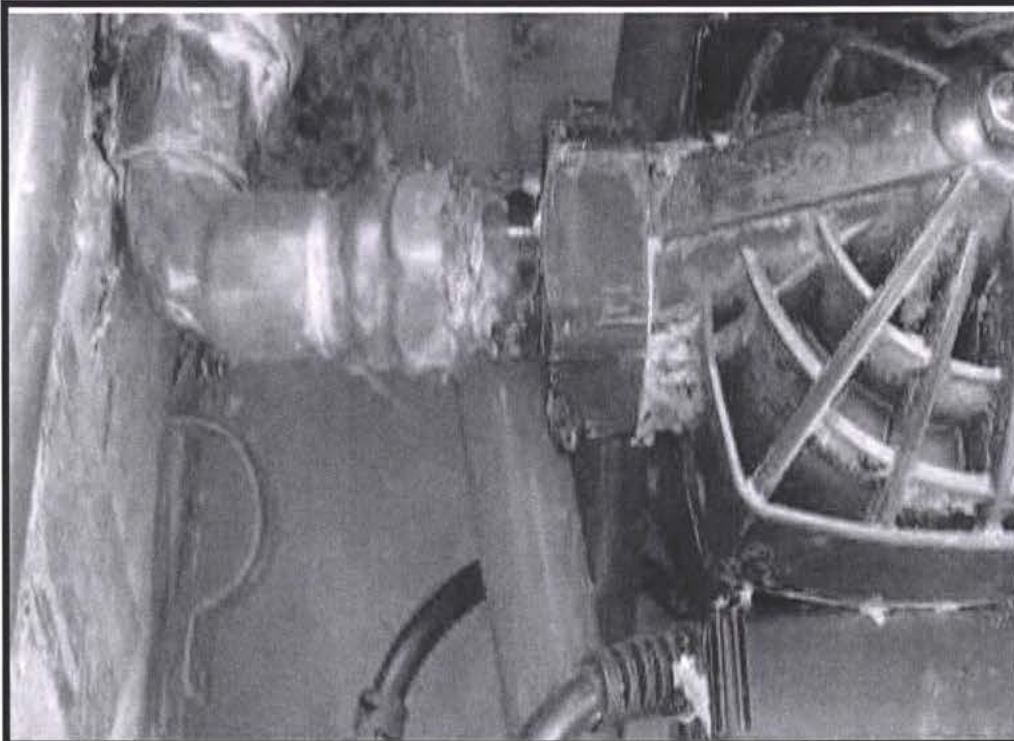
2

SWANSON000008

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
3



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
4

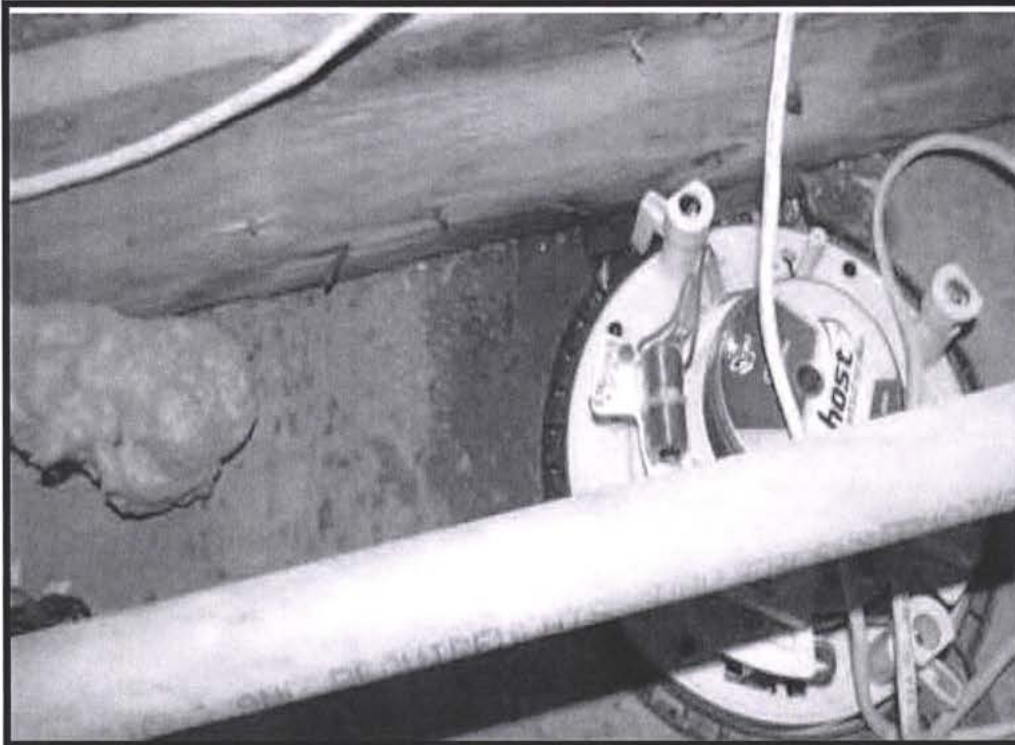
SWANSON000081

JA002900

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

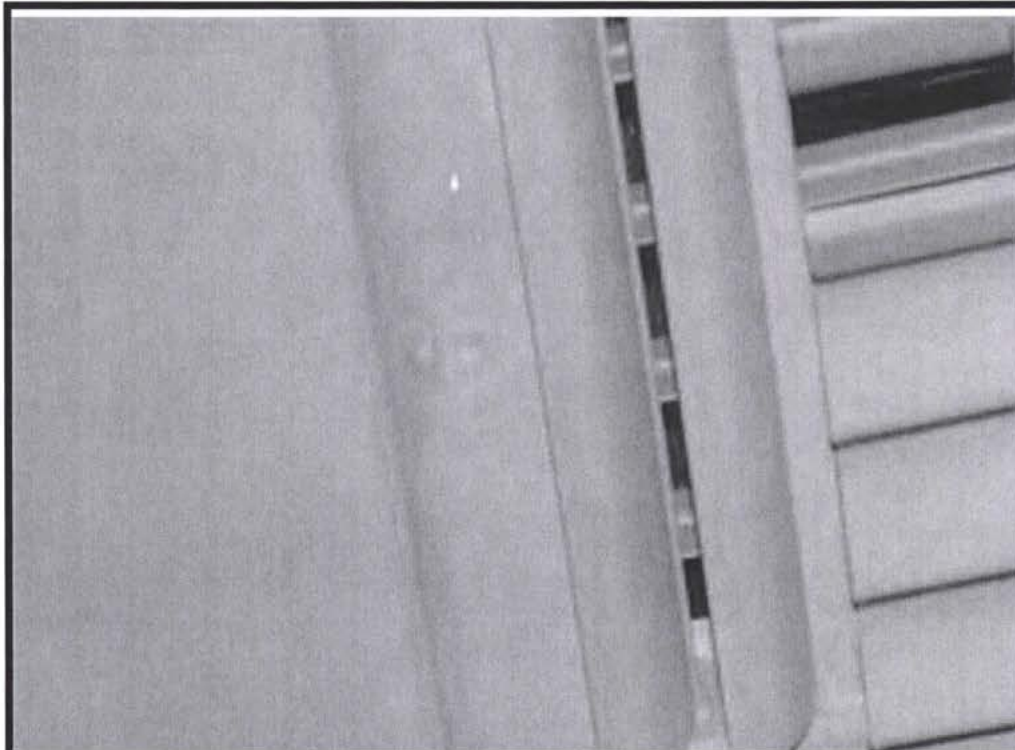
Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
5



Description:

There is a plumbing leak at the ceiling of the basement bathroom.

Photo Number
6

SWANSON000082

JA002901

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

Photo Number

7



Description:

The drain clean-outs should have permanent screw type caps.

Photo Number

8

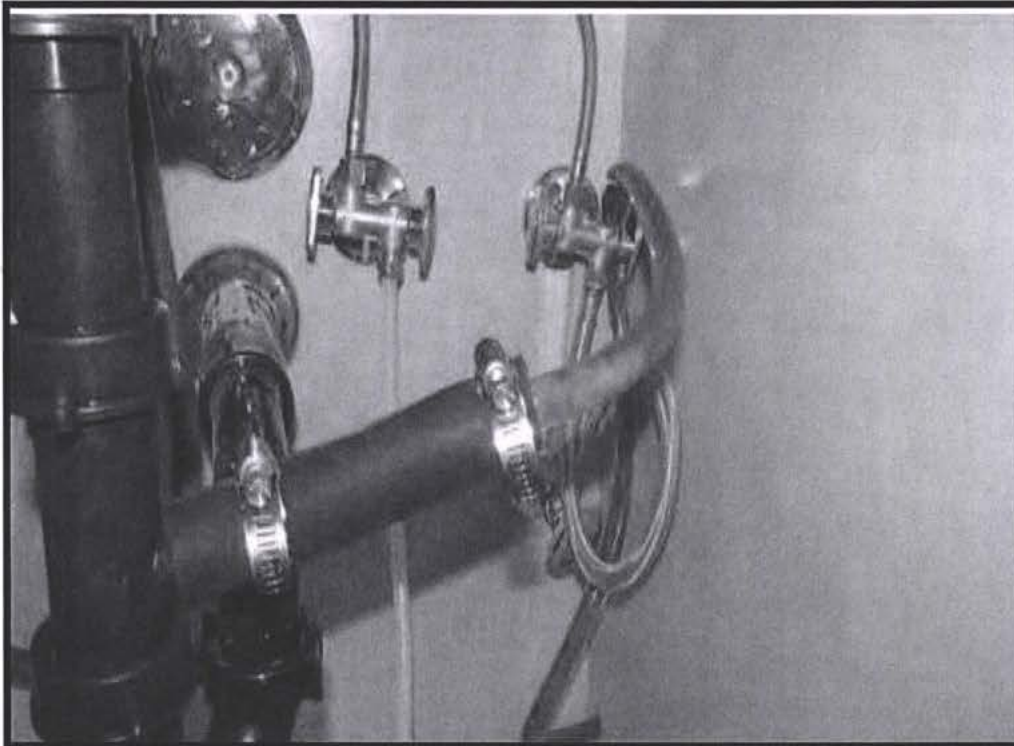
SWANSON000083

JA002902

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

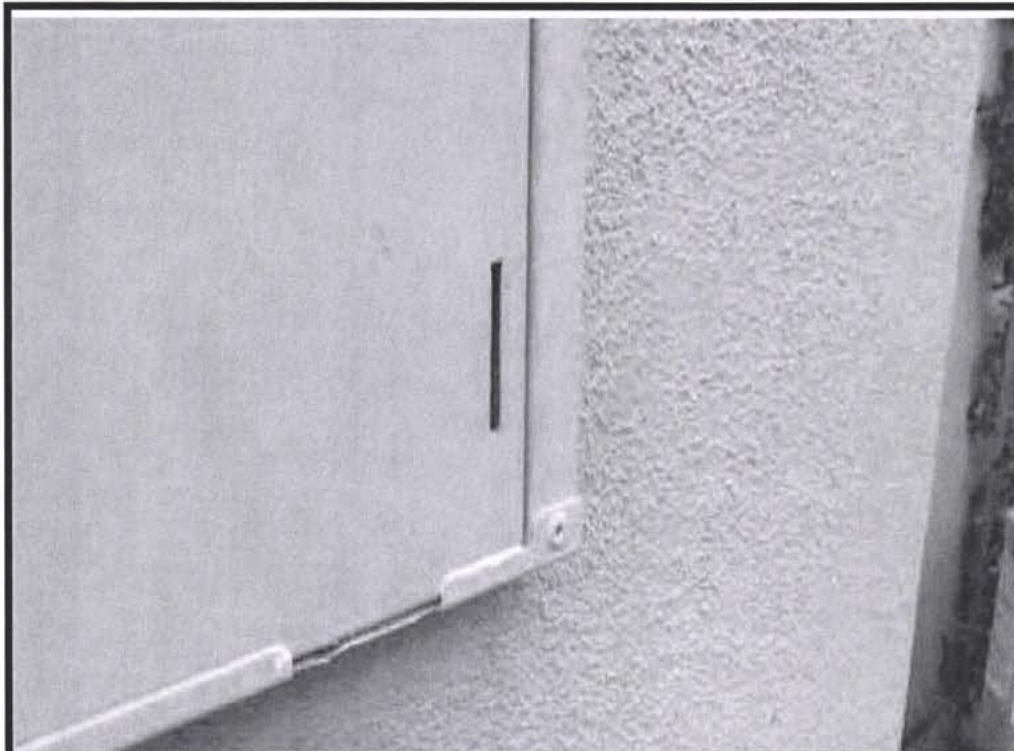
Date:
May 8, 2015



Description:

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Photo Number
9



Description:

The locking mechanism is missing from one water heater cover.

Photo Number
10

SWANSON000084

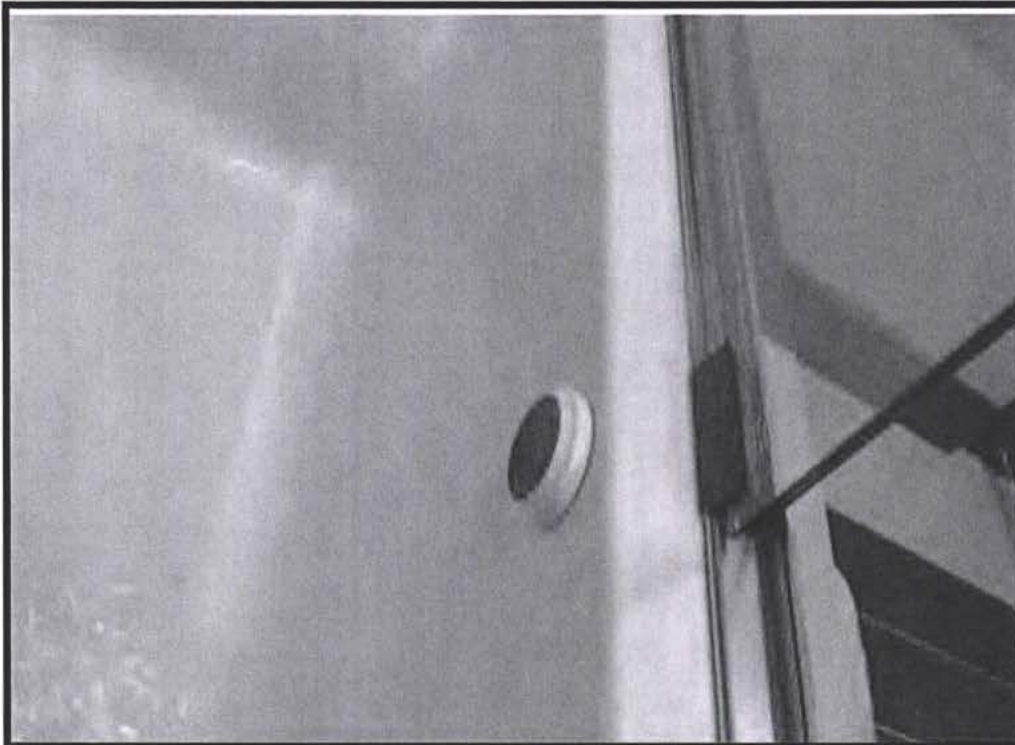
JA002903

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015

CRITERIUM[®]
ENGINEERS



Description:

The controls at the second floor tub should be investigated further.

Photo Number
11



Description:

There is an incomplete outlet at the wall of the lower patio.

Photo Number
12

SWANSON000085

JA002904

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

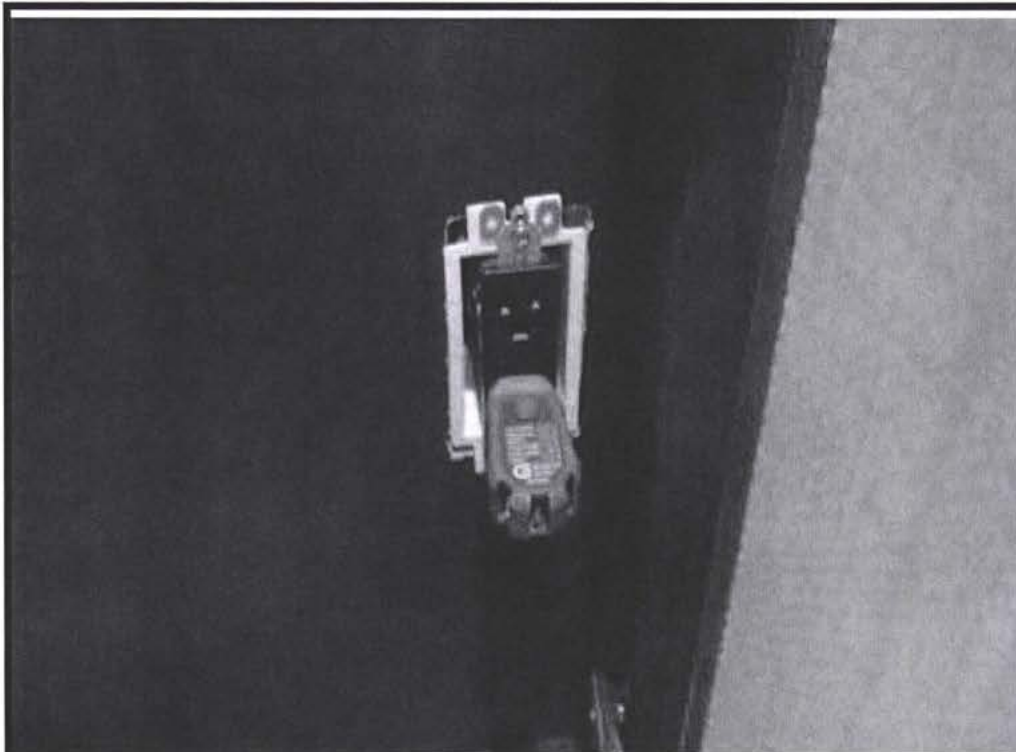
Date:
May 8, 2015



Description:

The outlets at the master bathroom sinks are not GFCI protected.

Photo Number
13



Description:

One outlet in the master closet does not have power.

Photo Number
14

SWANSON000086

JA002905

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

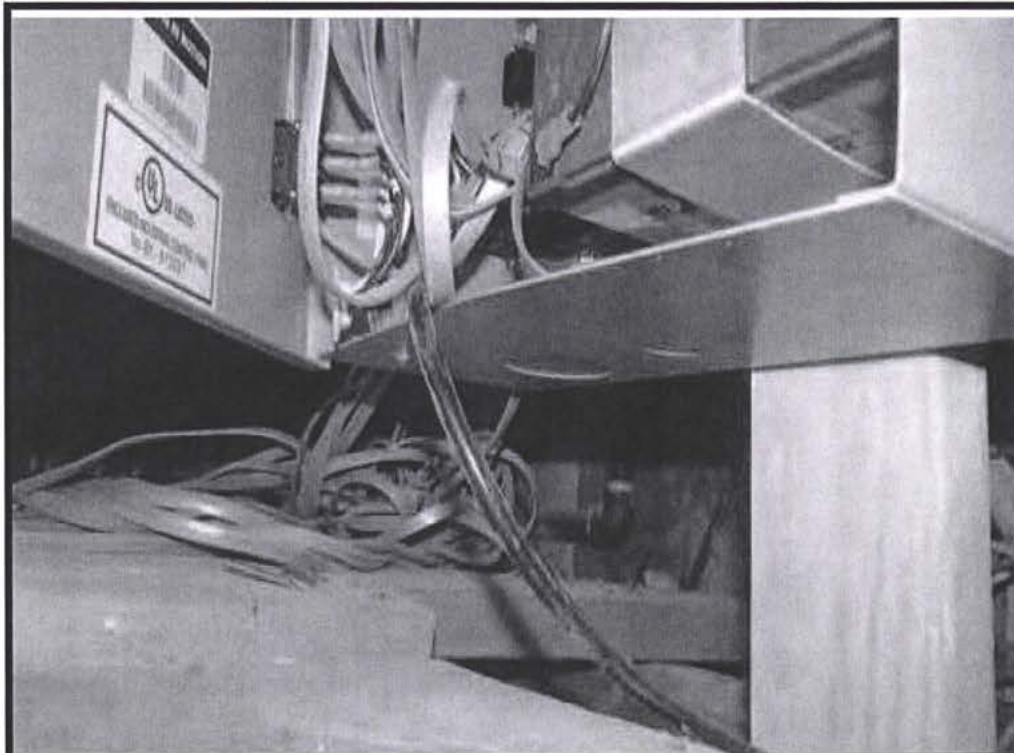
Date:
May 8, 2015



Description:

The outlet covers are loose at the media wet bar counter.

Photo Number
15



Description:

The power cord is routed through the door at the panel door controls.

Photo Number
16

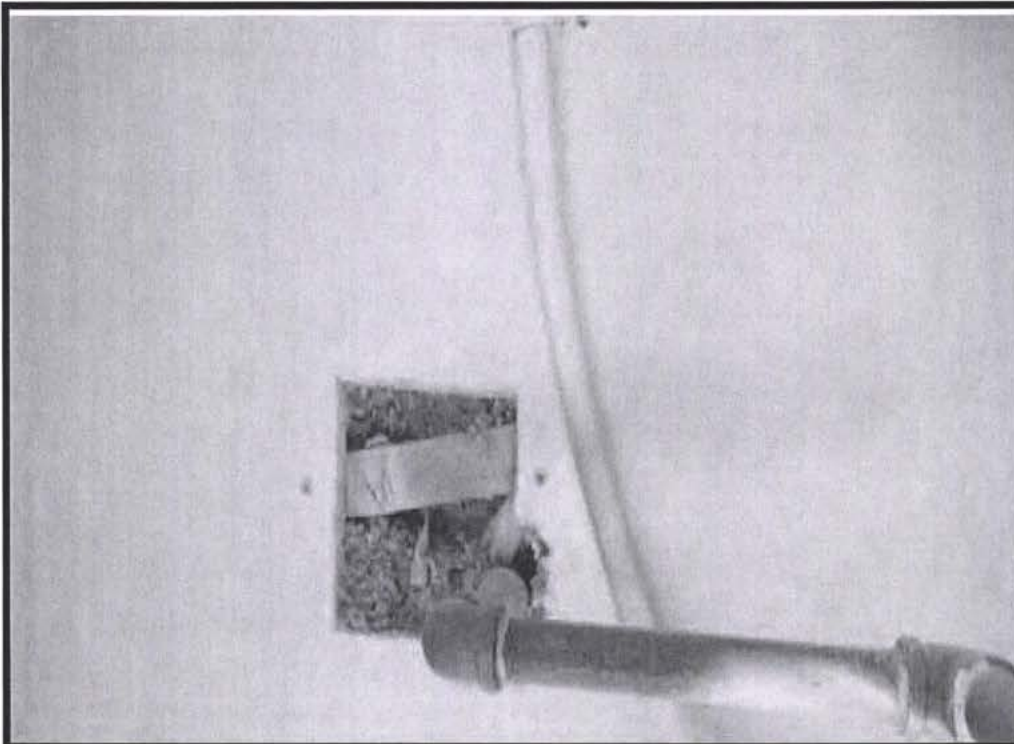
SWANSON000087

JA002906

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The drywall is damaged at the right side exterior mechanical closet.

Photo Number
17



Description:

The whirlpool tub is not supported from the floor.

Photo Number
18

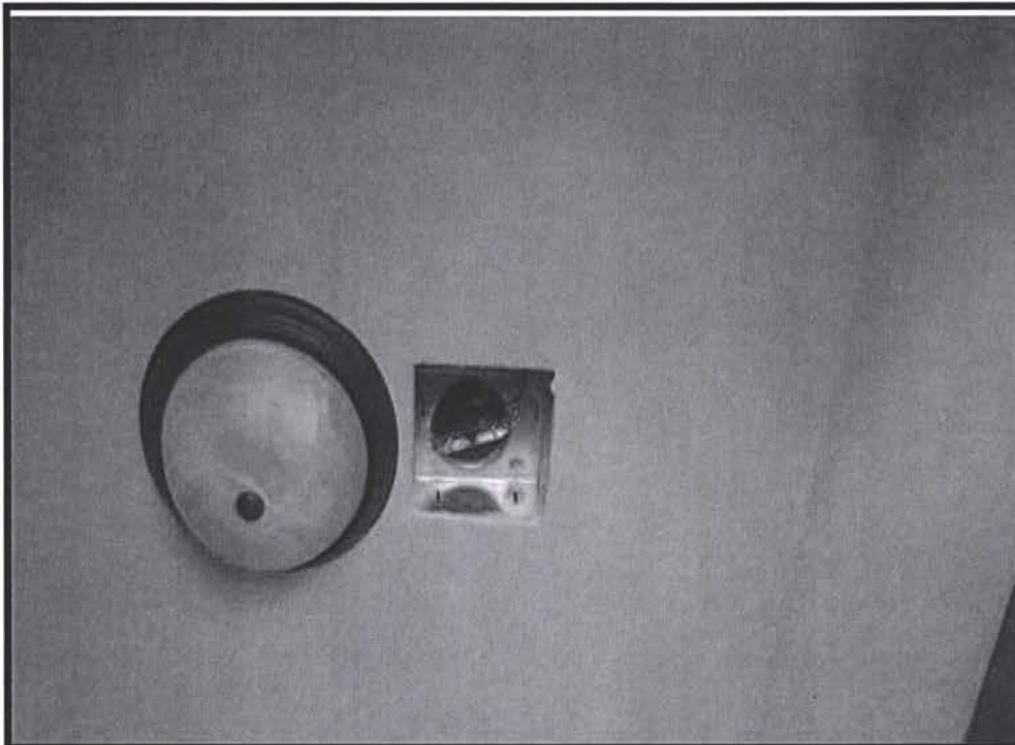
SWANSON000088

JA002907

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The cover is missing from the vent fan in the media closet.

Photo Number
19



Description:

There is a loose light in the master shower.

Photo Number
20

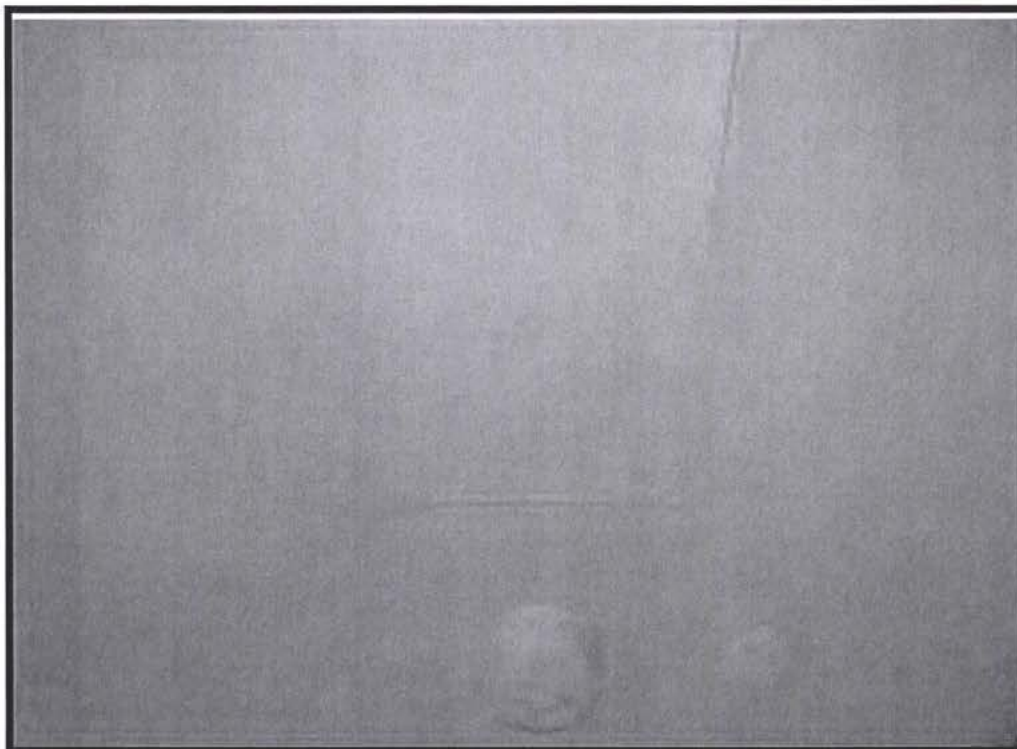
SWANSON000089

JA002908

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

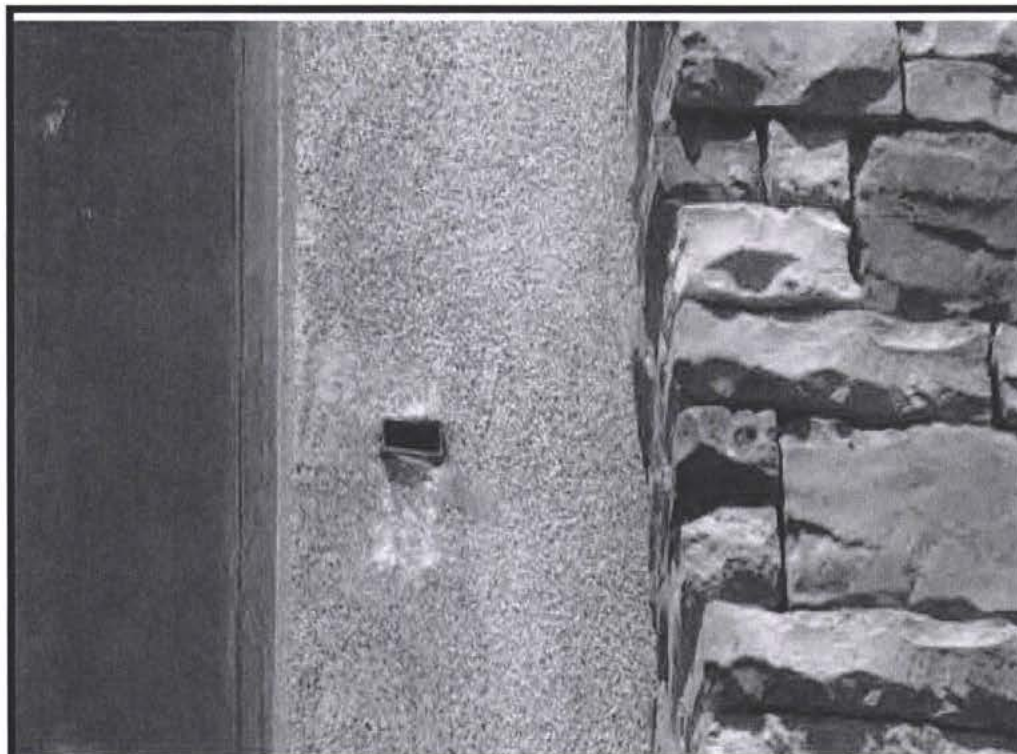
Date:
May 8, 2015



Description:

The access cover
in the basement
hall does not close
properly.

Photo Number
21



Description:

The handrail
components at the
second floor
window should be
repaired and
sealed.

Photo Number
22

SWANSON000090

JA002909

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The handrail components at the second floor window should be repaired and sealed.

Photo Number
23



Description:

There are open grout joints at the steps to the basement.

Photo Number
24

SWANSON000091

JA002910

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

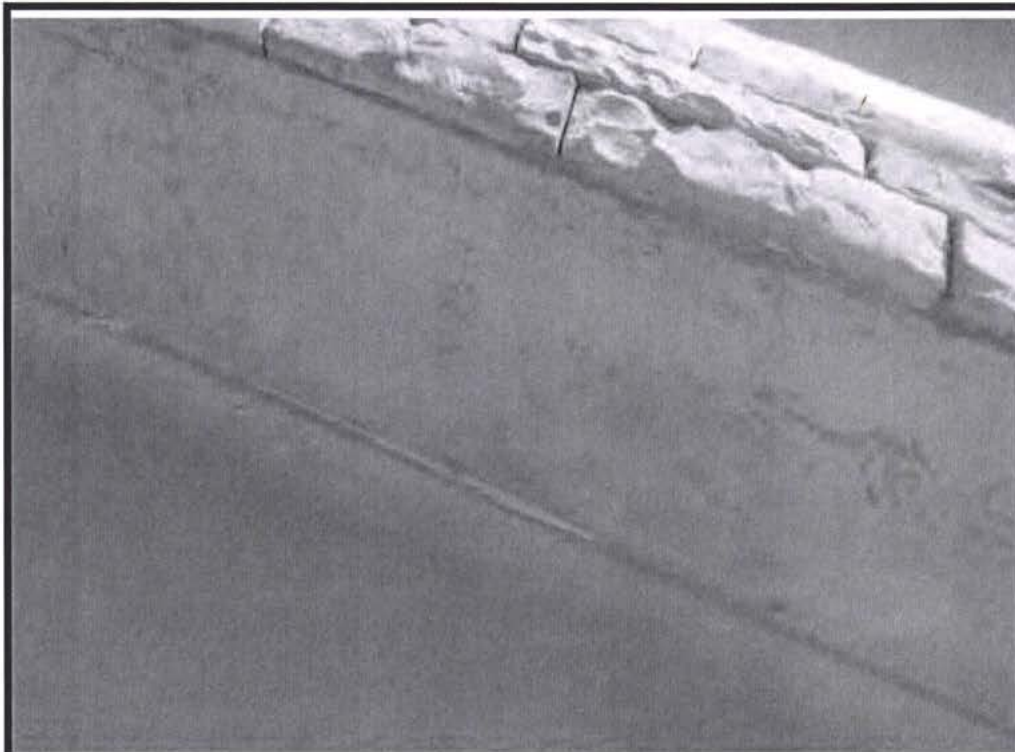
Date:
May 8, 2015



Description:

There is no landing
at the exterior door
in the kitchen.

Photo Number
25



Description:

There is unfinished
stucco at the roof
parapet feature.

Photo Number
26

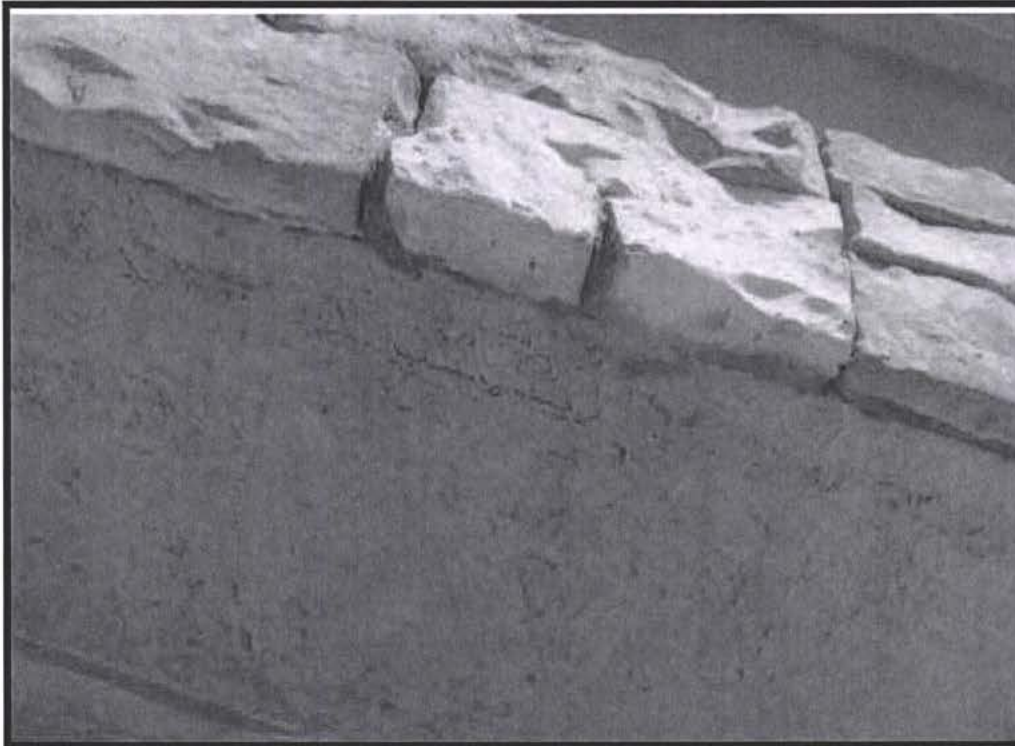
SWANSON000092

JA002911

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

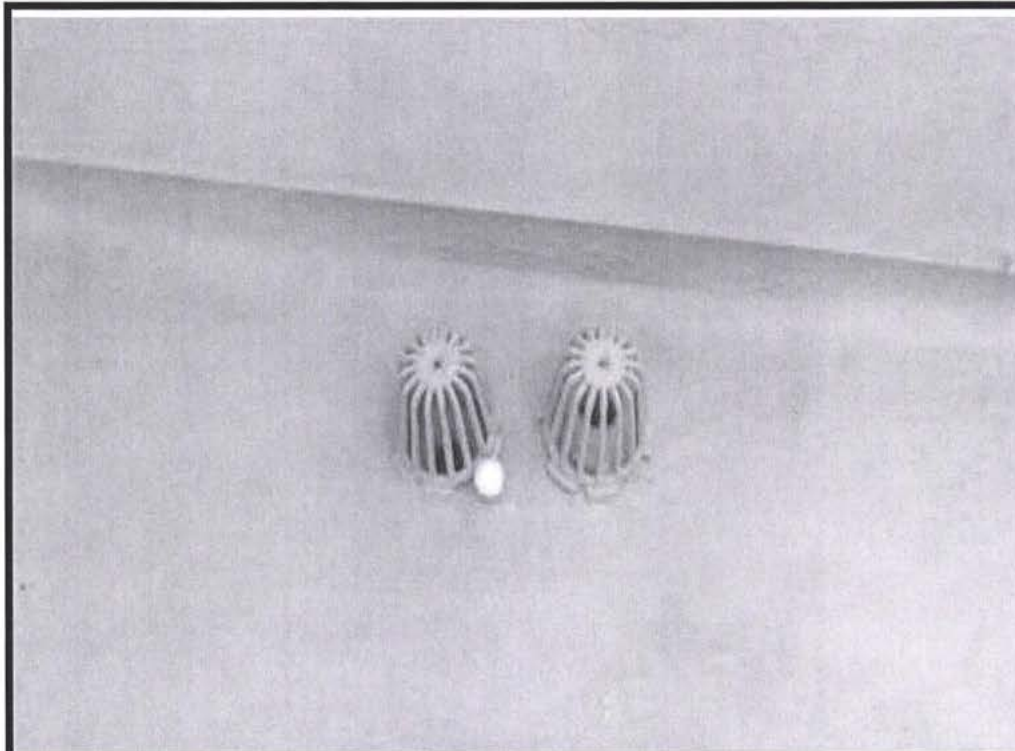
Date:
May 8, 2015



Description:

There is unfinished stucco at the roof parapet feature.

Photo Number
27



Description:

The debris guards should be removed from the secondary drains.

Photo Number
28

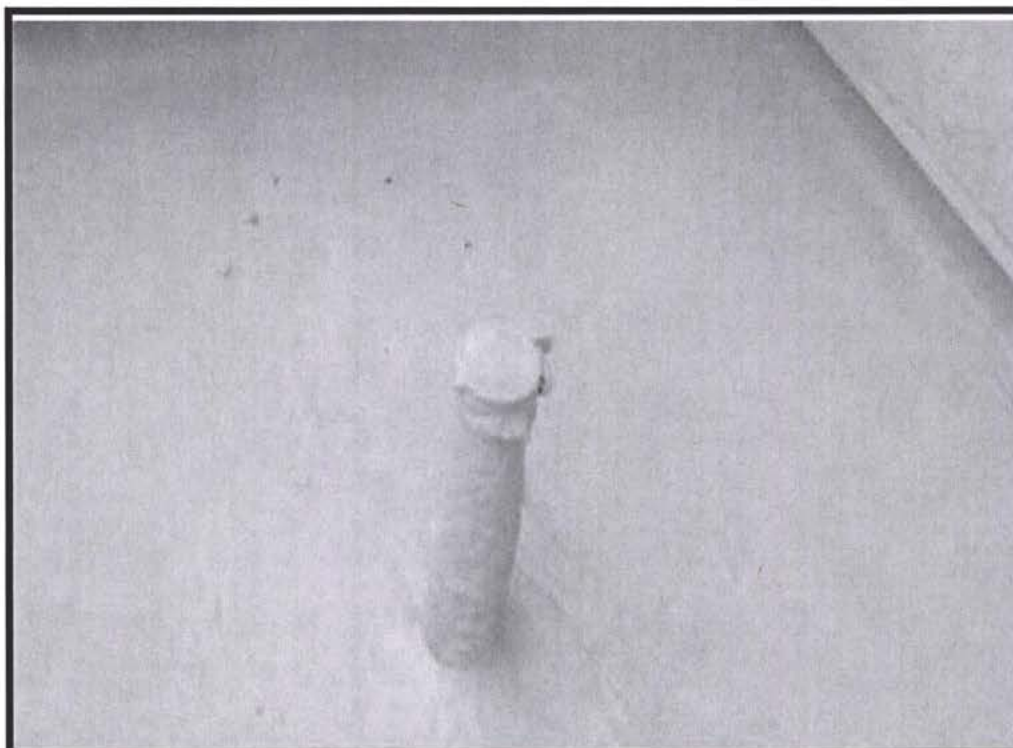
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JA002912

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

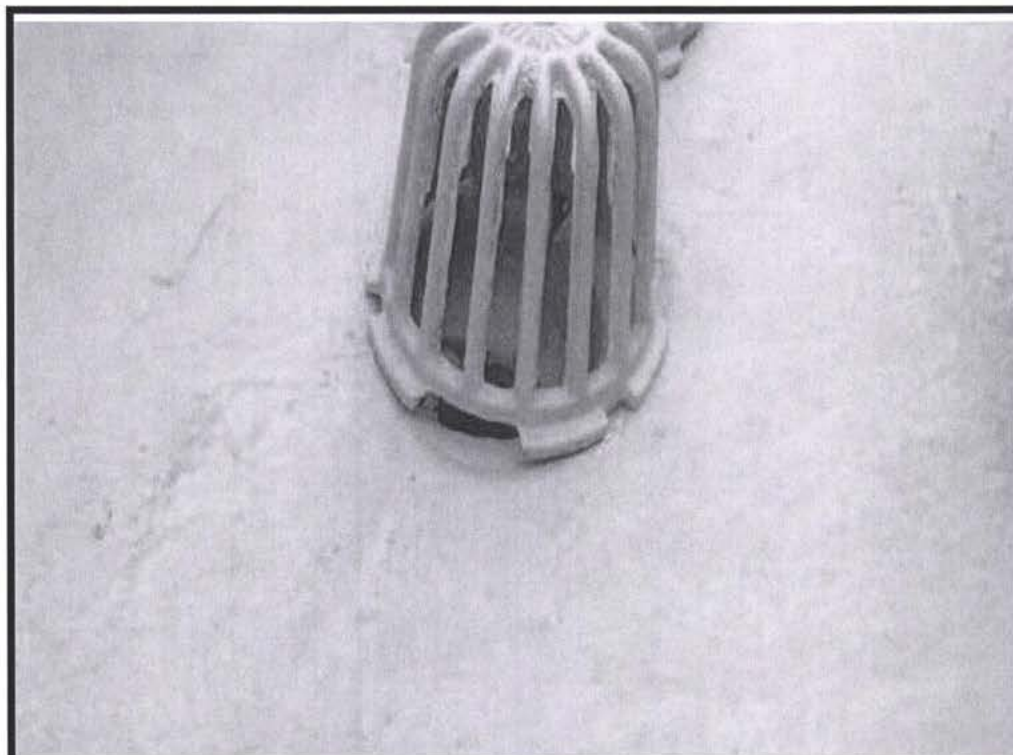
Date:
May 8, 2015



Description:

The cap should be removed from the plumbing vent.

Photo Number
29



Description:

The debris guards are not sealed at the roof.

Photo Number
30

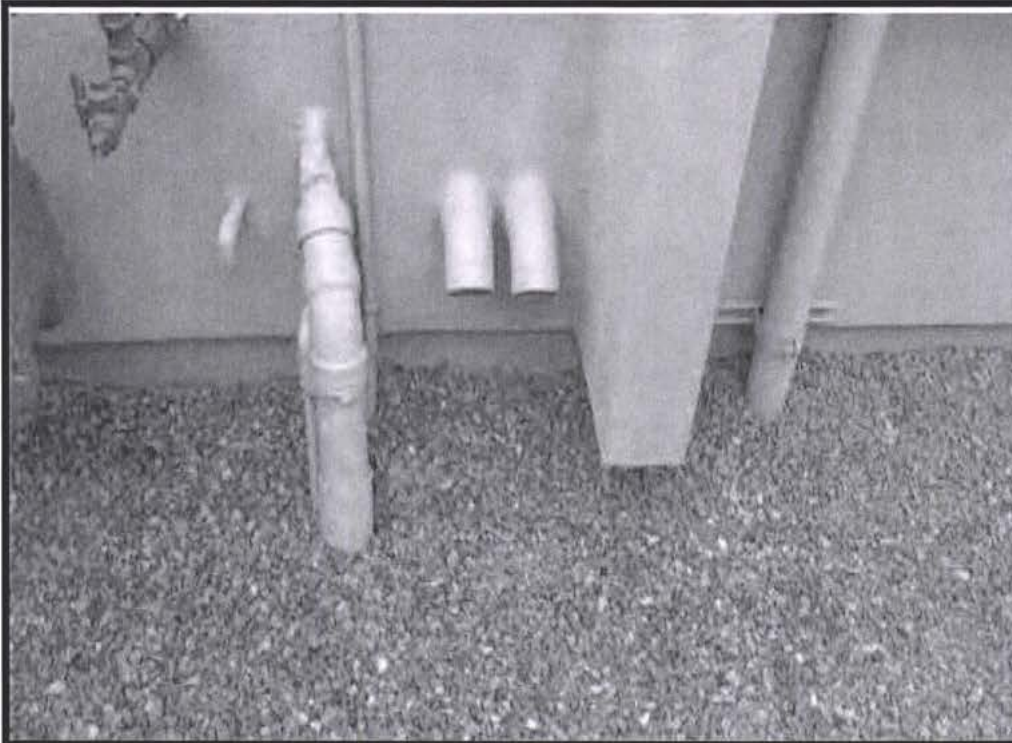
SWANSON000094

JA002913

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

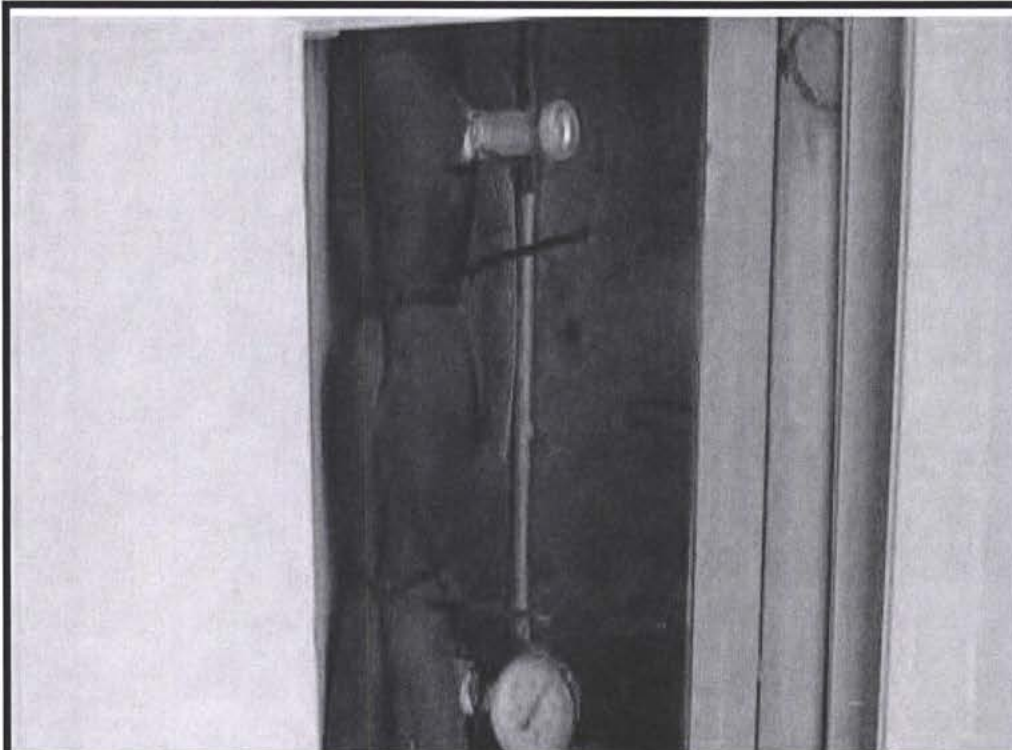
Date:
May 8, 2015



Description:

Splash blocks should be placed at all down spouts.

Photo Number
31



Description:

The configuration of the sprinkler controls is not what is typically found.

Photo Number
32

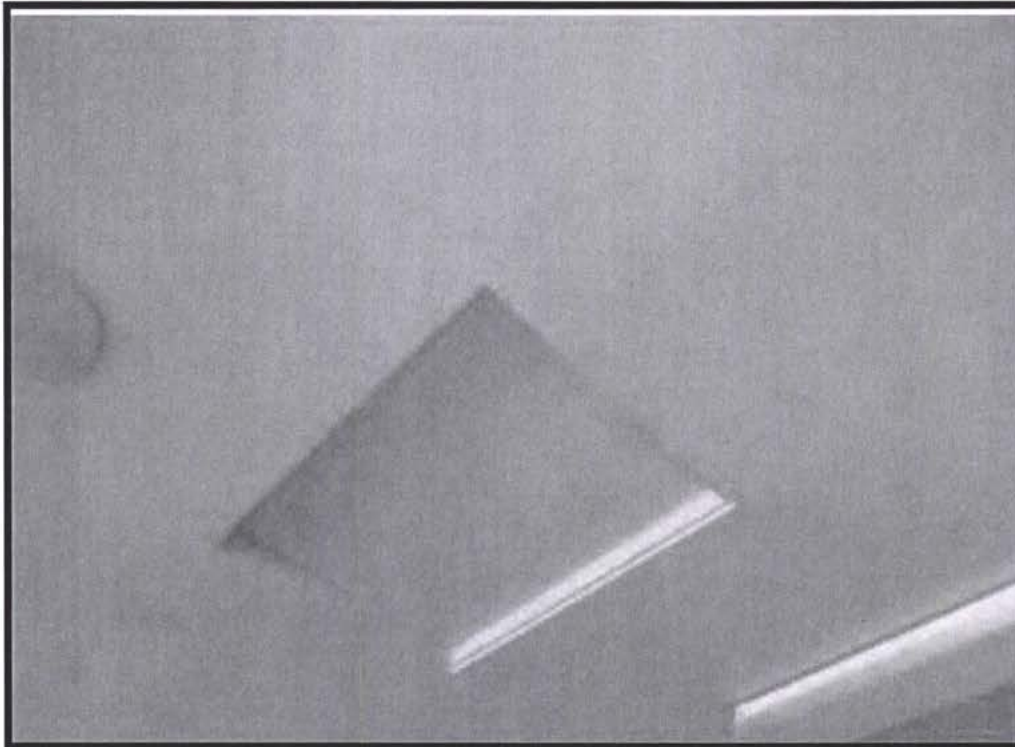
SWANSON000095

JA002914

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

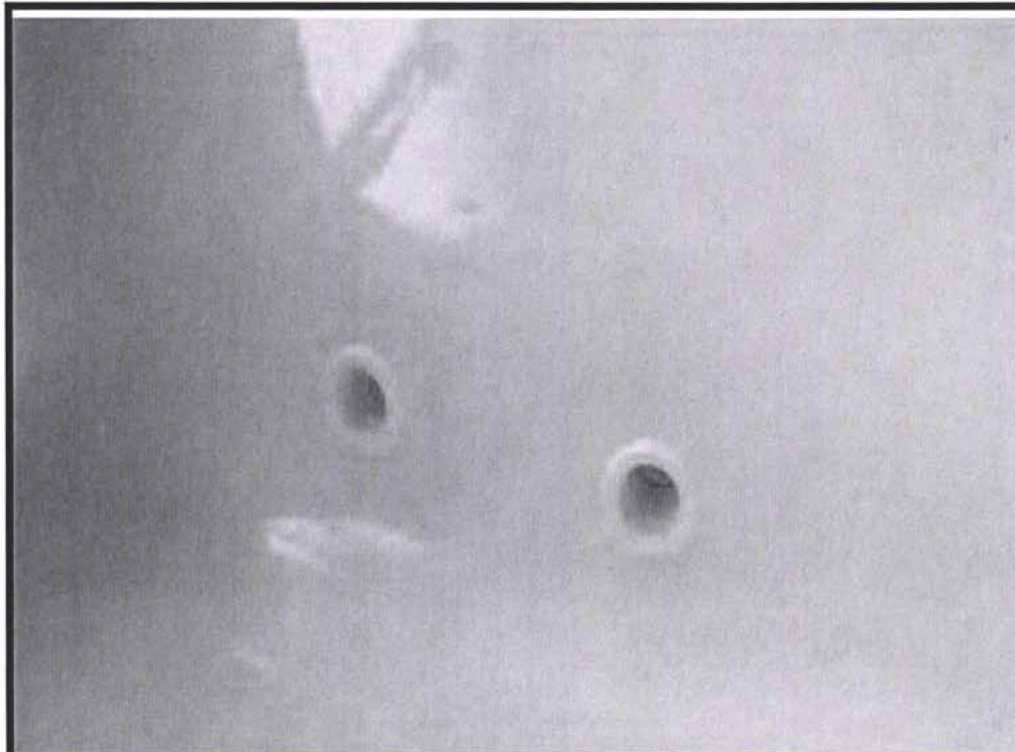
Date:
May 8, 2015



Description:

The attic access and speaker at the garage ceiling violate the garage firewall.

Photo Number
33



Description:

There are no jet nozzles at the whirlpool tub.

Photo Number
34

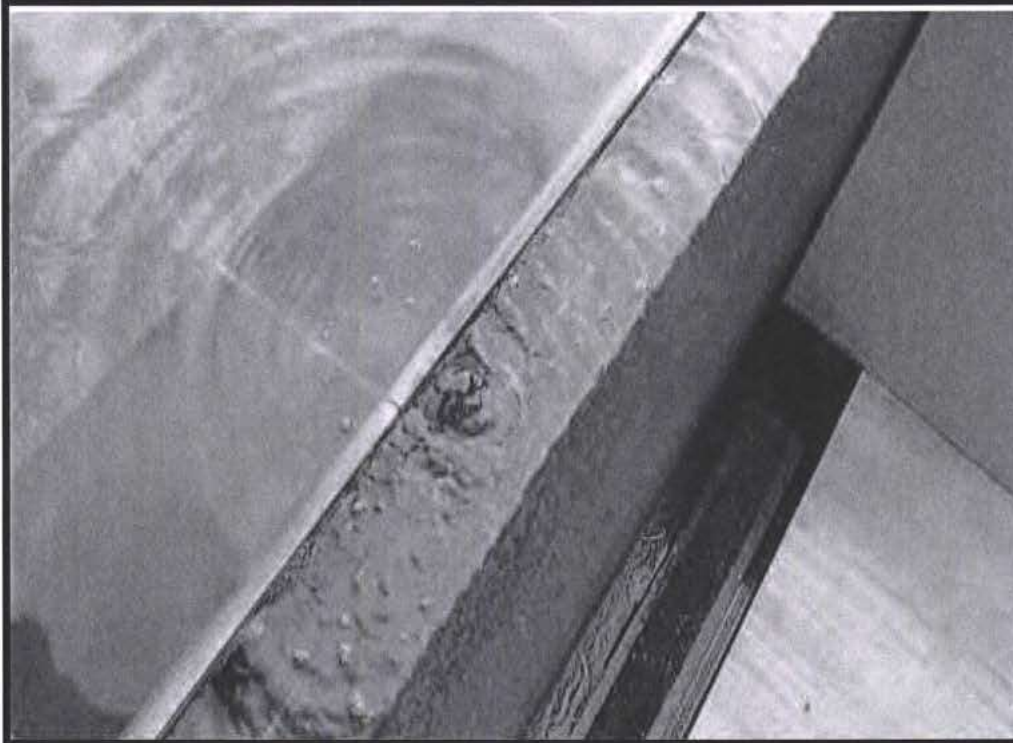
SWANSON000096

JA002915

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The water flow at the water feature should be adjusted to prevent splashing.

Photo Number
35

APPENDIX B

ABBREVIATIONS USED IN THE FIELD NOTES

WALLS		PMP	Pump	CEILINGS	
WS	Wood siding	FAN	Blower/fan	PL	Plaster
CLAP	Clapboard	TPRV	Temperature/pressure relief valve	DW	Drywall, gypsum board, sheetrock
CS	Cedar shingle	PRV	Pressure relief valve	PT	Painted
ASB	Asbestos	ASV	Automatic shutoff valve	PP	Papered
STCO	Stucco	COOLING		WP	Wall paper
ST	Stone	EVAP	Evaporative coil/cooler	AC	Acoustic tile
AL	Aluminum	COND	Condensing unit	AT	Acoustic tile
VNL	Vinyl	REF	Refrigerant	PAN	Panelled
BLK	Block	RL	Refrigerant line	WD	Wood
BRK	Brick	AH	Air handler	TL	Tile
SB	Slump block	FAN	Blower/fan	WINDOWS	
VN	Veneer	PIPING		SP	Single pane
PLY	Plywood	CPR	Copper	IP	Single pane
THH	Texture 1-11	CU	Copper	DB	Double (thermal) pane
HB	Hardboard	GALV	Galvanized steel	2P	Double (thermal) pane
ROOF		CI	Iron	IG	Insulating glass
A/F	Asphalt/fiberglass	BR	Brass	DH	Double hung
CS	Cedar shakes/shingles	LD	Lead	CSMT	Casement
SL	Slate	PB	Lead	SL	Slider
ASB	Asbestos	PVC	Polyvinyl Chloride	F	Fixed
T&G	Tar and gravel	CPVC	Chlorinated polyvinyl chloride	AWN	Awning
BF	Bituminous felt	PBS	Polybutylene styrene	JAL	Jalousie
RR	Roll roofing	ABS	Acrylonitrile butadiene styrene	DOORS	
MTL	Metal	ELECTRICAL		HC	Hollow core
SS	Standing seam	GFCI	Ground fault circuit interrupter	SC	Solid core
BU	Built-up	GFI	Ground fault interrupter	WD	Wood
MB	Modified bitumen	V	Voltage, volts	INSUL	Insulated
TD	Torched down	A	Amperage, amps	PAN	Panel
MEMB	Membrane	CPR	Copper	SGD	Sliding glass door
GUTTERS/LEADERS		CU	Copper	PATIO	Patio/atrium door
CPR	Copper	AL	Aluminum	LUAN	Luan mahogany hc door
AL	Aluminum	R	Receptacle, outlet	W/GL	With glass
GALV	Galvanized steel	SW	Switch	BI-F	BI-fold
WD	Wood	KAT	Knob and tube	SI	Sliding doors
VNL	Vinyl	BX	BX (metal-clad) wiring		
HEATING		INTERIOR WALLS			
O	Oil	PL	Plaster		
G	Gas	DW	Drywall, gypsum board, sheetrock		
E	Electric resistance	PT	Painted		
HP	Heat Pump	PP	Papered		
HW	Hot water	WP	Wall paper		
HA	Hot Air	PAN	Panelled		
ST	Steam	WD	Wood		
F	Forced	TL	Tile		
G	Gravity				
RAD	Radiator				
CONV	Convactor				
GR	Grill				
BB	Baseboard				
RH	Radiant heat				
PR	Pipe riser				
RA	Return air				



SWANSON000098

JA002917

APPENDIX C

Field Notes



SWANSON000099

JA002918

INSPECTION FIELD NOTES

Page 1 of 13

Client Swanson Date 5/8/2015 Location 42 MEADOW HAVEN LN
 Address _____ Along Y N OK, NV, G, BS
 Weather COOL Type/Stories 2/54
 Engineer David Taylor Approximate Age 2015

KEY

E = Excellent, G = Good, F = Fair, P = Poor, S = Serviceable, NS = Not Serviceable, NA = Not Applicable
 NV = Not Visible, O = Operating, NO = Not Operating, A = Average, BA = Below Average, AA = Above Average
 UK = Unknown, NI = Needs Investigation, (*) = See Report for More Detail

C123

CONDITION

1.0 EXTERIOR

- 1.1 Exterior Walls: Material/Type STUCCO
 Trim STUCCO
 Caulking GO Pointing NA Other NA
 Paint/Stain: Walls GO Trim GO
- 1.2 Roof: Material/Type UNDERLAIN FIRM Exp. Life 15-20
 Flashing GO
 Eaves/Soffits/Fascias GO
 Penetrations/Skylights NA
 Gutters/Leaders/Downspouts: CRASH
- 1.3 Windows: Material/Type METAL
 Stormsash: None X Not All _____ Material/Type _____
- 1.4 Doors: Material/Type METAL + GLASS GO
 Storm Doors: None X Not All _____ Material/Type _____
- 1.5 Grounds: Slope FAIR GO Low Spots NA
 Drainage Systems GO
 Sprinkler Systems/Hose Bibbs GO/GO
 Retaining Walls NA
 Driveways/Walkways/Entryway GO
 Fences/Gates NSO
 Shrubs/Plantings GO
- 1.6 Decks/Porches/Balconies/Patios: DECKS FRONT BACK
 Type OPEN OPEN UNDER
 Material STUCCO STUCCO STUCCO
 Condition GO GO GO
 Railings & Safety GO NA NA
- 1.7 Chimney: No./Location _____
 Material/Type/Use _____
 Clearing/Height _____
 Weather-tightness _____
 Lining: _____
- 1.8 Utilities: Gas Meter/Piping WORK
 Elec. Entrance Over/Under Ground WORK Ext. Wiring NA

NOTE: These inspection field notes are used to collect field data and should be considered only in conjunction with your narrative report.

Client

SWANSON

Date

5/16/2015

Page 2 of 13

2.0 STRUCTURAL

CONDITION

2.1 Basement/Crawl Space:

Accessible ☒ Y ☐ N Partial

Basement Finished ☒ Y ☐ N Partial

Walls/Footings/Piers: Material/Type Conc Cracks Y ☐ N ☒ NV

Bulging/Distortion: Y ☐ N ☒ NV

Floor/Slab: Material Conc Cracks Y ☐ N ☒ NV

Columns: Material/Type NA

Girders: Material/Type NA

Floor Joists: Material/Type Wood

Vapor Barrier Y ☐ N ☒ NV

Moisture/Water: Y ☐ N ☒ NV

Sump Pump ☒ Y ☐ N Number 1 Discharge GO

Doors/Access GO

Windows/Vents NO

2.2 Attic: Accessible ☒ Y ☐ N ☒ Partial

Roof Rafters: Material/Type 2x4

Floor Joists: Material/Type NA

Flooring Partial

Leaks/Weathertightness GO

2.3 Other Framing:

Walls ☒ NV

Special Structural Systems: NA

2.4 Ventilation

Basement/Crawl Space DOORS

Attic ESIAN

Mechanical Ventilation KIT, BATH, LAUNDRY

2.5 Energy Efficiency

Basement Insulation Y ☐ N ☐ NV Material/Type NA Approx. Amt. _____

Floor/Slab Insulation Y ☐ N ☐ NV Material/Type NA Approx. Amt. _____

Wall Insulation Y ☐ N ☒ NV Material/Type _____ Approx. Amt. 4 1/2

Attic Insulation ☒ Y ☐ N ☐ NV Material/Type Batt Approx. Amt. 8-10

Caulking/Weatherstripping ☒ Y ☐ N ☐ NV Material/Type TL

2.6 Wood Boring Insects and Rot:

Evidence of Rot or Other Problems Y ☒ NV

Evidence of Termites or Other insects Y ☒ NV

Client

SWANSON

Date

5/8/2015

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CONDITION

3.0 AIR CONDITIONING & HEATING SYSTEMS

3.1 System: A/C: BRYAN Furnace: BRYAN Heat Pump: _____
 1 Mfr: CAT3 NBD 060 Model No. 160EX (50) Capacity 5 Location LOA
 Mfr: _____ Model No. _____ Capacity 100.0 Location GA
 Operating: Y N

3.2 System: A/C: BRYAN Furnace: BRYAN Heat Pump: _____
 2 Mfr: CAT3 NBD 060 Model No. 160EX (2) Capacity 5 Location LOA
 Mfr: _____ Model No. _____ Capacity 100.00 Location 2nd floor
 Operating: Y N

CONDITION

3.0 AIR CONDITIONING & HEATING SYSTEMS

3.1 System: A/C: BRYAN Furnace: BRYAN Heat Pump: _____
 3 Mfr: CAT3 NBD 030 Model No. 0514 X (25) Capacity 2 1/2 Location LOA
 Mfr: _____ Model No. _____ Capacity 100.00 Location 2nd floor
 Operating: Y N

3.2 System: A/C: _____ Furnace: _____ Heat Pump: _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Operating: Y N

CONDITION

3.0 AIR CONDITIONING & HEATING SYSTEMS

3.1 System: A/C: BRYAN Furnace: BRYAN Heat Pump: _____
 4 Mfr: CAT3 NBD 036 Model No. 0514 X (30) Capacity 3 Location B
 Mfr: _____ Model No. _____ Capacity 600.0 Location RAVIA
 Operating: Y N

3.2 System: A/C: BRYAN Furnace: BRYAN Heat Pump: _____
 5 Mfr: CAT3 NBD 036 Model No. 4014 X (40) Capacity 4 Location P1
 Mfr: _____ Model No. _____ Capacity 600.00 Location RAVIA
 Operating: Y N

CONDITION

3.0 AIR CONDITIONING & HEATING SYSTEMS

3.1 System: A/C: _____ Furnace: _____ Heat Pump: _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Operating: Y N

3.2 System: A/C: _____ Furnace: _____ Heat Pump: _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Mfr: _____ Model No. _____ Capacity _____ Location _____
 Operating: Y N

4.4 Water Heater: Separate Unit - Integral Heat Exchanger - Separate Heat Exchanger
 Electric / Oil / Solar / Gas Insulation/Timer _____ Load Controller _____
 Pressure Relief Valve/Drain _____ Mixing Valve _____
2 RAVIA

SWANSON000102

JA002921

Client SWANSON Date 5/10/15 Page 3 of 9/13**CONDITION****3.0 AIR CONDITIONING & HEATING SYSTEMS**

3.1 System: A/C: GO Furnace: GO Heat Pump: GO
 Mfr: GO Model No. GO Capacity GO Location GO
 Mfr: GO Model No. GO Capacity GO Location GO
 Operating: Y N GO

3.2 System: A/C: GO Furnace: GO Heat Pump: GO
 Mfr: GO Model No. GO Capacity GO Location GO
 Mfr: GO Model No. GO Capacity GO Location GO
 Operating: Y N GO

Heat Exchangers: Gas GO Air Handler GO
 Condenser Pad GO Air Handler Platform GO
 Refrigerant Line Insulation Top Condition GO
 Ducts GO Combustion Air GO
 Air Filters GO Location GO
 Air Flow GO Temperature GO
 Gas Line GO Vent Pipe GO
 Condensate Line GO Pump GO Secondary Sump GO

3.3 Evaporative Cooler: Location GO Sump/Panel Condition GO
 Media GO Recirculating Pump GO Fan GO
 Electrical Wiring/Ground GO Damper: Manual Barometric GO

4.0 PLUMBING SYSTEM

4.1 Water Supply: PUBLIC Pump Type NA Controls/Backflow FAT GAS
 Piping PAP Pressure GO Water Treatment SP YB

4.2 Supply Piping: PAP Support NV Installation NV
 Conditions Top

4.3 Waste Disposal: PUBLIC Septic Tank NA Absorption Field NA
 Drain/Waste Lines ABS Installation/Venting EGD
 Conditions Top

4.4 Water Heater: Separate Unit - Integral Heat Exchanger - Separate Heat Exchanger NA
 Electric / Oil / Solar Gas Insulation/Timer NA Load Controller NA
 Pressure Relief Valve/Drain GO Mixing Valve GO
4 - Direct fire 2L-2L

5.0 ELECTRICAL SYSTEM

5.1 Electric Service: Amps 500 Voltage 120/240 Load Controller NA
 Entrance Panel GO Main Y NV GO Grounding GO Brkrs/Fuses GO
 No. Circuits 116/19 Circuits I.D. GO Circuits Overfused GO
 Wiring: GO Alum Y NV GO
200A - GPH 200A - MONTANA

6.0 SECURITY

6.1 Alarm System Y N NV ND 7/10
 Window Locks Y N Partial GO Door Locks Y N Partial GO

Client

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Date

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Page

5/13

CONDITION

7.0 ENVIRONMENTAL SCAN

NOTE: Limited Scan, Based on Available Visual Evidence Only, of Certain Known Hazardous Materials

- 7.1 Hazardous Materials:
- Evidence of Asbestos Y NV Location/Condition _____
- Evidence of UFFI Y NV _____
- Evidence of UST Y NV _____
- Other _____
- Further Investigation Required Y OPTIONAL

Co Yo

- 8.0 SAFETY
- 8.1 Smoke Alarms: Type HAN Operating Y N _____
- Location: 7-01
- 8.2 Other: Glass G
- Woodstoves/Fireplaces GAS
- Fire Sprinkler NA
- Emergency Egress G
- Handrails/Stairs G
- Evidence of animal/rodent infestations NV
- Site Hazards STAIRS / POOL / DOOR

- 9.0 POOLS AND WHIRLPOOL BATHS (Supplementary Check Sheet May Apply)
- 9.1 Swimming Pools: Lining _____ Filters & Equipment _____
- Decking/Apron _____ Safety _____
- 9.2 Whirlpool Baths: Location/Type NA
- Installation/Ventilation NO NOISE NO NOISE NO NOISE

- 10.0 GARAGES & OUTBUILDINGS
- 10.1 Garages & Outbuildings: 2 Car / 1 Car
- Type ASPH
- Foundation CONC
- Walls CMU
- Roof SH
- Rot or Insect Activity Y NV
- Elec. Gar. Dr. Opener Y N With Auto Rev Y N

Fms LAA
ATTN

OPTIONAL SECTION

SUMMARY

PRIORITY ITEMS

- | | |
|--|----|
| 1. Overall Current Condition is : | 1. |
| 2. Overall Maintenance Has Been: | 2. |
| 3. General Quality: | 3. |
| 4. Restrictions or Obstructions to Inspection: Y N | 4. |
| 5. Investigate Inaccessible Areas: | 5. |

Client

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5/18/2015

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CONDITION

11.0 ROOMS WITH PLUMBING

6/13

11.1 Kitchen:

Ceiling: Material DW Finish PT Cracks Typ Leaks NV
 Walls: Material DW Finish PT Cracks Typ Leaks NV
 Floor: Material WOOD Finish TL Slope Typ
 Windows: Material/Type FX Operation NA W'Strip NA
 Cords/Panes/Seals/Screens NA
 Doors: Material/Type PMO
 Hardware: Door (20) Window NA
 Trim: Material/Type WOOD
 Heat/AC GO T'stat LPan
 Elec. Outlets GO GFCI TL Polarity GO Grounded GO
 Plumbing Fixtures KN Leaks/Pressure GO
 Drains GO Disposal (Y)N Operating Y
 Cabinets GO Hardware GO
 Appliances: Stove WAC Refrigerator SUBIN Dishwasher Posit / Aural Other
 Exhaust Fan: Type WAC Vented to outside? Y
WAC / Screen / Copper / W Plb / WAC / WAC / RAC / WAC

11.2 Bathroom: Location

PAN

Cabinets/Hardware

WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV
 Walls: Material DW Finish PT/TL Cracks Typ Leaks NV
 Floor: Material WOOD Finish TL Slope Typ
 Windows: Material/Type NA Operation NA W'Strip NA
 Cords/Panes/Seals/Screens NA
 Doors: Material/Type WOOD
 Hardware: Door GO Window NA
 Trim: Material/Type WOOD
 Heat/AC GO T'stat NA
 Elec. Outlets GO GFCI 2W H Polarity GO Grounded GO
 Fixtures: Type TL Toilet Seal GO Faucets/Valves Leaking GO
 Tub/Shower Enclosure Material/Type TL Leaks/Grout/Caulking GO
 Water Pressure GO
 Exhaust Fan: (Y)N Vented to Outside Y

11.3 Bathroom: Location

FRONT

Cabinets/Hardware

WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV
 Walls: Material DW Finish PT Cracks Typ Leaks NV
 Floor: Material WOOD Finish TL Slope Typ
 Windows: Material/Type TL Operation NA W'Strip NA
 Cords/Panes/Seals/Screens NA
 Doors: Material/Type WOOD
 Hardware: Door GO Window NA
 Trim: Material/Type WOOD
 Heat/AC GO T'stat BON
 Elec. Outlets GO GFCI 2W H Polarity GO Grounded GO
 Fixtures: Type 3/4 Toilet Seal GO Faucets/Valves Leaking GO
 Tub/Shower Enclosure Material/Type TL Leaks/Grout/Caulking GO
 Water Pressure GO
 Exhaust Fan: (Y)N Vented to Outside Y

Client Swanson Date 5/14/2013 Page 7/13 of 7/13

11.A ROOMS WITH PLUMBINGCONDITION

11.A Room: Location Landing 1st Cabinets/Hardware WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish PT Slope Typ

Windows: Material/Type EX Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA SA+K

Doors: Material/Type SOL / CAR

Hardware: Door ON Window NA

Trim: Material/Type WOOD

Heat/AC GO T'stat LRA

Elec. Outlets GO GFCI GO Polarity GO Grounded GO

Fixtures: Type Typ Toilet Seal NA Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type NA Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan: ON Vented to Outside Y GE WASH/12

12.A INTERIOR - ROOM BY ROOMCONDITION

12.A Room: Location W/ Rm

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish PT Slope Typ

Windows: Material/Type EX Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD / PANEL

Hardware: Door ON Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove Gas / BAC T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12.A Room: Location FROM BOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish PT Slope Typ

Windows: Material/Type EX / CA Operation GO W'Strip GO

Cords/Panes/Seals/Screens GO

Doors: Material/Type SOLID

Hardware: Door ON Window GO

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

Client

Swanson

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5/12/10

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E/13

11.A ROOMS WITH PLUMBING

CONDITION

11.A Room: Location max Cabinets/Hardware WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish TL Slope Typ

Windows: Material/Type D Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type PO

Hardware: Door GO Window NA

Trim: Material/Type WOOD

Heat/AC GO T'stat NA

Elec. Outlets GO GFCI (NO) Polarity GO Grounded GO

Fixtures: Type TL Toilet Seal GO Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type TL/TL Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan: Y Vented to Outside Y

12.A INTERIOR - ROOM BY ROOM

CONDITION

12.A Room: Location max w/h Ba

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish TL Slope Typ

Windows: Material/Type D Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type BOUN / PAIR

Hardware: Door (2ND) Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat (GO)

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12.A Room: Location

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish TL Slope Typ

Windows: Material/Type D Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door GO Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

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11.A ROOMS WITH PLUMBING

CONDITION

11.A Room: Location Basement Cabinets/Hardware Wood

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material CONC Finish T Slope Typ

Windows: Material/Type NA Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door CO Window NA

Trim: Material/Type WOOD

Heat/AC GO T'stat BED

Elec. Outlets GO GFCI Y Polarity GO Grounded GO

Fixtures: Type 3/4 Toilet Seal W Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type TIL Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan: Y Vented to Outside Y

(X) LEAK GOING

12.A INTERIOR - ROOM BY ROOM

CONDITION

12.A Room: Location Basement Cross Handover

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material CONC Finish CON Slope Typ

Windows: Material/Type NA Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD 100% w/ty

Hardware: Door CO Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12.A Room: Location Basement

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material CONC Finish CON Slope Typ

Windows: Material/Type NA Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD 100% w/ty

Hardware: Door CO Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

AND OUTSIDE

Bas Room
100% w/tyDist. Handover
mike w/ty

Client

Swanson

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11A ROOMS WITH PLUMBING

CONDITION

11A Room: Location 2nd Hall Cabinets/Hardware WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish TL Slope Typ

Windows: Material/Type NA Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door NA Window NA

Trim: Material/Type WOOD

Heat/AC GO T'stat HAL

Elec. Outlets GO GFCI FM Polarity GO Grounded GO

Fixtures: Type FL Toilet Seal GO Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type Tub Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan (Y) N Vented to Outside X

? Tub Corner

12A INTERIOR - ROOM BY ROOM

CONDITION

12A Room: Location 2nd Loe

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish CA Slope Typ

Windows: Material/Type CA Operation GO W'Strip S

Cords/Panes/Seals/Screens GO

Doors: Material/Type WOOD

Hardware: Door GO Window GO

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat HAL

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12A Room: Location 2nd Loe

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material WOOD Finish CA Slope Typ

Windows: Material/Type NA Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door GO Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat HAL

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

Client

Swanson

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Page of

11/1311.A ROOMS WITH PLUMBINGCONDITION

11.A Room: Location 2nd flr Cabinets/Hardware WOOD

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material W Finish W Slope Typ

Windows: Material/Type W Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door W Window NA

Trim: Material/Type WOOD

Heat/AC GO T'stat Bar

Elec. Outlets GO GFCI I Polarity GO Grounded GO

Fixtures: Type FW Toilet Seal GO Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type T/LFB Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan: Y N Vented to Outside Y

12.A INTERIOR - ROOM BY ROOMCONDITION

12.A Room: Location 2nd flr

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material W Finish W Slope Typ

Windows: Material/Type W Operation GO W'Strip GO

Cords/Panes/Seals/Screens GO

Doors: Material/Type WOOD

Hardware: Door W Window GO

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12.A Room: Location 2nd flr

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material W Finish W Slope Typ

Windows: Material/Type W Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type WOOD

Hardware: Door W Window NA

Trim: Material/Type WOOD

Heat/AC GO FP/Stove NA T'stat GO

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

Client SWANSON Date 5/6/2015 Page 12 of 1211.A ROOMS WITH PLUMBINGCONDITION

11.A Room: Location Office Room Cabinets/Hardware Wood

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material Wood Finish PT Slope Typ

Windows: Material/Type + Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type +

Hardware: Door + Window NA

Trim: Material/Type Wood

Heat/AC GO T'stat WAFH

Elec. Outlets GO GFCI 2-14 Polarity GO Grounded GO

Fixtures: Type 3/4 Toilet Seal + Faucets/Valves Leaking GO

Tub/Shower Enclosure Material/Type + Leaks/Grout/Caulking GO

Water Pressure GO

Exhaust Fan: (P)N Vented to Outside +

12.A INTERIOR - ROOM BY ROOMCONDITION

12.A Room: Location Bed Room

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material Wood Finish PT Slope Typ

Windows: Material/Type + Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type +

Hardware: Door (2M) Window NA

Trim: Material/Type Wood

Heat/AC GO FP/Stove NA T'stat (GO)

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

12.A Room: Location Office Room

Ceiling: Material DW Finish PT Cracks Typ Leaks NV

Walls: Material DW Finish PT Cracks Typ Leaks NV

Floor: Material Wood Finish PT Slope Typ

Windows: Material/Type + Operation NA W'Strip NA

Cords/Panes/Seals/Screens NA

Doors: Material/Type +

Hardware: Door (2M) Window NA

Trim: Material/Type Wood

Heat/AC GO FP/Stove NA T'stat Bed

Elec. Outlets GO GFCI NA Polarity GO Grounded GO

INSPECTION FIELD NOTES**Supplemental: Swimming Pools**Page 13 of 13

Client SWANSON Date 5/2/2015 Location In/Outside
 Address _____ Along Y N Weather _____
 Property Address _____
 Engineer Taylor

KEY

E = Excellent, G = Good, F = Fair, P = Poor, S = Serviceable, NA = Not Applicable
 NV = Not Visible, O = Operating, NO = Not Operating, A = Average, BA = Below Average, AA = Above Average
 UK = Unknown, NI = Needs Investigation, (*) = See Report for More Detail

P.1 POOL/SPA EQUIPMENT

Filter Pentair
 Pump Van Pelt Motor 2HP
 Pump Seal/Gasket GO Pump Basket GO
 Back Wash Valve NA Air Relief Valve GO
 Pool Sweep Pump/Motor NA
 Plumbing Header GO
 Gate Valves GO
 Whip Filter/Pressure Gauges GO
 Gyro/Turbo Water Valve GO
 Gyro/Turbo Heads GO
 Heater Pentair 400,000 Temp/Pressure Valve NA Fuel GO
 Anode NA
 GFCIs GO

P.2 POOL/SPA

Plaster/Vinyl/Other Pebble
 Stains NA
 Tile GO
 Liner NA
 Light GO
 Diving Board NA
 Pool Sweep Head or Hoses NA
 Skimmer Float or Basket NA
 Skimmer Weir Door NA
 Auto Leveler GO
 Whip Hoses NA
 Time Clock GO
 Chlorinator/Blower Chlor-Ten / GO
 Cover NA

P.3 SURROUNDING AREA, ENCLOSURES, AND SECURITY

Decking/Apron Stone
 Fences No
 Gates NSP
 Lighting NA
 Pool Alarms NA
 Ventilation NA

APPENDIX D

Agreement for Services



SWANSON000113

JA002932

AGREEMENT FOR SERVICES Residential Inspection Agreement

This is the complete agreement regarding inspection services to be provided by Criterium-McWilliam Engineers, LLC (CME) related to the property described below. This is intended to be a legally binding agreement between the client and CME. Please read it carefully.

CLIENT: Todd Swanson
DATE OF INSPECTION: Friday, May 8, 2015, 1:00 PM
LOCATION OF PROPERTY: 42 Meadowhawk Lane, Las Vegas, NV 89135

The fee is based on the following information:

Approx Sq. Ft.	<u>7000</u>	Travel	<u>No</u>
Year Built	<u>2015</u>	Crawlspace	<u>No</u>
Add'l. Buildings	<u>No</u>	Moisture	<u>No</u>
Pool/Spa	<u>Yes</u>	Photos	<u>Yes</u>

The fee for this XX Standard Inspection or Exhaustive Inspection (choose one; described below) is **\$1,135.00** to be paid at or before the inspection. A \$50.00 fee will be added for any payment past due over 30 day. A 24-hour notice of cancellation is requested. Otherwise, a \$50.00 cancellation fee may apply. All inspections are performed in accordance with established standards of the National Academy of Building Inspection Engineers.

After reviewing the descriptions below, both the client and CME should initial where noted, to indicate the type of inspection chosen. As our client, you are making a choice of services to be provided. If you have any questions, please contact us immediately.

<u>25</u> Client (int'l) <u>QT</u> CME (int'l)	<p>A standard, visual inspection to identify significant deficiencies and/or repairs needed in the major systems (structural, heating, air conditioning, plumbing, electrical, roof, exterior), as well as provide a general understanding of the property. This is a limited inspection based on visual evidence readily available during the inspection (without moving furnishings, etc.), and is the opinion of the engineer performing the inspection. It is not a code, mold, environmental, radon, or pest inspection. Typical report preparation time is 1 to 2 business days.</p>
Client (int'l) CME (int'l)	<p>An exhaustive inspection to identify significant deficiencies and/or repairs needed as well as provide a general understanding of the property. This inspection is specifically not limited to readily visible evidence and requires invasive testing which may include moving furnishings, removing wall coverings and/or drilling into wall cavities (to check for structural damage, for example), and requires the current owner's written permission. Unlike the Standard or Limited Inspection, our maximum liability for loss suffered by the CLIENT due to any cause is limited to our inspection fee or \$10,000.00, whichever is greater. Typical report preparation time is 7 to 10 business days.</p>

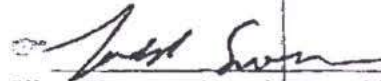
AGREEMENT FOR SERVICES (continued)
Residential Inspection

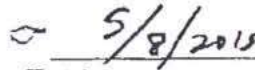
MOLD EXCLUSION: This inspection is not for the specific purpose of determining the presence of organic substances in the building. If, however, during the inspection, we knowingly encounter such substances, we will notify you of the presence of these substances without accepting any liability whatsoever for any damage or harm caused by the substances. It is your responsibility to determine if further testing is required and to retain an independent, qualified professional to perform such tests.

You are encouraged to be at the inspection to discuss your questions and concerns. However, **the written report is the exclusive source of information regarding our observations and conclusions.** All discussions that occur at the inspection are preliminary in nature and should not be the basis for any final decisions regarding this property. Further, owning any property involves some risk. Please understand that no inspection can reveal everything that might be of interest or significance to you regarding this property.

Our inspections are not a guarantee or warranty regarding the condition of this building. Except as otherwise noted herein, our maximum liability relating to services rendered under this agreement for loss suffered by the client due to any cause is limited to our inspection fee. If you bring an action against CME and CME prevails, CME shall be entitled to recover costs and expenses, including reasonable attorney fees.

The above is understood and accepted. (Your agent may not sign for you unless s/he has Power of Attorney.)


Client Signature (one signature binds all parties)


(Date)


Criterion-McWilliam Engineers, LLC


(Date)

CRITERIUM[®]

GLOSSARY

ALLIGATORING: Square-patterned grain cracking of paint surface often caused by too many layers.

AMPERAGE: An ampere is a measure of the "volume" of electrical current available. The more amperage available, the more electrical devices can be connected to the system.

ANCHOR BOLT: L-shaped bolt with threaded end that connects the wooden sill to the top of the foundation wall.

AQUASTAT: A device to regulate the hot water temperature.

ARMORED CABLE: Commonly called BX; a moderately flexible metal sheathed cable.

ARTESIAN WELL: A well that penetrates a confined subsurface water source that is under sufficient pressure to cause the water to rise in the well casing itself.

BACKFILL: Loose fill graded against masonry walls in an open excavation, covered with top-soil.

BEARING WALL: Walls that transfer structural loads from building components above them.

BLEEDING: 1) Removing trapped air from radiators, convectors, or 2) the appearance of discoloration or stains under a finished, surface coat.

BLISTERING: Bubbles in paint. These are often caused by excessive moisture working through the wall from the inside.

BLOCK: Generally, any masonry unit larger than a brick; usually set in mortar as in a block wall.

BOILER: A heating unit in which hot water or steam is produced.

BOWED: Unsatisfactory timber (specifically framing members) that has been stored or dried unevenly, resulting in a natural curve along its length.

BRIDGING: Stiffeners fitted between floor joists; common bridging is an X-pattern, solid bridging is a short length of same-size floor joist timber.

BROWN COAT: The rough coat of plaster or stucco.

BTU: British Thermal Unit; a heat measurement.

BUILDING PAPER: Thick, pinkish paper used between plywood subfloor and finished flooring.

BUILT-UP ROOFING: Layers of asphalt-based roofing overlapped, sealed and bonded with hot tar; applied to flat roof decks.

BX: Common term for semi-flexible, metal-encased electrical wiring. (See Armored Cable.)

CESSPOOL: A subsurface wastewater disposal chamber with no attached drainage field (leach bed).

CHECKING: A short, narrow crack along the grain of structural timbers. Different from a split that goes through the full thickness of the wood.

CHECK VALVE: Fitting that prevents the reverse flow of water in piping; commonly used on sump pump installations or floor drains.

CHLORDANE: Poisonous chemical used for eradicating termites.

CIRCUIT BREAKER: Switches mounted in the main electrical panel that trip automatically to prevent overloading the circuit.

CIRCULATOR: Pump and motor mounted on hot water furnace that pushes heated water through the piping system.

CLEAR LUMBER: The highest grades of lumber, free from visible defects and knots.

CLOSED VALLEY: Pattern of overlapping, inter-laced shingles across the intersection of two sloping roofs. An open valley uses metal flashing.

COMBUSTION EFFICIENCY: A measure of the amount of fuel burned that actually produces heat. For example, 75% combustion efficiency means 75% of the fuel burned is producing heat.

COMPACTNESS: As it relates to energy efficiency and interior traffic flow, compactness suggests the maximum amount of interior space for the minimum amount of exterior wall area. A sphere (while impractical) would represent the most compact shape and floor plan a home could have.

COMPRESSOR: Mechanical heart of a cooling system that forces refrigerant through the system.

COUNTER FLASHING: A metal strip that covers the top edge of conventional flashing (frequently used around chimneys); allows for expansion and contraction between different building materials without breaking the flashing seal against the weather.

COURSE: One row of shingles, bricks or masonry block placed horizontally.

CRAWL SPACE: Area between the floor joists and the ground surrounded by the foundation wall.

CREOSOTE: Liquid chemical applied to raw timber that protects it from the weather.

CRICKET: Metal flashing placed on the "up-roof" side of the chimney to deflect roof water to either side of the chimney.

DEFLECTION: Downward force on rafters, joists and girders, causing the center of the timber to bow downward over the center of the span.

DRIP BEAD: Common form of capillary break groove cut under window sills.

DRIP EDGE: Lengths of L-shaped metal flashing placed along the edges of a roof to seal the space between the shingles and the roof deck from the weather.

DRY ROT: Timber decay characterized by sponginess and crumbling; caused by dampness and spread by a bacteria.

DRYWALL: Common form for paper-finished gypsum wallboard; also called sheetrock.

DRY WELL: Rock-filled hole in the ground to collect and distribute roof water or excessive ground water.

DUG WELL: A dug well is usually not more than ten or twenty feet deep and penetrates a subsurface water source (ground water) close to the surface.

EAVES: The overhanging section of a sloping roof.

EFFLORESCENCE: White powder residue on concrete masonry, usually indicates moisture migration through concrete.

FASCIA: A wide vertical board running horizontally across the ends of the rafters.

FELT PAPER: Common term for asphalt-impregnated building paper applied between wood roof decking and shingles.

FLASHING: Metal stripping to seal seams between sections of roofing or between roofing and other materials or metal caps sealing the joint between upper door and window frames and exterior siding.

FLOOR ZONES: Areas of a floor plan that can be distinguished by their function. For example, garage, workshop, hobby area, kitchen, family area, etc.

FOOTING: Enlargement at the base of a foundation wall to support and distribute the load.

FORCED AIR: An air conditioning or heating system that relies on a motor-driven fan for distribution.

FOUNDATION: Lower part of the building that supports the superstructure.

FRAME: The skeleton of a home including the major framing members such as rafters, studs and joists.

FURNACE: A heating unit in which hot air is produced.

GABLE: Triangular section of the end wall of a building with a sloping roof.

G.F.C.I. (or G.F.I.): Ground Fault Circuit Interrupter, a quick-tripping circuit breaker that can cut off power 25 milliseconds after detecting current leakage. NOTE: The National Electrical Code requires these circuit breakers in all newly built bathrooms, exterior outlets and kitchens.

GHOSING: Darkening and discoloration of wall-board nailheads and compound-filled wallboard joints caused by unequal temperature and moisture transmission through the wall.

GIRDER: Timber (sometimes a steel I-beam) that supports beams and floor joists.

GRAVITY DISTRIBUTED: In heating systems, hot water and hot air are sometimes distributed by the natural thermal currents within the air or water. This is referred to as gravity distribution.



GRAVITY DRAIN: A drain which slopes from the house to any ground level nearby which is lower, allowing for the natural or "gravity" downward flow of water.

GROUND WIRE: Electrical wire that protects against shock hazards by transferring leaking or abnormal current back through the grounding system into the earth.

HARD WATER: Water with a high mineral content.

HEADER: Timber across an opening in the framing system that supports framing members interrupted by the opening.

HEAT PUMP: A year-round heating and cooling plant best suited to moderate climates; technically a compressor-driven, refrigerant cooling system that functions as a heater when the cooling cycle is reversed.

HEAVING: Upward pressure of earth caused by frost action.

INSULATION: Any material that effectively restricts the flow of heat (thermal transmission) through it. Fiber-glass, cellulose, foam, etc. are common examples.

JACK STUD: Part-height support stud placed beneath the ends of a header across an opening, nailed to a full-length stud that extends above the header.

JOIST: Wood or steel framing member directly supporting a floor or ceiling.

K.D.: Short for kiln-dried, signifying lumber with extreme dimensional stability due to low moisture content.

LEACHING FIELD: Elongated, buried piping or chamber system placed beyond the septic tank in a waste disposal system which gradually filters liquid wastes into the earth.

LEADER: Vertical pipe running between the gutter and the ground or an underground piping system.

LEDGER: Timber nailed flush with the bottom of a beam or joist, used to support a timber butting at right angles.

LIGHT: Individual panel of glass; describing the design of a double-hung window as in 8 over 8 lights.

LINTEL: Structural member across the top of an opening; commonly a stone or masonry equivalent to a wood frame header.

LOOP: Self-contained circuit of a hot water heating system.

MITERING: Joining two boards by cutting an equal angle at the end of each one.

NOSING: Rounded extension of a stair tread that projects beyond the vertical riser.

PVC: Polyvinylchloride - a type of "plastic" pipe used commonly for drain lines and less commonly for water distribution lines.

PENTACHLOROPHENAL: Chemical impregnated into timbers under pressure to protect them from deterioration.

PERIMETER DRAIN: A common reference for a system of drain pipes located at the base of the foundation wall to collect and carry water away from a basement space.

PERMEABILITY: A measure of the ability for vapor (moisture, air, etc.) to pass through a substance. For example, a window pane is less permeable than a screen.

PIER: Masonry load-bearing support independent of the main foundation.

PITCH: Commonly the angle of a sloping roof; the ratio of height to the span (as in 4 on 12).

PLATE: Single or double layer of 2 x 4 or 2 x 6 along the top of a stud wall.

PLENUM: Enclosed air chamber.

PLUMB: Perfectly vertical; at right angles to a perfectly level line.

POINTING: Cleaning loose mortar from joints between masonry (also called raking the joints) and refilling with fresh mortar.

POST FOUNDATION: A system of posts (most commonly concrete or wood) set into the ground at regular intervals to support the frame of a home above it.

PRESSURE-TREATED: Wood timbers treated with chemical preservatives under enough pressure to force the treatment deeply into the wood. The purpose is to prevent deterioration.

RAFTERS: Sloping timbers extending from the eaves to the roof ridge.

RECOVERY RATE: The rate at which a water heater will recover from the use of hot water by producing more.

R FACTOR: Measurement of a material's resistance to heat transmission; displayed on insulation; higher numbers give more insulating protection.

RIDGE: The horizontal line along the highest part of the roof.

RISER: Vertical board set between stair treads.

ROLL ROOFING: Continuous strips of asphalt roofing applied with an overlap along the horizontal seam, particularly on low roofs.

ROMEX: Plastic-sheathed, flexible wire cable.

ROOF CEMENT: Heavy, pudding-consistency asphalt tar used to seal roll roofing seams, embed flashing and make repairs.

ROUGH LUMBER: Unfinished, untrimmed raw lumber.

SASH: Framework that supports glass in a window.

SEPTIC TANK: A subsurface tank (most commonly of concrete) which allows solids to settle out of wastewater before the water flows to a drainage bed or leaching field.

SERVICE ENTRANCE: The point where the utility company's line enters the main electrical fuse or breaker box.

SHEATHING: Primary covering over framing.

SHIM: Small piece of material used to support adjustments in materials to achieve level or plumb surfaces.

SITE: The lot (property, land, ground, etc.) on which a home or building is located.

SLAB-ON-GRADE: A concrete floor slab placed directly on the ground.

SLEEPERS: Timbers usually laid flat, resting on the ground or concrete slab to support flooring.

SLOPE: A steep or gradual change (up or down) in the ground level.

SOFFIT: Surface under roof eaves overhanging an exterior wall.

STUD: Vertical, structural timber used to frame a wall.

SUBFLOOR: Structural flooring laid directly over the floor joists; covered by finished flooring or underlayment.

SUMP: A chamber (most typically a hole in the basement floor) into which water (from perimeter drain, etc.) can flow from which it is discharged either by a sump pump or a gravity drain.

SWALE: Shallow depression to collect and transfer water. A type of surface drainage.

TAPING: Process of applying joint compound, perforated tape and successive coats of joint compound to conceal the seams between gypsum wallboard panels.

TERMITE SHIELD: Metal strip fastened over the top of the foundation and angled a short distance down each side or a barrier to separate masonry and wood components of the structure.

THERMAL BUFFER ZONE: A space (not heated or air conditioned) that separates a heated or air-conditioned space from the outside (ambient) climate. Garages, enclosed porches and breezeways are examples of thermal buffer zones.

T AND G: Short form for tongue and groove pattern; a ridge extending along one edge of a board that fits into a matching groove of another.

TOENAILING: Practice of driving nails at an angle through the sides of a stud or other timber near the end where it butts another timber.

TO THE WEATHER: Describes the portion of a material, usually siding, exposed to the elements.

TRAP: U- or S-shaped pipe fitted beneath fixtures so that a water seal prevents septic odor from entering the house.

TREAD: Flat, horizontal stair step.

TRUSS: Triangular, reinforced rafter.

UNDERLAYMENT: Thin, smooth plywood or particle board applied over a rough sub-floor; covered with carpeting, vinyl tile or other material requiring a smooth base.

VALLEY: Intersection created by two sloping roofs, generally meeting at right angles.

VAPOR BARRIER: Thin sheathing to prevent the transmission of moisture through a wall; typically overlapped sheets of polyethylene film.

VENTILATION: Air flow through basements, wall cavities, attics, etc. to prevent accumulation of moisture.

VENTS: The openings (typically louvered or weather-proof) to allow ventilation.

VOLTAGE: (official) One volt is the voltage between two points of a conducting wire carrying a constant current of 1 ampere, when the power dissipated between these two points is 1 watt. (unofficial) A volt is a measure of the "pressure" of an electrical service.

WALLBOARD: Commonly, paper-covered gypsum panels.

WARP: Bending along the flat, wide surface of a board or door.

WEEP HOLES: Small holes drilled in sills or window frames through which condensation escapes; also short sections of pipe placed at the base of retaining walls to release hydrostatic pressure and groundwater.

WET ROT: Timber decay characterized by a charred appearance; caused by a fungus that flourishes in dark, wet areas.

WRINKLING: Bubbles and cracks that develop in paint that is applied too thickly.

ZONE: Independently controlled section of a heating system (typically hot water).

CRITERIUM® PRE-TITLE CHECKLIST

The attached report is intended to focus on the major engineering systems (structure, heating, plumbing and electric) in the building you're considering. While spot checks of many components (such as switches, outlets, fixtures, etc.) were made during the inspection and any significant deficiencies noted in this report, it's important to understand that the condition of these components can change at any time. Therefore, we highly recommend at least one more visit to these premises be made before taking title. This checklist is offered as a guide for this final visit.

Allow sufficient time to comfortably complete this list. Please note that not all of these items will apply to every building.

Property Address _____ Date Completed _____
By _____

	OK	Not OK		OK	Not OK
DISHWASHER	___	___	WINDOW LOCKS	___	___
GARBAGE DISPOSER	___	___	LAWN SPRINKLER SYSTEM	___	___
KITCHEN STOVE	___	___	SWIMMING POOL EQUIPMENT	___	___
REFRIGERATOR	___	___	SIDEWALKS	___	___
CLOTHES WASHER	___	___	DRIVEWAY	___	___
CLOTHES DRYER	___	___	SEPTIC / WASTE SYSTEM	___	___
WATER PUMP	___	___	AIR CONDITIONING	___	___
WATER HEATER	___	___	GARAGE DOOR OPENER	___	___
LIGHT FIXTURES	___	___	ELECTRICAL OUTLETS	___	___
PLUMBING FIXTURES	___	___	SUMP PUMP	___	___
FIREPLACE/WOODSTOVE	___	___	HEATING SYSTEM	___	___
ALL WINDOW SCREENS	___	___	DOOR LOCKS & LATCHES	___	___
AVAILABLE	___	___	(ALL KEYS AVAILABLE)	___	___

MISCELLANEOUS ITEMS AND NOTES _____

Often weeks and months pass between our initial inspection and your closing on the property. Your involvement in making this final inspection will help assure you of the home you deserve.

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SWANSON000118



EXECUTIVE SUMMARY OF FINDINGS

To help provide a perspective for the work that we have recommended be complete before releasing the contractor, we offer the following list of suggested repairs. **This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list.** Please use this list in conjunction with this Report and the Maintenance Plan provided at the end of this report in Appendix A.

Items to be addressed before releasing the contractor:

- Maintain heating/air conditioning equipment
- The door at the right side air handler is damaged and does not close properly. (I had Sierra come out and try to fix it when my A/C went out--the door closes a switch that allows the FAU to power on. His first solution was to tape the switch closed with electrical tape, which is not acceptable. Now the door is bent and not right. They need to come back and fix it correctly.)
- Repair plumbing fixtures
 - (There are 3 water leaks inside the house that need to be fixed.) There are leaks at both recirculation pumps.
 - There is a plumbing leak above the ceiling of the basement bathroom.
 - The drain cleanouts should have permanent screw-type caps.
 - There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned.
 - The locking lug is missing from one water heater enclosure. I had Rakeman come out when I lost hot water in my master shower. They must have come out 3-4 times before it was finally fixed (I think), but they jacked up the cover of one of the enclosures in the process. (see Photo #2)
 - (The 2 upstairs secondary bathroom tubs have controls that have power, but not sure what they do?? Are there supposed to be jets in those tubs??) The tubs in the second floor bathroom have controls for some unknown feature. This should be investigated further.
 - The automatic solenoid valves on the pool fill circuit are noisy and create a water hammer effect throughout the house. This should be investigated further, and repaired as needed. This is causing a constant pounding noise in the house when the valve closes. I was told that they have soft close solenoid valves that don't make such a pounding sound.
- Repair electrical system
 - There is an open outlet at the lower patio.
 - All outlets within six feet of a sink should be protected by GFCIs. The outlets by the master bathroom sinks were not.
 - There is no power at the outlet in the master closet. The cover is also missing from this outlet.
 - The outlet covers are loose at the media room wet bar cabinet.
 - The door at the control box for the automated panel door can not close. The power cord is routed through the door. (up in the garage ceiling)
 - The whirlpool tub is not GFCI protected.
 - The screws are missing from the deadman covers at the main electrical panels.
 - Review entire electrical system.

- Make interior repairs
 - The drywall is damaged at the right side mechanical closet.
 - The whirlpool tub is not supported from the floor.
 - The cover is missing from the vent fan in the media room. (Harry Davis knows this)
 - There is a loose light fixture in the master shower. (Harry also knows about this)
 - The access cover at the basement hall does not close properly. (near the bathroom)
 - There are no secondary latches on the patio sliding glass doors.
 - One burner valve at the patio grill is not functional.
 - ~~- There is no hardware in the basement bedroom closet.~~
- Repair exterior
 - The handrail has been removed from a second floor window. The handrail should be properly replaced or the wall penetrations sealed. (You already know about this--due to replacement of the window)
 - The grout is missing from the tile joints on the patio stairs.
 - There is no landing at the exterior door in the kitchen. (I was told this is not compliant with code)
 - There is unfinished stucco surface at the roof feature.
 - The screens for the patio slider doors do not latch. (the screen door latches don't latch)
 - The patio slider in the basement media room does not latch. (I showed you this already)
 - The automated panel doors do not close properly. The big glass panel sliders in my family room are not closing/locking at the corner. Rand Sawbuck stopped out to look. He couldn't fix them, and the guy who can fix them is on his honeymoon. Sawbuck was going to let him know that he needs to come out and fix the doors.
- Make roof repairs
 - The primary debris guards are not sealed to the roof.
 - The debris guards should be removed from the secondary drains.
 - The cap should be removed from the plumbing vent at the left side roof.
 - The elimination of low spots that accumulate standing water.
 - The gutter downspouts should be made to discharge away from the house. Therefore, a splashblock should be placed under each downspout to direct the water away from the foundation. This on the left side of the house.
- Further investigation of fire sprinkler controls I was told there should be a shutoff valve on the sprinkler
- Repair garage firewall (see photo) system since it does not shut off with the main water
- Maintain/repair the whirlpool bath supply.
- The jet nozzles are missing. They should be installed.
- There is no support under the tub, appropriate support should be installed.
- Maintain/repair the swimming pool and equipment
 - The water distribution for the water wall should be adjusted to reduce splashing. Rick Pinney is coming out to re-program the pool controls after setting up the fire feature. I asked him to take a look at this while he is out. If he can't fix it, Anthony Sylvan will need to be notified.

Henry: There are also some cosmetic problems that need to be addressed, which I can go over with you (small drywall repairs, touch-up paint, etc.).

iii



Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The front view of the house.

Photo Number
1



Description:

The door is not secure at the right side air handler.

Photo Number
2

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
3



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
4

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

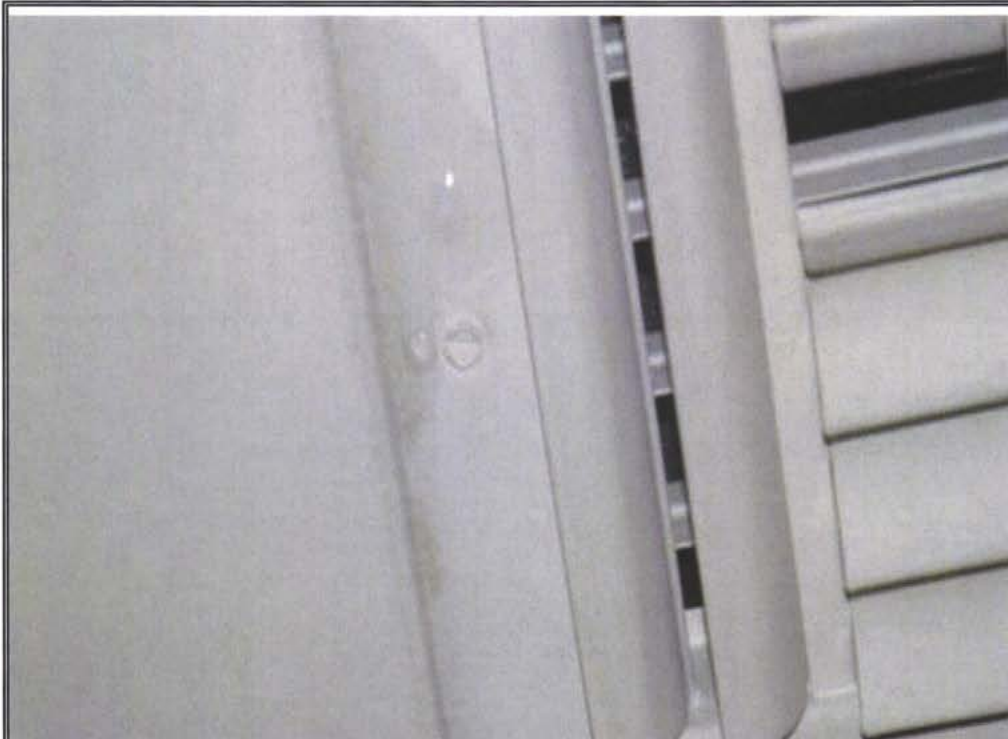
Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Photo Number
5



Description:

There is a plumbing leak at the ceiling of the basement bathroom.

Photo Number
6

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

Photo Number

7



Description:

The drain clean-outs should have permanent screw type caps.

Photo Number

8

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

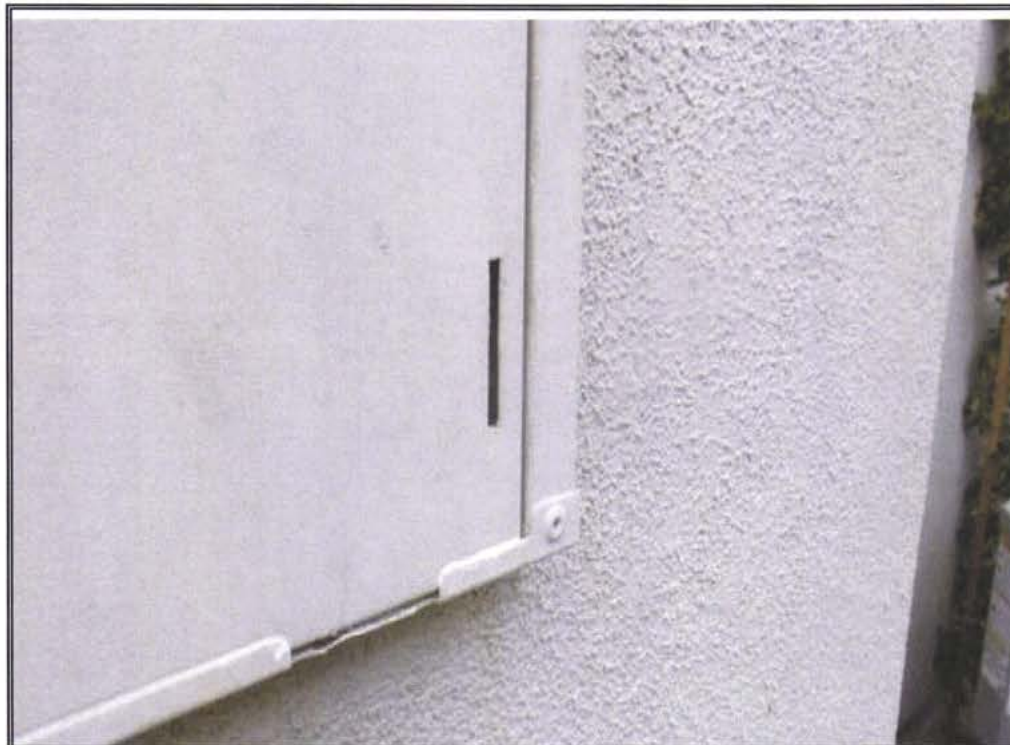
Date:
May 8, 2015



Description:

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Photo Number
9



Description:

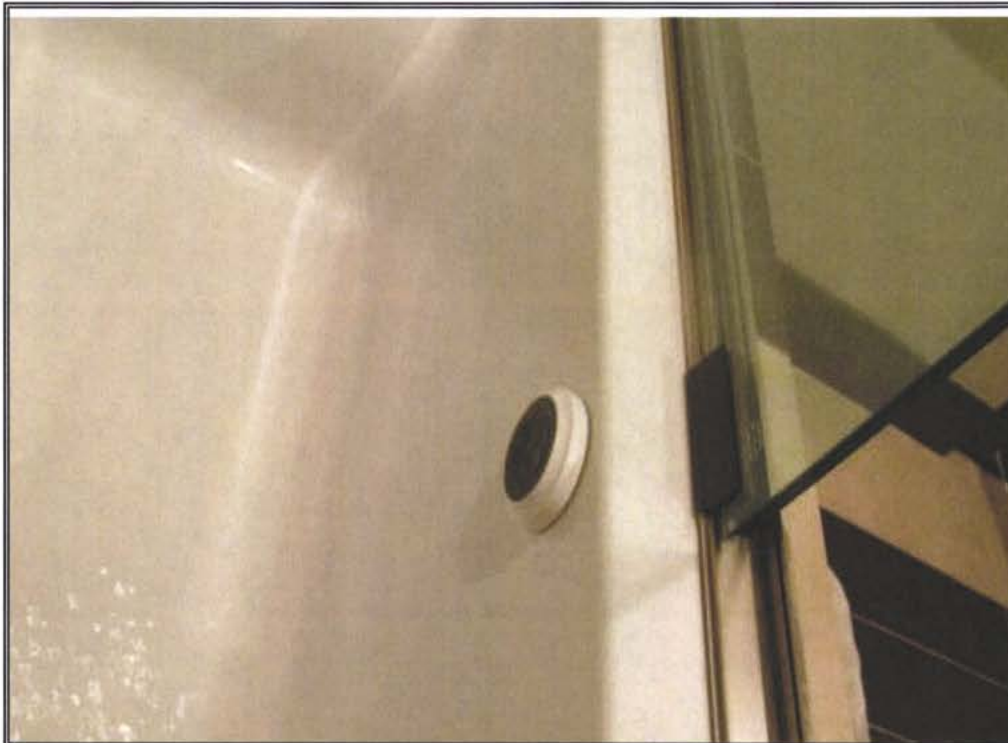
The locking mechanism is missing from one water heater cover.

Photo Number
10

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The controls at the second floor tub should be investigated further.

Photo Number
11



Description:

There is an incomplete outlet at the wall of the lower patio.

Photo Number
12

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The outlets at the master bathroom sinks are not GFCI protected.

Photo Number
13



Description:

One outlet in the master closet does not have power.

Photo Number
14

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

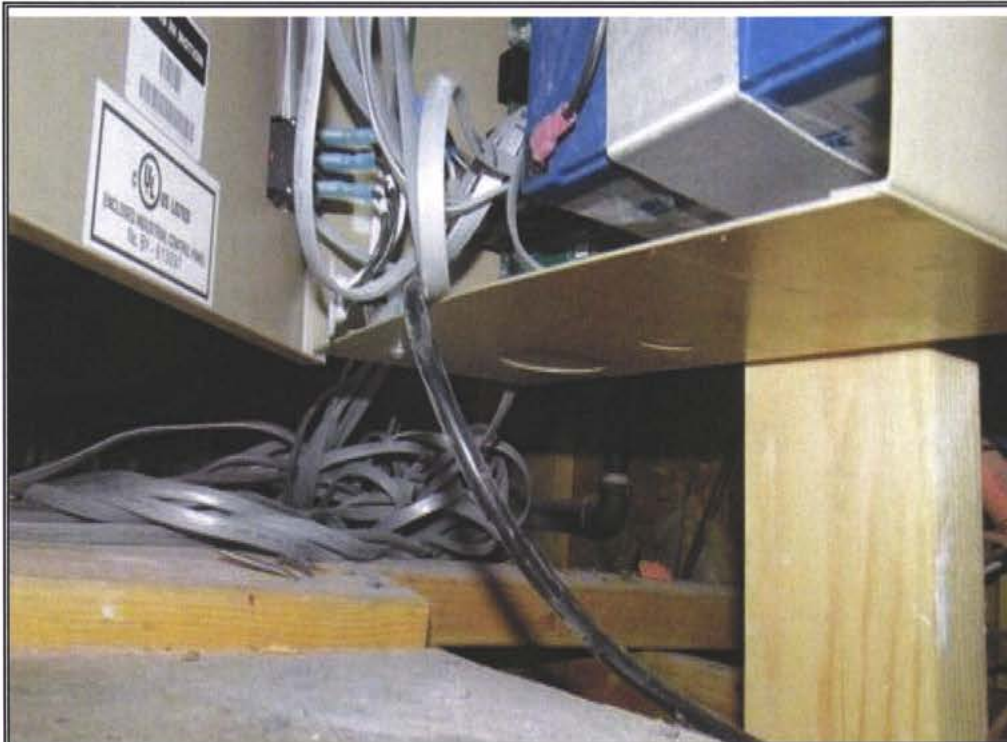
Date:
May 8, 2015



Description:

The outlet covers are loose at the media wet bar counter.

Photo Number
15



Description:

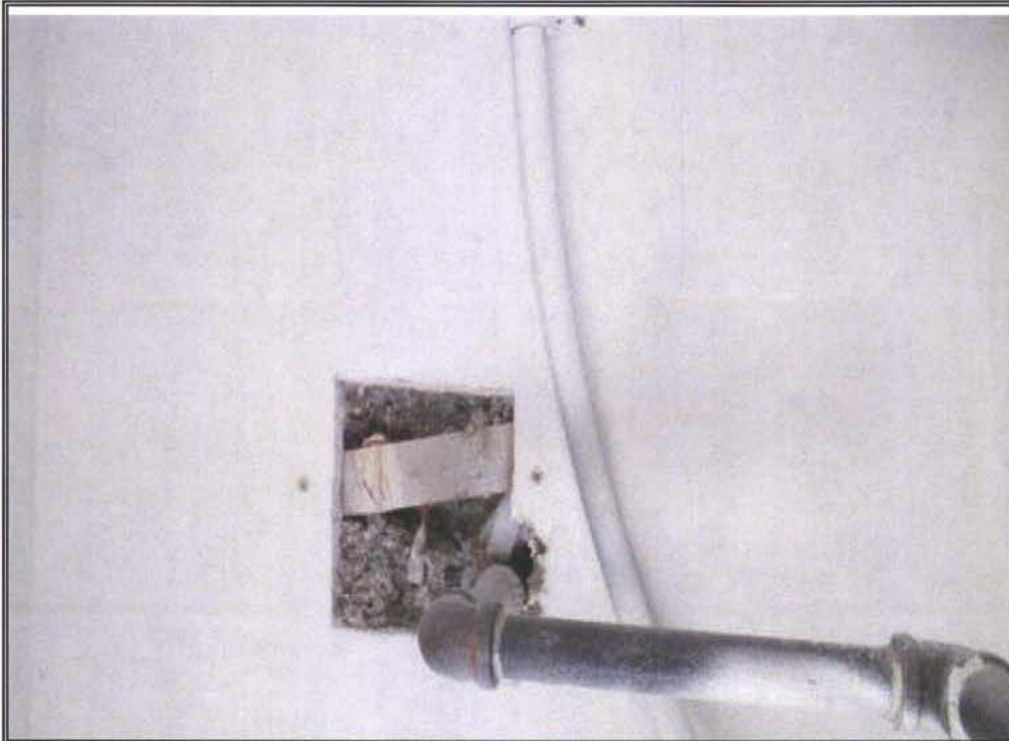
The power cord is routed through the door at the panel door controls.

Photo Number
16

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

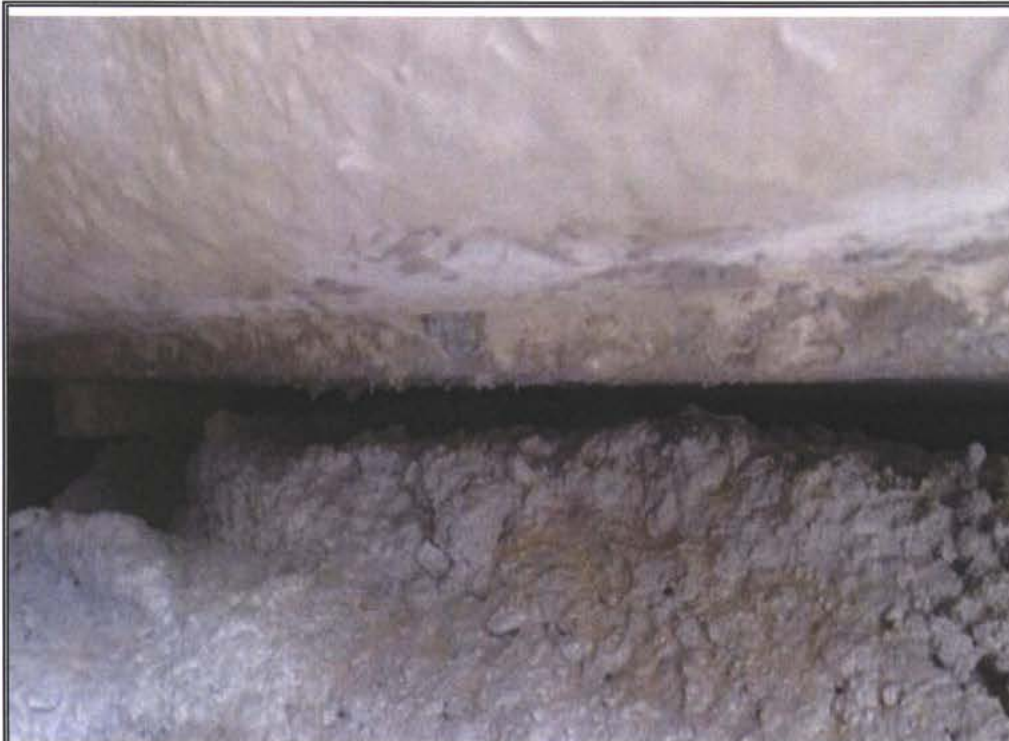
Date:
May 8, 2015



Description:

The drywall is damaged at the right side exterior mechanical closet.

Photo Number
17



Description:

The whirlpool tub is not supported from the floor.

Photo Number
18

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The cover is missing from the vent fan in the media closet.

Photo Number
19



Description:

There is a loose light in the master shower.

Photo Number
20

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

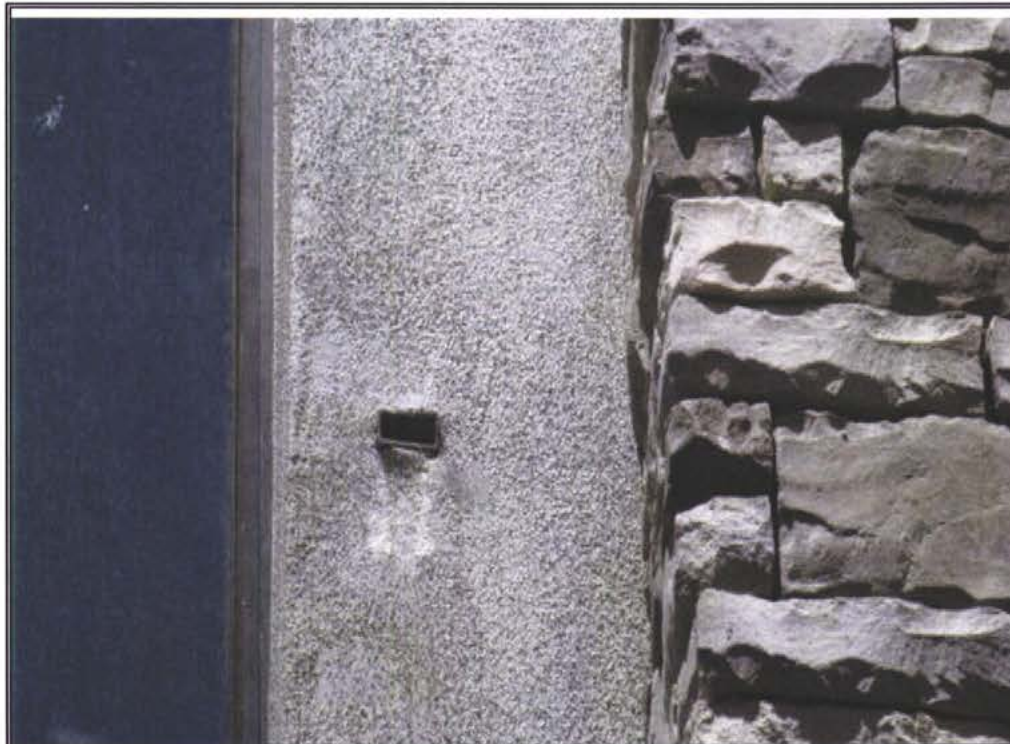
Date:
May 8, 2015



Description:

The access cover in the basement hall does not close properly.

Photo Number
21



Description:

The handrail components at the second floor window should be repaired and sealed.

Photo Number
22

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The handrail components at the second floor window should be repaired and sealed.

Photo Number
23



Description:

There are open grout joints at the steps to the basement.

Photo Number
24

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is no landing
at the exterior door
in the kitchen.

Photo Number
25



Description:

There is unfinished
stucco at the roof
parapet feature.

Photo Number
26

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is unfinished stucco at the roof parapet feature.

Photo Number
27



Description:

The debris guards should be removed from the secondary drains.

Photo Number
28

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The cap should be removed from the plumbing vent.

Photo Number
29



Description:

The debris guards are not sealed at the roof.

Photo Number
30

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

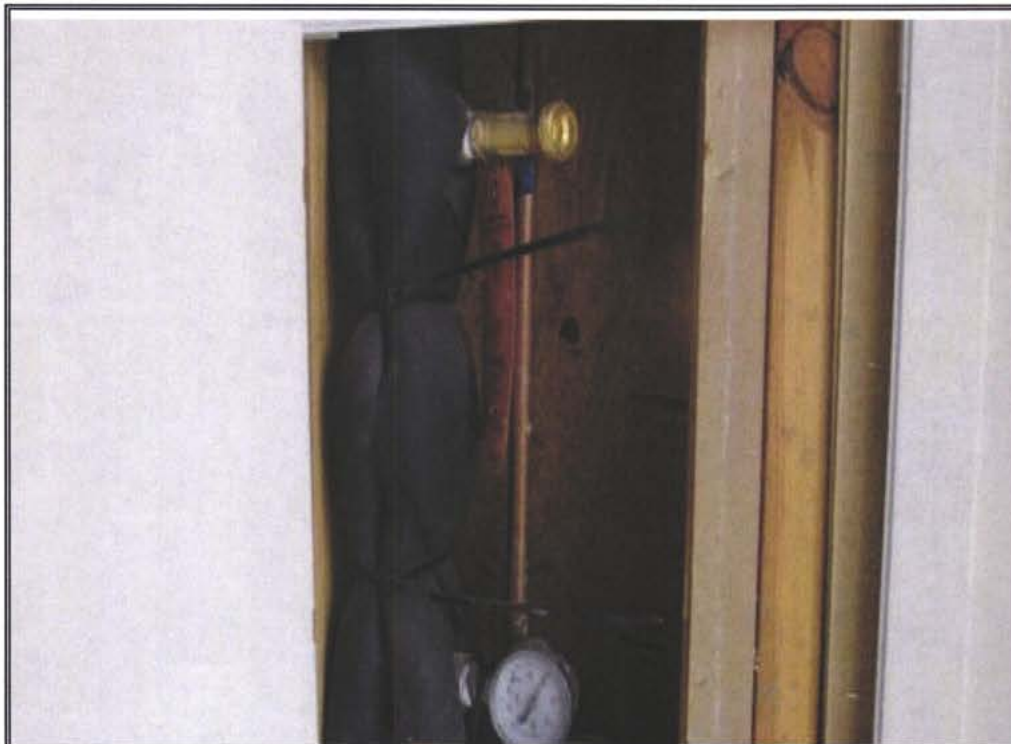
Date:
May 8, 2015



Description:

Splash blocks should be placed at all down spouts.

Photo Number
31



Description:

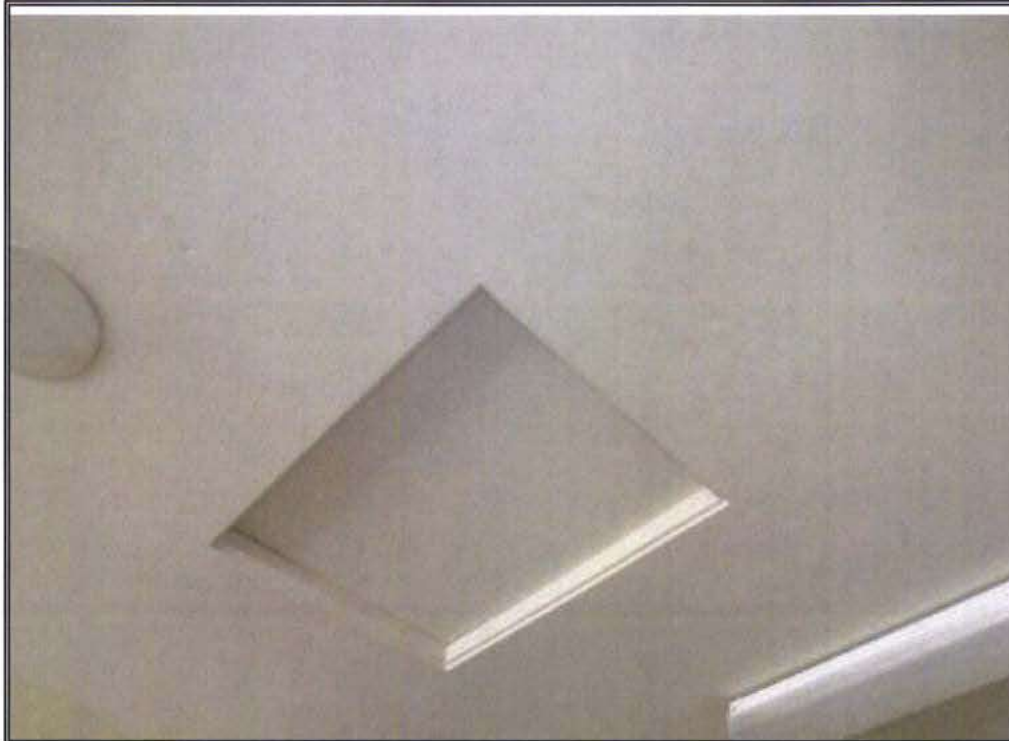
The configuration of the sprinkler controls is not what is typically found.

Photo Number
32

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015

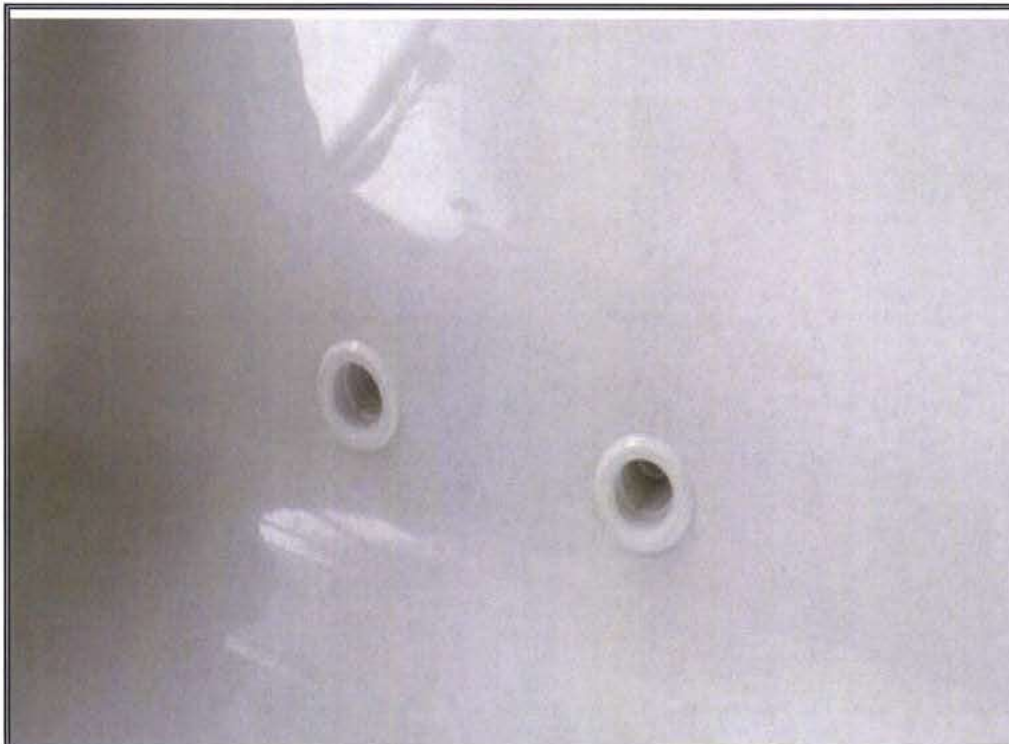


Description:

The attic access and speaker at the garage ceiling violate the garage firewall.

Photo Number

33



Description:

There are no jet nozzles at the whirlpool tub.

Photo Number

34

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The water flow at the water feature should be adjusted to prevent splashing.

Photo Number

35

EXECUTIVE SUMMARY OF FINDINGS

To help provide a perspective for the work that we have recommended be complete before releasing the contractor, we offer the following list of suggested repairs. **This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list.** Please use this list in conjunction with this Report and the Maintenance Plan provided at the end of this report in Appendix A.

Items to be addressed before releasing the contractor:

- Maintain heating/air conditioning equipment

~~The door at the right side air handler is damaged and does not close properly.~~ Sierra fixed today.

- Repair plumbing fixtures

Fixed by plumber ~~There are leaks at both recirculation pumps. Need plumber to address~~

They couldn't find it. I'll monitor ~~There is a plumbing leak above the ceiling of the basement bathroom. Need plumber to address~~

~~The drain cleanouts should have permanent screw-type caps. Not necessary per Henry~~

Plumber is addressing ~~There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned. Henry will investigate with plumber~~

Plumber is addressing ~~The locking lug is missing from one water heater enclosure. Plumber needs to fix~~

~~The tubs in the second floor bathroom have controls for some unknown feature.~~

~~This should be investigated further. They are heat tubs. n/a~~

Fixed by Anthony Sylvan ~~The automatic solenoid valves on the pool fill circuit are noisy and create a water hammer effect throughout the house. This should be investigated further, and repaired as needed. Anthony Sylvan fixed yesterday~~

Harry Davis is addressing all of these items Repair electrical system

- There is an open outlet at the lower patio. Discussed with electrician
- All outlets within six feet of a sink should be protected by GFCIs. The outlets by the master bathroom sinks were not. Discussed with electrician
- ~~There is no power at the outlet in the master closet. The cover is also missing from this outlet. Discussed with electrician~~
- The outlet covers are loose at the media room wet bar cabinet. Discussed with electrician
- ~~The door at the control box for the automated panel door can not close. The power cord is routed through the door. This is for the automated doors. Henry will contact Sawbuck~~
- The whirlpool tub is not GFCI protected. Discussed with electrician
- The screws are missing from the deadman covers at the main electrical panels. Discussed with electrician
- Review entire electrical system.

Also, the following items need to be addressed (not on this list):

~~1. Pot filler is not anchored well and droops. Need plumber to address~~ Fixed by plumber

~~2. Steamer is not anchored to countertop. Need to address with appliance company~~ Need someone to address

3. Master bathroom light fixtures on mirrors are unstable. I will discuss with electrician Harry Davis is addressing

4. Main sliding pocket doors in great room do not fully close and latch. Henry to discuss with Sawbuck

5. Built in wine rack in basement bar area does not hold wine bottles; may cause them to drop down inside. Henry to discuss with Absolute Closets This needs attention. The door has not been fixed so still won't close

6. I may have the final drywall, paint, & grouting touch ups done in the next month or so. I will mark areas with blue tape. I am meeting with Jay with Absolute McWILLIAM ENGINEERS

7. All double screen doors have no "stop," allowing them to slide all the way off to the side of the double patio doors in 3 areas. Need to ask door company about this. Door company needs to address this issue

~~8. I'm still waiting for the correct stone top to be installed in the main floor powder room. I had Ashley Rogers emailed me 2/13/2015 saying she was working on it. This has not been addressed yet~~

9.

EXHIBIT NO. 14
1-24-20
Swanson
JA002958
Heidi Konsten, CCR 845

- Make interior repairs

- Not a major issue ~~The dry wall is damaged at the right side mechanical closet. Not a problem, but Henry will discuss~~
- Plumbers have fixed; I will check ~~The whirlpool tub is not supported from the floor. Henry will talk to plumber about this~~
- Harry Davis to address ~~The cover is missing from the vent fan in the media room. (Electrician knows about this)~~
- Harry Davis to address ~~There is a loose light fixture in the master shower. (Electrician also knows about this)~~
- Sierra knows and says will fix ~~The access cover at the basement hall does not close properly. Sierra will fix. Talked to Chris today~~
- ~~There are no secondary latches on the patio sliding glass doors. Not necessary per Henry~~
- ~~One burner valve at the patio grill is not functional. n/a. Appears to be working fine.~~
- ~~There is no hardware in the basement bedroom closet.~~

- Repair exterior

- Waiting JD Stairs to replace ~~The handrail has been removed from a second floor window. The handrail should be properly replaced or the wall penetrations sealed. (You already know about this)~~
- Will address with final touch-up ~~The grout is missing from the tile joints on the patio stairs. Will address with final touch ups~~
- ~~There is no landing at the exterior door in the kitchen. Not needed per Henry~~
- Ask Chris ~~There is unfinished stucco surface at the roof feature. Henry will discuss with Chris Myers~~
- Door company is supposed to fix ~~The screens for the patio slider doors do not latch. Discussed with door/window company today~~
- Door company needs to fix ~~The patio slider in the basement media room does not latch. Henry will talk to door company~~
- Sawbuck needs to fix ASAP ~~The automated panel doors do not close properly. Henry will discuss with Sawbuck~~

- Make roof repairs

- ~~The primary debris guards are not sealed to the roof. Not sure what this is about~~
- ~~The debris guards should be removed from the secondary drains. Not sure what this is about~~
- Henry to investigate ~~The cap should be removed from the plumbing vent at the left side roof. Henry will investigate this~~
- ~~The elimination of low spots that accumulate standing water. Already done per Henry~~
- Ask Chris ~~The gutter downspouts should be made to discharge away from the house. Henry will discuss with~~
- ~~Therefore, a splashblock should be placed under each downspout to direct the water away from the foundation. This on the left side of the house. Chris Myers~~
- ~~Further investigation of fire sprinkler controls Called fire sprinkler company. Valve not necessary. n/a~~
- ~~Repair garage firewall 5/8" drywall sufficient per Henry~~
- ~~Maintain/repair the whirlpool bath~~

- Plumber to supply jets ~~The jet nozzles are missing. They should be installed. Henry will call tub installer to provide~~
- Plumber fixed; I will check ~~There is no support under the tub, appropriate support should be installed. Henry will discuss with plumber~~

- Maintain/repair the swimming pool and equipment

- ~~I think Anthony Sylvan adequately addressed this, I will monitor The water distribution for the water wall should be adjusted to reduce splashing. I talked to Anthony Sylvan yesterday. I'll try to make some adjustments in the frequency the waterfall runs to see if this resolves the problem.~~

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The front view of the house.

Photo Number
1



Description:

The door is not secure at the right side air handler.

Sierra fixed today

Photo Number
2

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number
3



Description:

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number
4

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number
5



Description:

There is a plumbing leak at the ceiling of the basement bathroom.

Plumber to address

Photo Number
6

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

Plumber to investigate

Photo Number
7



Description:

The drain clean-outs should have permanent screw type caps.

No change necessary

Photo Number
8

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015

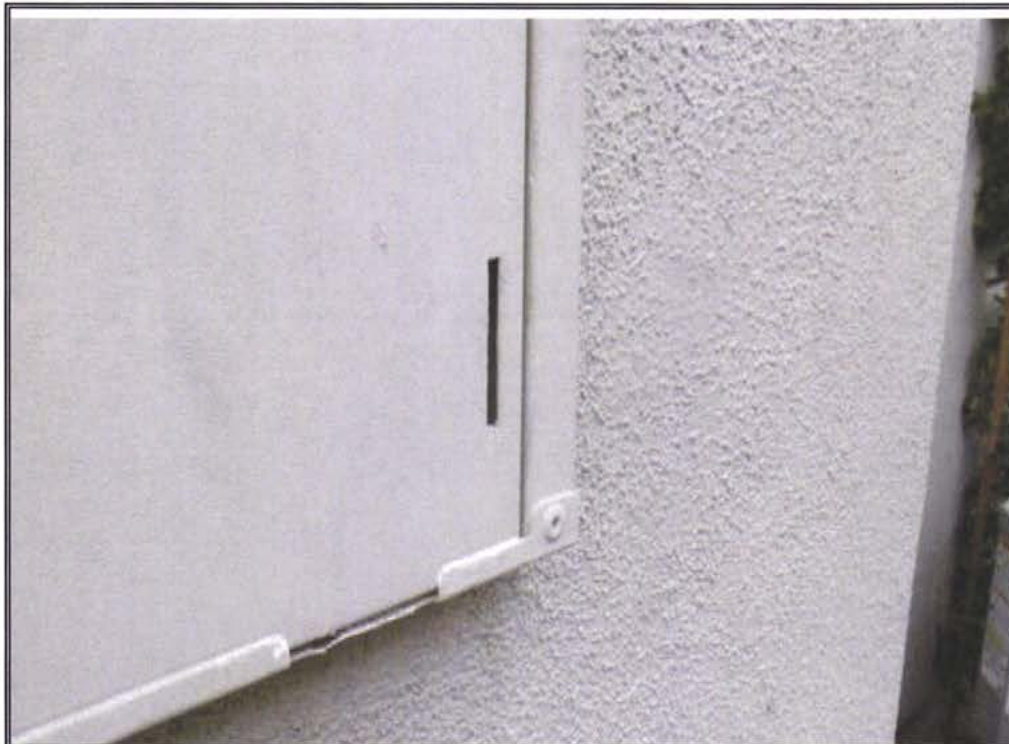


Description:

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Henry will investigate with plumber

Photo Number
9



Description:

The locking mechanism is missing from one water heater cover.

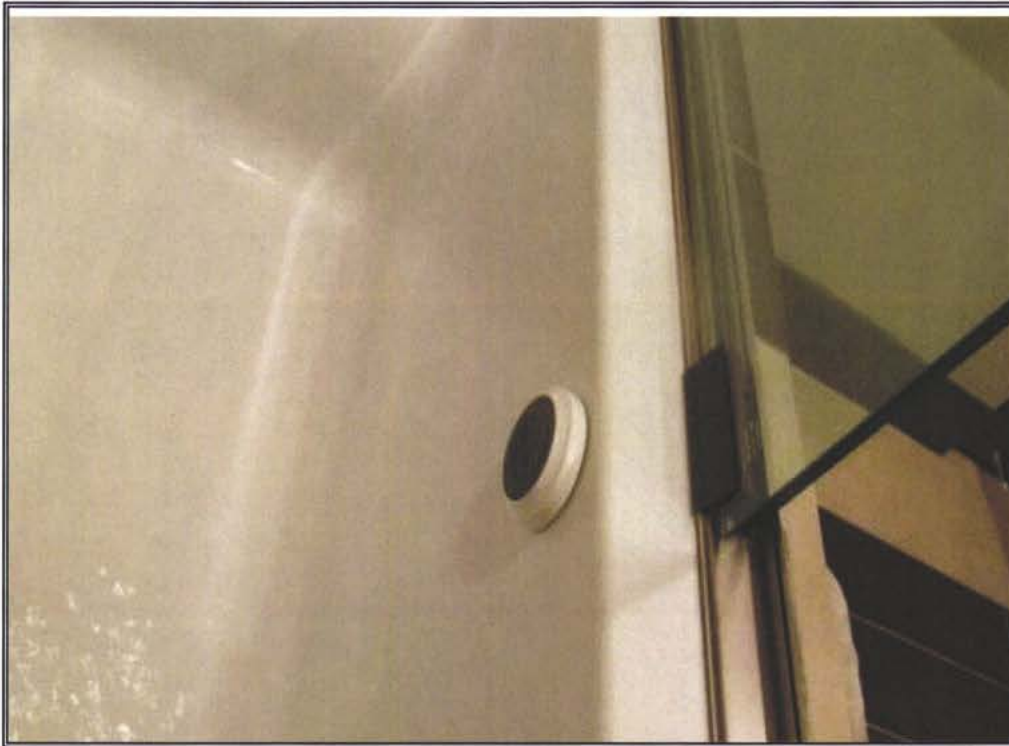
Plumber to address

Photo Number
10

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The controls at the second floor tub should be investigated further.

n/a

Photo Number
11



Description:

There is an incomplete outlet at the wall of the lower patio.

Electrician/low voltage
to address

Photo Number
12

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The outlets at the master bathroom sinks are not GFCI protected.

Electrician to address

Photo Number
13



Description:

One outlet in the master closet does not have power.

Electrician to address

Photo Number
14

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The outlet covers are loose at the media wet bar counter.

Electrician to address

Photo Number
15



Description:

The power cord is routed through the door at the panel door controls.

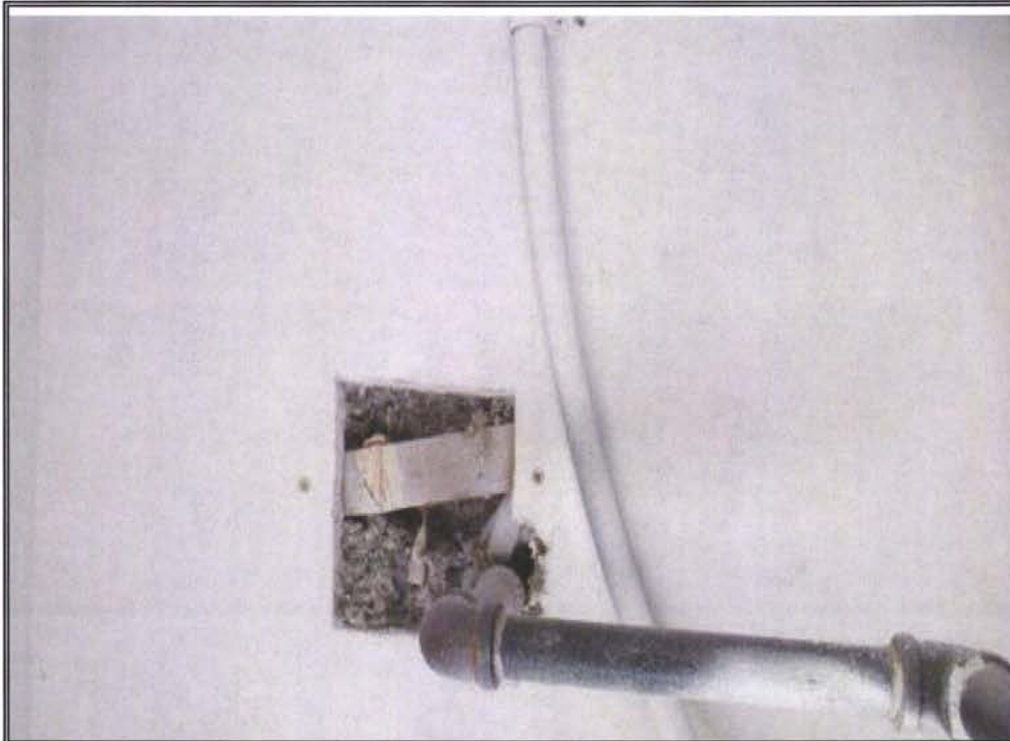
Door company to address

Photo Number
16

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The drywall is damaged at the right side exterior mechanical closet.

n/a Henry will inquire

Photo Number

17



Description:

The whirlpool tub is not supported from the floor.

Plumber to address

Photo Number

18

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The cover is missing from the vent fan in the media closet.

Electrician to address

Photo Number
19



Description:

There is a loose light in the master shower.

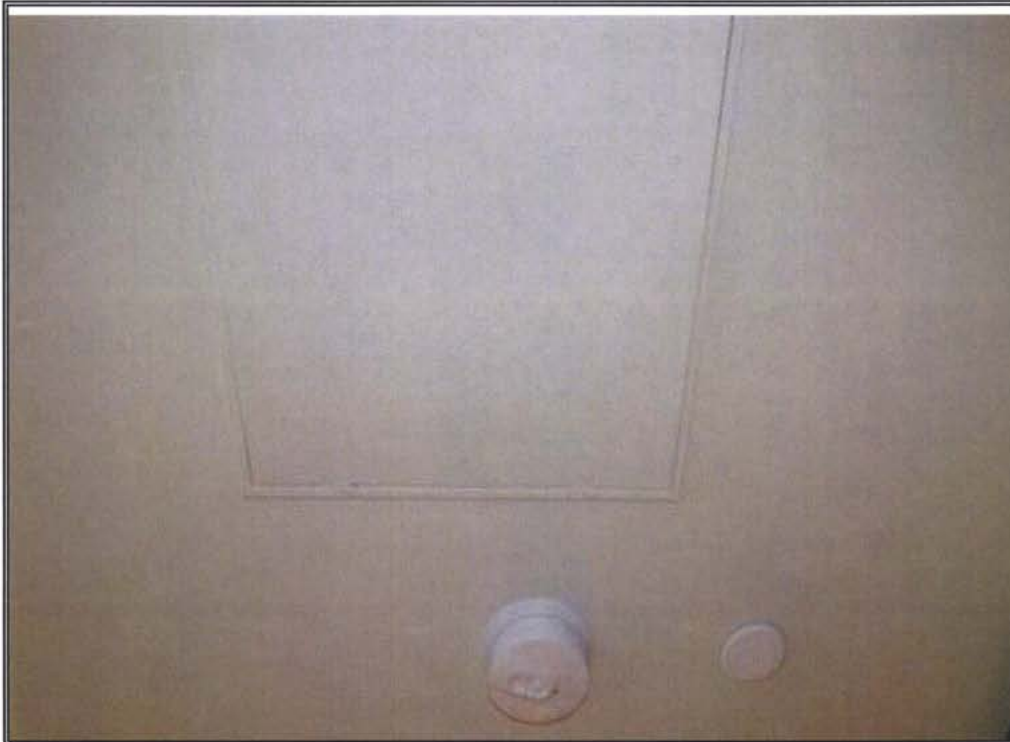
Electrician to address

Photo Number
20

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015

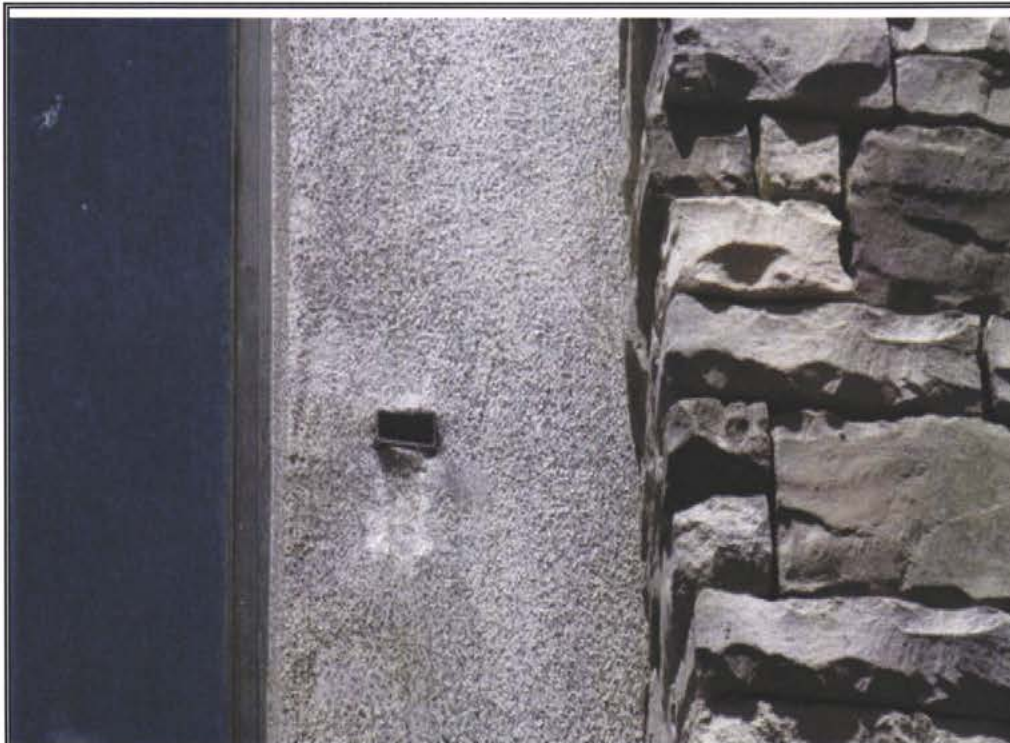


Description:

The access cover in the basement hall does not close properly.

Sierra aware; will fix

Photo Number
21



Description:

The handrail components at the second floor window should be repaired and sealed.

Henry knows about this. Will repair.

Photo Number
22

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The handrail components at the second floor window should be repaired and sealed.

Henry will have hand rail replaced

Photo Number
23



Description:

There are open grout joints at the steps to the basement.

To be addressed with final touch up paint/ drywall/grouting

Photo Number
24

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is no landing
at the exterior door
in the kitchen.

Not necessary per code
per Henry

Photo Number
25



Description:

There is unfinished
stucco at the roof
parapet feature.

Henry will discuss with
Chris Myers

Photo Number
26

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

There is unfinished stucco at the roof parapet feature.

Photo Number
27



Description:

The debris guards should be removed from the secondary drains.

Not sure why this was recommended. n/a

Photo Number
28

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The cap should be removed from the plumbing vent.

Henry will investigate with plumber

Photo Number
29



Description:

The debris guards are not sealed at the roof.

Not sure what this is about. n/a

Photo Number
30

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

Splash blocks should be placed at all down spouts.

Henry will discuss with Chris Myers

Photo Number
31



Description:

The configuration of the sprinkler controls is not what is typically found.

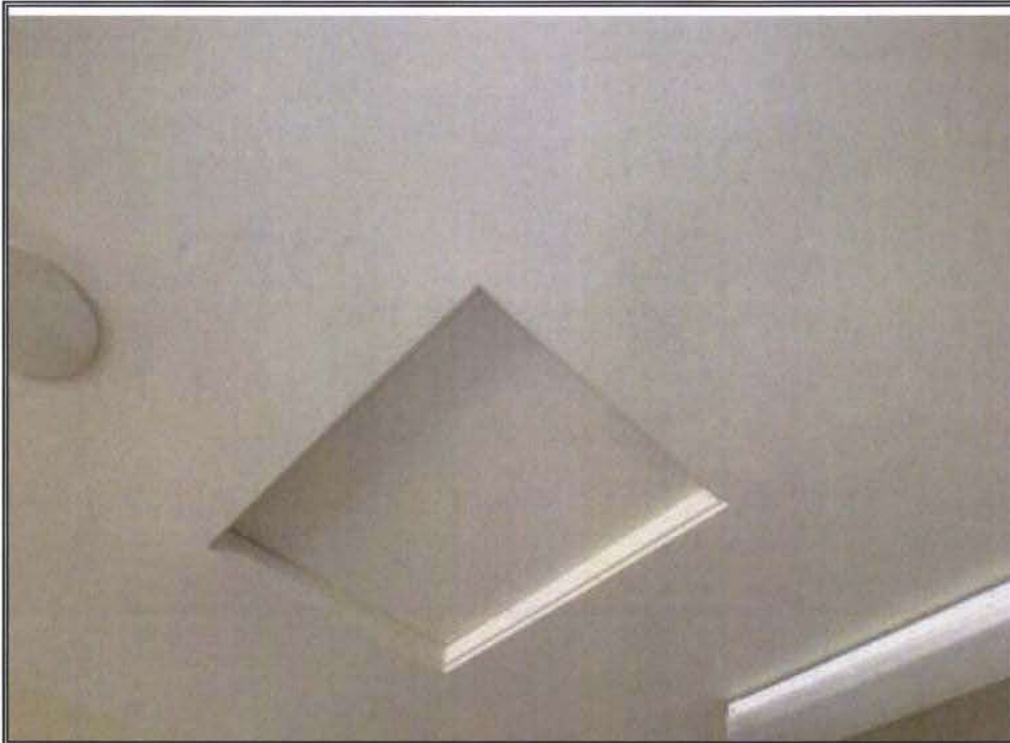
Valve not necessary per fire sprinkler company (talked to today)

Photo Number
32

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



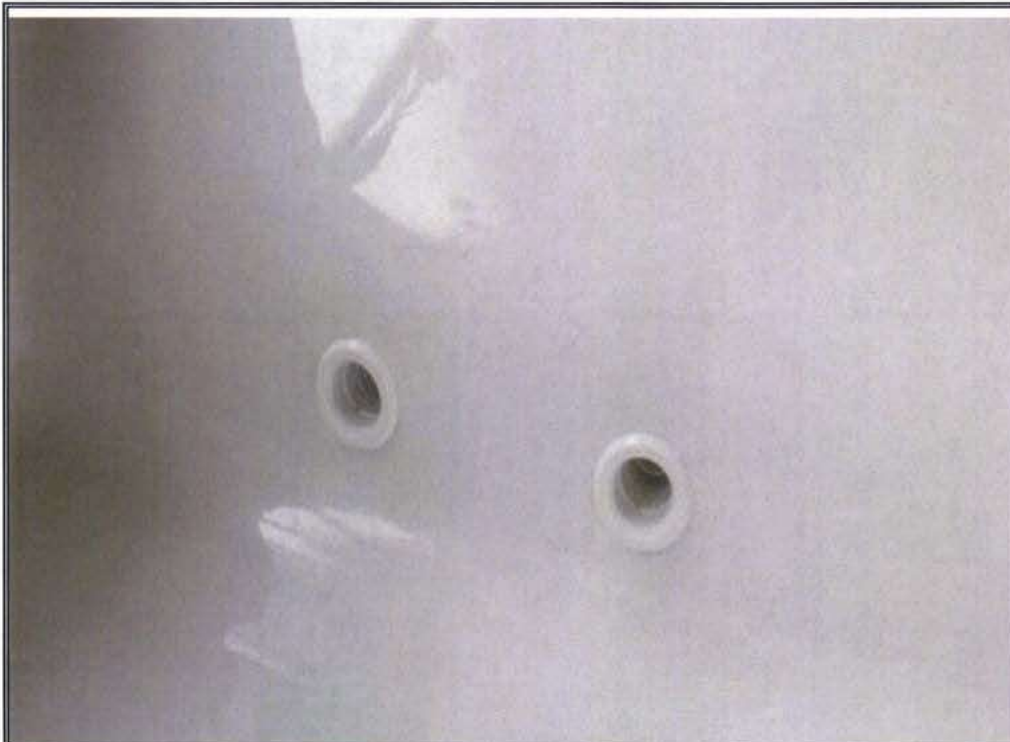
Description:

The attic access and speaker at the garage ceiling violate the garage firewall.

Firewall OK per Henry because of 5/8" drywall

Photo Number

33



Description:

There are no jet nozzles at the whirlpool tub.

Henry to request nozzles be installed

Photo Number

34

Location:
42 Meadowhawk Lane
Las Vegas, Nevada

Photo Taken by:
David Taylor, E.I.

Date:
May 8, 2015



Description:

The water flow at the water feature should be adjusted to prevent splashing.

Addressed by Anthony
Sylvan yesterday

Photo Number

35