



Inspection Report

Doris Quijada

Property Address:

3924 Granite Way
Wellington NV 89444



Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES
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Wellington, NV 89444
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Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 4/22/2024	Time: 09:00 AM	Report ID: QUI392
Property: 3924 Granite Way Wellington NV 89444	Customer: Doris Quijada	Real Estate Professional: Thomas Vander Laan Coldwell Banker

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered.

Inspected - Appears Functional (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replacement Recommended (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Maintenance item (GM) = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

Age Of Home:

Over 45 Years

Style of Home:

Manufactured

Home Faces:

South

Client Is Present:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

No

Square Foot:

1300 to 1600

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Corrugated Metal

Siding Material:

Metal

Exterior Entry Door:

Steel Clad w/glass insert

Appurtenance:

Covered porch

Covered Entry

Driveway:

Gravel

Exterior Rear Door:

Wood w/glass insert

Windows:

Single Pane Aluminum Sliders

Sliding Storm Windows

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior



1.0 Item 3(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

(1) Exterior wall cladding appears original to the home, and is T-111 style compressed board that appears in average condition for the age home. Normal aging and wear was noted, with slight deterioration at the lower edges, possibly from irrigation over-spray or roof run-off splashing on the ground. No problems were noted with the siding materials, and appears properly secured to wall framing.

(2) NOTE: Siding/Skirting areas under the front and back deck/porch have the "sole plate" removed from the skirting wall framing. This appears was completed to eliminate earth-to-wood contact in the past, however has removed a small framing section that could possibly provide some support to the exterior wall "sagging" condition.



1.1 Item 1(Picture) under kitchen area



1.1 Item 2(Picture) framing sole plate removed



1.1 Item 3(Picture) no sole plate under front entry

-  (3) Siding/skirting framing sole-plate is in contact with the ground in areas under the home. This condition can rapidly deteriorate wood materials. There is deterioration noted on the bottom side of framing sole-plates, however does not warrant replacement. Recommend correct grade to eliminate ground contact.



1.1 Item 4(Picture) deterioration from ground contact



1.1 Item 5(Picture) deterioration from ground contact

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

-  Cracked window panes noted at the kitchen sliding window, and back porch Southwest window.

RE: 1.4—Please see *Exhibit: Seller Repair Itemization*



1.4 Item 1(Picture) cracked window at kitchen



1.4 Item 2(Picture) cracked window at back porch

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

 South facing eave shows extreme failure of paint, with slight deterioration of the plywood noted. Paint maintenance is recommended.



1.5 Item 1(Picture) south facing eaves



1.5 Item 2(Picture) paint failing under eave

1.6 BALCONIES, STOOPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected - Appears Functional

(1) Rear deck appears aged, however remains solid and serviceable. There are a few loose deck boards that should be secured.



1.6 Item 1(Picture) aged rear decking



1.6 Item 2(Picture) aged rear decking

 (2) Moisture damage noted at the West side porch outer floor joist and plywood decking.



1.6 Item 3(Picture) west side porch



1.6 Item 4(Picture) west side porch

 (3) Loose step treads noted at the West side porch, and should be secured to prevent possible trip hazard.



1.6 Item 5(Picture) loose step treads

 (4) Deck/porch railing are very loose at the Front, and left side of home, and should be secured... Lower step tread at main entry should be replaced with matching common lumber.



1.6 Item 6(Picture) loose railings at South side deck



1.6 Item 7(Picture) replace lower step tread



(5) NOTE: Generally, it is not allowed by local codes to "hang" a roof structure from the wall of a Manufactured Home. This causes additional load on the outer "cantilevered" subfloor area, which does not have direct vertical support to the ground. These type of additions should be constructed as "self-supported".



1.6 Item 8(Picture) not self-supported

1.7 GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, AND WALKWAYS

Comments: Inspected - Appears Functional

1.8 RETAINING WALLS (with respect to their effect of the condition of the property)

Comments: Inspected - Appears Functional

1.9 ADDITIONAL BUILDINGS/ROOMS ON PROPERTY

Comments: Not Inspected



NOTE: Exterior wood entry door is damaged from moisture absorption at the storage shed... Roof covering has expired at the storage sheds.



1.9 Item 1(Picture) door damaged from moisture



1.9 Item 2(Picture) roof covering at sheds



1.9 Item 3(Picture) roof covering at sheds



1.9 Item 4(Picture) roof covering damage at shed

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp
 Rolled Asphalt Roofing

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Gable

Items

2.0 VIEW OF ROOF

Comments: Inspected

The roof, as seen at time of inspection. Inspected by walking the roof.



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

(1) Main House Roof... The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle that has an appearance of over 20 years old. Typical loss of granules noted from shingles, however is more advanced at the South slope of roof. No major problems noted at time of inspection. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired.



2.1 Item 1(Picture) north slope shingles



2.1 Item 2(Picture) south slope shingles

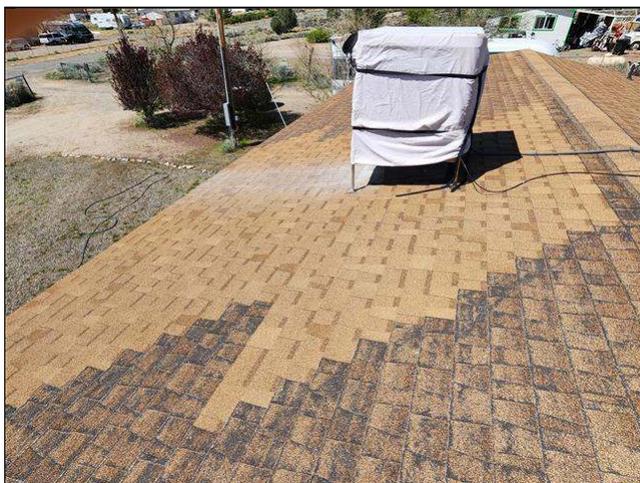
(2) The roof covering has been recently replaced around the evaporative cooler area, with adjacent shingles showing advanced wear.



2.1 Item 3(Picture) advanced wear adjacent to cooler area



2.1 Item 4(Picture) advanced wear adjacent to cooler area



2.1 Item 5(Picture) recently replaced around cooler



2.1 Item 6(Picture) worn south slope shingles

(3) Rear Porch Roof... Uses "rolled asphalt" roofing, and appears to be in good overall condition, with seams and edges sealed well.



2.1 Item 7(Picture) rear porch roof cover

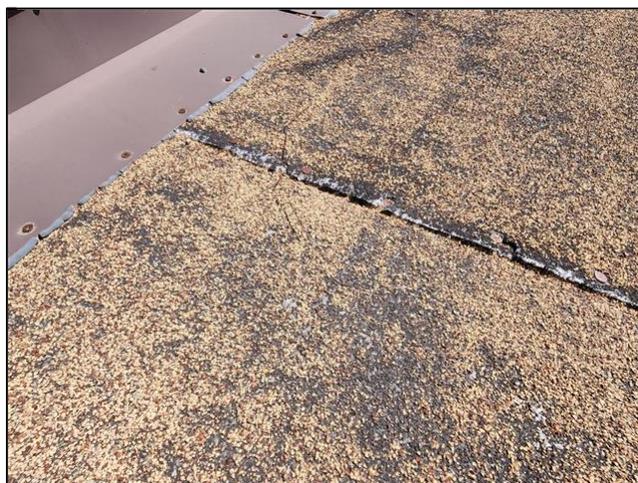


2.1 Item 8(Picture) proper flashings at connection to house

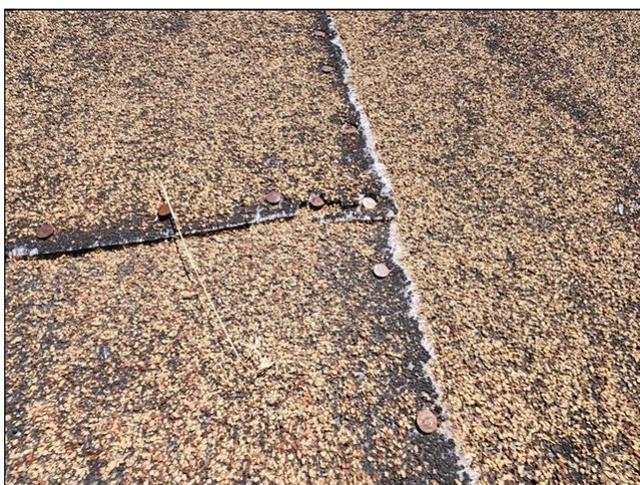
(4) Front Deck Cover... Uses "rolled asphalt" roofing, and appears worn/aged, with feathering of edges and loss of granules noted. There appears to be approximately 20% of life remaining.



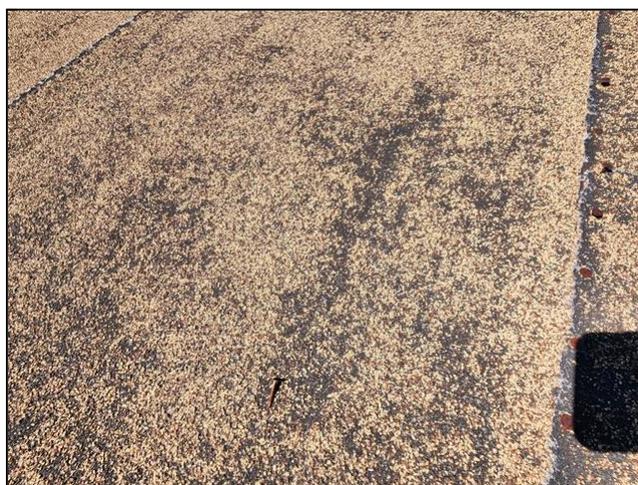
2.1 Item 9(Picture) front porch cover



2.1 Item 10(Picture) worn edges on roofing



2.1 Item 11(Picture) worn edges on roofing



2.1 Item 12(Picture) loss of granules

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

Plumbing and furnace vent pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) plumbing vent pipes sealed well



2.3 Item 2(Picture) flue pipes sealed well

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Steel Tie-Down Tubes Wood Framed Skirting</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: 2 X 6 Wood Joists 3/4" Particle Board Subfloor Not visible</p>
<p>Columns or Piers: Steel Adjustable Jacks</p>	<p>Wall Structure: 2 X 4 Wood</p>	<p>Ceiling Structure: Engineered wood trusses Not visible</p>
<p>Roof Structure: Engineered Truss/ Plywood Sheathing Not visible</p>	<p>Method used to observe attic: No Attic - Manufactured Home</p>	

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected
Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace



3.0 Item 5(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the West exterior and is Serviceable.

3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

- 🏠 The Foundation consists of Steel Adjustable Jacks located approximately at 8' on center, with Latitude and Longitude Tie- Down tubes being installed at both North end corners of the home's outer frame rails. NOTE: These Tie-Downs are typically installed at opposite corners of the home's main frame. Recommend consulting a Manufactured Home Foundation Engineer to verify proper placement of these Tie-Downs.



3.2 Item 1(Picture) tie-down system



3.2 Item 2(Picture) tie-down system

3.3 WALLS (Structural)

Comments: Inspected

The structural components of the walls are not visible due to coverage by the interior and exterior finishes. Walls appear straight and without bows/warpage. No obvious problems noted at time of inspection.

3.4 COLUMNS OR PIERS

Comments: Inspected

- 🏠 The home uses steel adjustable jacks to maintain a level and functioning interior. At least 4 jacks are loose (under the West end), not carrying any weight due to normal settlement. This settling is most likely the cause for interior drywall cracks, and doors that do not fit into jambs properly. The home does not appear to have been re-leveled since the initial set-up. Recommend re-leveling the home, or at least tighten loose jacks, by a licensed manufactured home contractor as needed.



3.4 Item 1(Picture) loose jack at west end



3.4 Item 2(Picture) loose jack at west end

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

- 🏠 Metal support bracket at outer edge of home under kitchen/dining area has been damaged (possibly during transport), eliminating support for the exterior wall (which is also carrying additional load of the stick-built roof). There are no additional supports installed under the outer wall of home to carry this load, and has allowed the subfloor system to sag at the outer 2 feet.



3.5 Item 1(Picture) additional load of stick built roof



3.5 Item 2(Picture) subfloor slopes downhill



3.5 Item 3(Picture) damaged support bracket at outer floor joist

3.6 FLOORS (Structural)

Comments: Inspected

Manufactured Home, floor structure is not visible due to continuous rodent barrier. No obvious problems noted at time of inspection.

3.7 CEILINGS (structural)

Comments: Inspected

Ceiling structure is covered with interior finish materials, and insulation, and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

3.8 ROOF STRUCTURE AND ATTIC

Comments: Inspected

This home uses a "stick-built" roof structure laying over the original Manufactured Home roof, which added excessive weight of the roof to the outer walls of the home.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead Service (220 volts) to Main Panel Underground Service to Home	Number of Conductors: Three	Panel capacity: 200 amp Main 100 amp Sub-Panel
Panel Type: Circuit breakers	Electric Panel Manufacturer: GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER Grounding Rod/Clamp	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The Service Conductors are underground from the Main Panel to the Distribution Panel, and not visible for inspection with the exception for inside the main panel, with no problems noted at time of inspection. Service Conductors to Main Panel are overhead with proper clearance to ground. No problems noted.

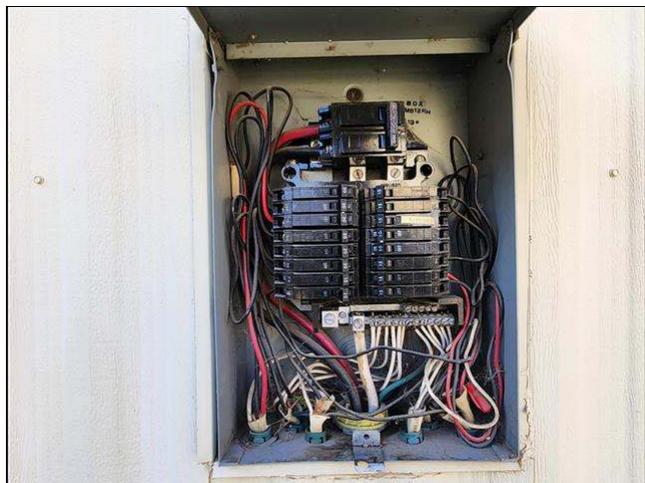
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected **RE: 4.1—Please see Exhibit: Seller Repair Itemization**

 Some circuit labels are present, others are illegible/missing or confusing. I recommend correcting for safety reasons.



4.1 Item 1(Picture) north exterior panel



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) main electrical panel



4.1 Item 4(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The Main panel is located at the Southwest area from the home, and the Distribution panel is at the North exterior wall of home.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

The Grounding system for the Main Service Panel is not visible due to construction materials. However, there is a Grounding wire present in the Panel, which is important for proper grounding (safety) of the home. A ground wire to grounding rod is present.

4.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

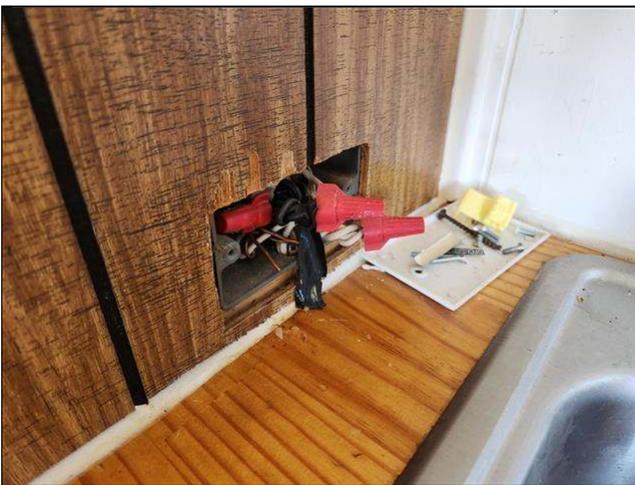
Comments: Inspected

The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No "double tap" circuit breakers or burned connections noted.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected **RE: 4.5(1)**—Please see *Exhibit: Seller Repair Itemization*

-  (1) Open electrical wire noted at the Bar Sink area. Recommend repair by a qualified person.



4.5 Item 1(Picture) electrical at bar sink

-  (2) Faulty/Non-operational Switch noted at the main entry. Recommend further evaluation/repair by a licensed Electrician.

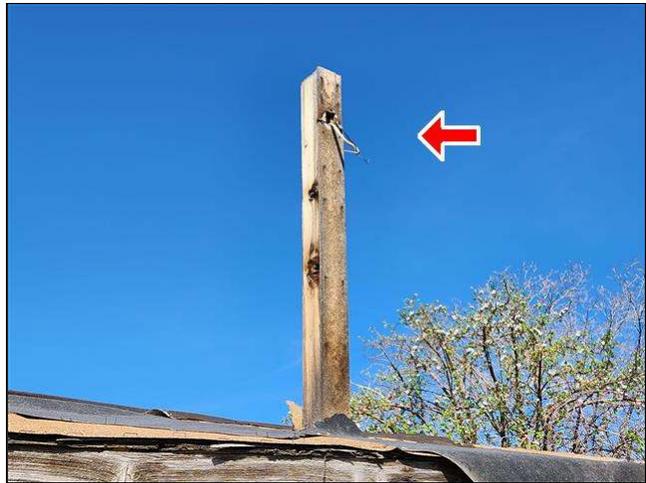


4.5 Item 2(Picture) faulty light switch

🏠 (3) Electrical wire exposed to weather and moisture was noted at the storage shed, and should be repaired to function as intended, or eliminated. **RE: 4.5(3)**—Please see *Exhibit: Seller Repair Itemization*



4.5 Item 3(Picture) open electrical at shed



4.5 Item 4(Picture) open electrical at shed

🏠 (4) Improper electrical wiring connection (open connection) noted in the crawlspace area under master bedroom/bathroom, and needs to be placed inside a covered metal box. Recommend repairs be completed by a Licensed Electrician. **RE: 4.5(4)**—Please see *Exhibit: Seller Repair Itemization*



4.5 Item 5(Picture) open wire connection

4.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior

walls)

Comments: Inspected

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCI protected receptacles were noted at Kitchen, Bathrooms, and Exterior locations. All GFCI outlets "trip" and "reset" as intended.

4.8 SMOKE DETECTORS **RE: 4.8**—Please see *Exhibit: Seller Repair Itemization*

Comments: General Maintenance Item

Recommend installing smoke detectors in all bedrooms and in common hallways. For your protection, recommend replacement of batteries every year.

4.9 CARBON MONOXIDE DETECTORS

Comments: Not Present **RE: 4.9**—Please see *Exhibit: Seller Repair Itemization*

There is no carbon monoxide detector found in home. Carbon Monoxide can be produced by dirty and/or mis-adjusted gas appliances, and faulty venting, such as on Furnaces and Water Heaters. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): PVC
Plumbing Water Distribution (inside building): Galvanized	Washer Drain Size: 1 1/2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Propane (quick recovery)	Water Heater Capacity: Unknown - not visible	Water Heater Manufacturer: Unknown - Not Visible

Items

5.0 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, SHUT-OFF VALVES (standard is 80 psi max)

Comments: Inspected

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected **RE: 5.2**—Please see *Exhibit: Seller Repair Itemization*

 Sink drain is leaking in the crawlspace area under the kitchen. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.



5.2 Item 1(Picture) kitchen sink drain leak

5.3 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

Water heater is located in the West exterior closet of home, and is strapped to current local codes. Temperature and Pressure Relief Valve is piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. NOTE: I was unable to verify Manufacturer or capacity of water heater due to being wrapped with an insulation blanket. No obvious problems noted, water heater appears newer.



5.3 Item 1(Picture) water heater



5.3 Item 2(Picture) water heater burner compartment

5.4 PLUMBING FIXTURES

Comments: Inspected

5.5 LAUNDRY HOOK-UPS

Comments: Inspected

Washer and dryer hook-ups were inspected, with no problems noted. Dryer is electric or gas powered with flexible vinyl venting installed. Washer drain is 1 1/2" diameter, Hot and Cold hook-ups with no problems noted.



5.5 Item 1(Picture) laundry hook-ups



5.5 Item 2(Picture) laundry hook-ups

5.6 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected

5.7 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

 Recommend securing Fire-trim metal flashing to ceiling above the furnace.



5.7 Item 1(Picture) fire-trim ring above furnace

5.8 COMBUSTION AIR

Comments: Inspected

5.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

The fuel storage is a 250 gallon propane tank, located to the West of the home. No problems noted.

5.10 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main tank shut-off for fuel is located on top of the fuel storage tank, at the West side of the house. Main fuel shut-off valve for house is located at the fuel regulator, at the West side of the house.



5.10 Item 1(Picture) main house shut-off valve



5.10 Item 2(Picture) main tank shut-off valve

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: ESTATE	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: VENTED
Range/Oven: MAGIC CHEF	Built in Microwave: NONE	

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

6.1 DISHWASHER

Comments: Inspected

(1) The Dishwasher was run through a complete cycle, with no leaks or abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in Serviceable condition. Mounted securely to under countertop.



(2) Note: Dishwasher drain should route above the dishwasher to an "air gap", or loop above the appliance prior to connecting to the Food Waste Disposer, to prevent siphoning into, or out of dishwasher.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Range and Oven were inspected at all burners and random settings. No problems noted at time of inspection.

Note: This appliance does not have an anti-tip bracket installed. This is recommended by the MFG to prevent accidental tipping of the appliance, in the event of a child standing on the oven door.



6.2 Item 1(Picture) behind range

6.3 RANGE HOOD

Comments: Inspected

The range hood is two speed, vented type with light. Operated as intended.

6.4 FOOD WASTE DISPOSER

Comments: Inspected

Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks.

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Compressed board

Wall Material:

Paneling

Floor Covering(s):

Carpet and Linoleum

Interior Doors:

Hollow Core - Masonite

Cabinetry:

Particle Board

Countertop:

Laminate

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior



7.0 Item 3(Picture) view of interior



7.0 Item 4(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

-  (1) Ceiling panel is damaged from moisture absorption at the master bedroom closet.



7.1 Item 1(Picture) master bedroom closet ceiling



7.1 Item 2(Picture) guest bedroom ceiling

 (2) Ceiling panel has come loose at the Guest bedroom, and needs to be secured.

7.2 WALLS

Comments: Inspected

Interior walls were not fully visible for inspection, due to personal belongings in the home. No problems noted.

7.3 FLOORS

Comments: Inspected

NOTE: Interior Floors were not fully visible for inspection, due to personal belongings in the home. No problems noted.

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 CLOSETS

Comments: Inspected

7.7 ATTACHED FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Garage

Styles & Materials

Garage Style: Detached	Garage Door Type: Two automatic	Garage Door Material: Metal
Auto-opener Manufacturer: STANLEY	Auto-opener Style: Chain Drive Opener	Garage Walls: 2x4 wall stud framing
Garage Ceiling: Open to the Rafters	Garage Floor: Concrete	

Items

8.0 VIEW OF GARAGE

Comments: Inspected
Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage



8.0 Item 2(Picture) view of garage

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected
Garage panel is well labeled for circuit identification, The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No "double tap" circuit breakers or burned connections noted.



8.1 Item 1(Picture) main garage panel



8.1 Item 2(Picture) garage panel conductors

8.2 GARAGE CEILINGS

Comments: Inspected

The ceilings in the garage are open to the rafters, (unfinished). No problems noted at time of inspection.

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

Only partially inspected due to personal belongings in garage.

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks. Only partially inspected due to personal belongings in garage.

8.5 GARAGE FOUNDATION

Comments: Inspected

Garage structure has a concrete slab floor, and only visible at the outer foundation wall. No problems noted at time of inspection.

8.6 WINDOWS

Comments: Inspected

8.7 GARAGE DOOR (S)

Comments: Inspected

8.8 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

8.9 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

(1) South Middle Door... No sensors are present for garage door operator. Door reverses when met with approximately 25 lbs. of resistance.



(2) Southwest Door... door operator was unresponsive to normal operating controls. Recommend further evaluation by a qualified person as needed.



8.9 Item 1(Picture) non-operational garage door

8.10 GARAGE ROOF

Comments: Inspected

(1) The Garage roof covering does not appear to be original to the building, and is "rolled asphalt" roofing that appears to be near the end of it's useful life. Cracking/checking was noted throughout the roof area, however no signs of moisture intrusion noted. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired. NOTE: signs of past moisture intrusion noted at the interior roof sheathing plywood, however appear to be caused from past roof covering issues that no longer exist.



8.10 Item 1(Picture) view of roof



8.10 Item 2(Picture) view of roof



8.10 Item 3(Picture) age cracks in roofing



8.10 Item 4(Picture) age cracks in roofing

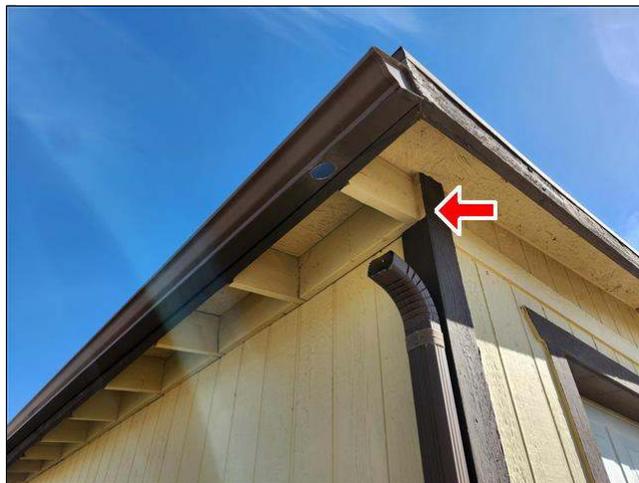


8.10 Item 5(Picture) appears from past roof covering issues

 (2) NOTE: Roof gutter damage is noted at the West side of garage, with a disconnected downspout.



8.10 Item 6(Picture) damage to gutter



8.10 Item 7(Picture) disconnected downspout

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

8.12 EXTERIOR SIDING

Comments: Inspected

Siding appears original to the building, and is T111 Press Board siding materials, which appear to be in average condition for the age of the building. Painting maintenance is recommended.

8.13 DRIVEWAY / APRON

Comments: Inspected

8.14 HEATING and COOLING

Comments: Not Present

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Manufactured Home- Not Visible
Typically R-19 Fiberglass Batts

Ventilation:

Gable vents

Exhaust Fans:

Windows Only

Dryer Power Source:

220 Electric and Propane Connection

Dryer Vent:

Flexible Vinyl

Floor Insulation:

Manufacture Home - not visible
Typically R-13 Fiberglass or Better

Items

9.0 INSULATION IN ATTIC

Comments: Not Inspected

Insulation in attic was not inspected due to lack of attic accessibility, Manufactured Home attic insulation is typically R19 or better.

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

Insulation in floor was not inspected due to lack of visibility through the rodent/vapor barrier, Manufactured Home floor insulation is typically R13 or better.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

The home does not have a Vapor Barrier install on the crawlspace floor, nor does it appear that one was installed at time of construction. Adding a vapor barrier goes one step further towards ground moisture/dampness protection, and is always a good addition. The subject home shows no signs of ground moisture on the crawlspace floor, with no moisture problems noted to wood framing materials.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Propane	Number of Heat Systems (excluding wood): One
Heat System Brand: COLEMAN	Location of Heater: Inside Closet	Ductwork: Manufactured Home - Not Visible
Filter Type: Missing	Filter Location: Inside Cabinet Front Cover	Cooling Equipment Type: Evaporative Cooler
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: UNKNOWN	Number of AC Only Units: One

Items

10.0 HEATING EQUIPMENT The furnace's ON/OFF Switch in hallway was in "off" position at time of inspection.
Comments: Not Inspected

 The heating equipment is original (47 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 100,000btu's, that Could Not be operated due to system being shut-down at time of inspection. The burner compartment appears operational. Manufactured in 1977 by Coleman Heating. Recommend further evaluation of heating system by a qualified person.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burner compartment

10.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Present

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Heating ducts are in-floor (typical with manufactured homes). Cross-over duct is secure on both ends, and insulated. Furnace filter for return air is located in the furnace cabinet door.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**Comments:** Inspected**10.5 COOLING AND AIR HANDLER EQUIPMENT****Comments:** Not Inspected **RE: 10.5**—Please see *Exhibit: Seller Repair Itemization*

The home uses an Evaporative Cooler located on the roof. Cooler has been winterized, and could not be checked for proper operation. Water pan appeared serviceable (viewed from underneath), pads and drive belt may need replacing, as regular annual maintenance. Could not determine if water pump functions properly.



10.5 Item 1(Picture) winterized cooler



10.5 Item 2(Picture) water pan appears in good condition

10.6 NORMAL OPERATING CONTROLS**Comments:** Not Inspected**10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Not Present**10.8 DOORS UNDERCUT FOR AIR BALANCE****Comments:** Inspected

The interior doors are undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Fireplaces

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Wood or Solid Fuel Stoves:
Solid Fuel Stand Alone	None	One

Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

11.1 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Inspected

Woodstove appears operational, with stovepipe fastened securely. Clearances to combustibles appears acceptable. Door seals and damper controls appear serviceable. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the woodstove, pipe systems and code compliance, as needed. Combustion air is noted to be drawn from the crawlspace area for the stove, as required by current local codes.



11.3 Item 1(Picture) living room woodstove



11.3 Item 2(Picture) clearance behind stove



11.3 Item 3(Picture) combustion air duct

General Summary



Clear Choice Home Inspection Services

**4255 State Route 208
Wellington, NV 89444
775-901-6725**

Customer
Doris Quijada

Address
3924 Granite Way
Wellington NV 89444

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.1 WALL CLADDING

Inspected - Appears Functional



(3) Siding/skirting framing sole-plate is in contact with the ground in areas under the home. This condition can rapidly deteriorate wood materials. There is deterioration noted on the bottom side of framing sole-plates, however does not warrant replacement. Recommend correct grade to eliminate ground contact.

1.4 WINDOWS **RE: 1.4**—Please see *Exhibit: Seller Repair Itemization*

Inspected - Appears Functional



Cracked window panes noted at the kitchen sliding window, and back porch Southwest window.

1.5 EAVES, SOFFITS AND FASCIAS

Inspected - Appears Functional



South facing eave shows extreme failure of paint, with slight deterioration of the plywood noted. Paint maintenance is recommended.

1.6 BALCONIES, STOOPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected - Appears Functional



(2) Moisture damage noted at the West side porch outer floor joist and plywood decking.

-  (3) Loose step treads noted at the West side porch, and should be secured to prevent possible trip hazard.
-  (4) Deck/porch railing are very loose at the Front, and left side of home, and should be secured... Lower step tread at main entry should be replaced with matching common lumber.
-  (5) NOTE: Generally, it is not allowed by local codes to "hang" a roof structure from the wall of a Manufactured Home. This causes additional load on the outer "cantilevered" subfloor area, which does not have direct vertical support to the ground. These type of additions should be constructed as "self-supported".

1.9 ADDITIONAL BUILDINGS/ROOMS ON PROPERTY

Not Inspected

-  NOTE: Exterior wood entry door is damaged from moisture absorption at the storage shed... Roof covering has expired at the storage sheds.

3. Structural Components

3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

-  The Foundation consists of Steel Adjustable Jacks located approximately at 8' on center, with Latitude and Longitude Tie- Down tubes being installed at both North end corners of the home's outer frame rails. NOTE: These Tie-Downs are typically installed at opposite corners of the home's main frame. Recommend consulting a Manufactured Home Foundation Engineer to verify proper placement of these Tie-Downs.

3.4 COLUMNS OR PIERS

Inspected

-  The home uses steel adjustable jacks to maintain a level and functioning interior. At least 4 jacks are loose (under the West end), not carrying any weight due to normal settlement. This settling is most likely the cause for interior drywall cracks, and doors that do not fit into jambs properly. The home does not appear to have been re-leveled since the initial set-up. Recommend re-leveling the home, or at least tighten loose jacks, by a licensed manufactured home contractor as needed.

3.5 GIRDER BEAMS and SUPPORT WALLS

Inspected

-  Metal support bracket at outer edge of home under kitchen/dining area has been damaged (possibly during transport), eliminating support for the exterior wall (which is also carrying additional load of the stick-built roof). There are no additional supports installed under the outer wall of home to carry this load, and has allowed the subfloor system to sag at the outer 2 feet.

4. Electrical System

4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected RE: 4.1—Please see *Exhibit: Seller Repair Itemization*

-  Some circuit labels are present, others are illegible/missing or confusing. I recommend correcting for safety reasons.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected RE: 4.5(1,3,4)—Please see *Exhibit: Seller Repair Itemization*

-  (1) Open electrical wire noted at the Bar Sink area. Recommend repair by a qualified person.
-  (2) Faulty/Non-operational Switch noted at the main entry. Recommend further evaluation/repair by a licensed Electrician.
-  (3) Electrical wire exposed to weather and moisture was noted at the storage shed, and should be repaired to function as intended, or eliminated.
-  (4) Improper electrical wiring connection (open connection) noted in the crawlspace area under master bedroom/bathroom, and needs to be placed inside a covered metal box. Recommend repairs be completed by a Licensed Electrician.

5. Plumbing System

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected RE: 5.2—Please see *Exhibit: Seller Repair Itemization*

-  Sink drain is leaking in the crawlspace area under the kitchen. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

5.7 CHIMNEYS, FLUES AND VENTS

Inspected

-  Recommend securing Fire-trim metal flashing to ceiling above the furnace.

6. Built-In Kitchen Appliances

6.1 DISHWASHER

Inspected

-  (2) Note: Dishwasher drain should route above the dishwasher to an "air gap", or loop above the appliance prior to connecting to the Food Waste Disposer, to prevent siphoning into, or out of dishwasher.

7. Interiors

7.1 CEILINGS

Inspected

-  (1) Ceiling panel is damaged from moisture absorption at the master bedroom closet.
-  (2) Ceiling panel has come loose at the Guest bedroom, and needs to be secured.

8. Garage

8.9 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

-  (2) Southwest Door... door operator was unresponsive to normal operating controls. Recommend further evaluation by a qualified person as needed.

8.10 GARAGE ROOF

Inspected

-  (2) NOTE: Roof gutter damage is noted at the West side of garage, with a disconnected downspout.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Not Inspected The furnace's ON/OFF Switch in hallway was in "off" position at time of inspection.

-  The heating equipment is original (47 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 100,000btu's, that Could Not be operated due to system being shut-down at time of inspection. The burner compartment appears operational. Manufactured in 1977 by Coleman Heating. Recommend further evaluation of heating system by a qualified person.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use;

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE



Clear Choice Home Inspection Services
4255 State Route 208
Wellington, NV 89444
775-901-6725
Inspected By: Kenneth Vandervort

Inspection Date: 4/22/2024
Report ID: QUI392

Customer Info:	Inspection Property:
<p>Doris Quijada</p> <p>Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker</p>	<p>3924 Granite Way Wellington NV 89444</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,600	375.00	1	375.00

Tax \$0.00
Total Price \$375.00

Payment Method:
Payment Status: Not Paid... invoice sent
Note: