



Inspection Report

Property Address:
1370 Chichester Dr.
Gardnerville NV 88410



Clear Choice Home Inspection Services

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Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 7/17/2023	Time: 08:00 AM	Report ID: WAL137
Property: 1370 Chichester Dr. Gardnerville NV 88410	Customer:	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:

18 to 20 Years

Style of Home:

Contemporary

Home Faces:

South

Client Is Present:

No

Weather:

Partly Cloudy

Temperature:

Over 80

Rain in last 3 days:

No

Square Foot:

1600 to 1900

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:

Horizontal Lap and T-111

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel clad

Appurtenance:

Patio

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Insulated Sliding Glass

Windows:

Thermal insulated - Vinyl framed

Single Hung & Sliders

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 and Horizontal lap 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.



1.1 Item 1(Picture) condition of lower siding boards

- 🏠 (2) Recommend maintaining generous paint coverage on the horizontal lap siding and corner trim boards at right side over main entry area. This area sees a generous amount of roof run-off moisture, and should be protected.



1.1 Item 2(Picture) generous amount of roof drainage at siding



1.1 Item 3(Picture) maintain generous paint in this area

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

-  The front entry door sags at hinges, and rubs at top jamb area when closing. This is a maintenance issue and is for your information. A qualified person should repair as needed.



1.3 Item 1(Picture) main entry door drags

RE: 1.3—Please see *Exhibit: Seller Repair Itemization*

1.4 WINDOWS

Comments: Inspected - Appears Functional

(1) Windows are vinyl framed, thermal insulated sliding and single hung windows, all operate and secure.

-  (2) Jamb spring(s) is weak or no longer works properly at the Family room West wall, and Office southwest window. A repair may be needed. A qualified contractor should inspect and repair as needed.

RE: 1.4(2)—Please see *Exhibit: Seller Repair Itemization*



1.4 Item 1(Picture) family room west wall



1.4 Item 2(Picture) office window

(3) NOTE: Kitchen window is not accessible from the interior due to window shades contacting the sink faucet.



1.4 Item 3(Picture) kitchen window shades/sink faucet

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

Grading/Draining away from the home's foundation, and home site appears adequate.

1.8 GATES/FENCES

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

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

Chimney (exterior):

Metal Flue Pipe

Viewed roof covering from:

Walked roof

Sky Light(s):

None

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

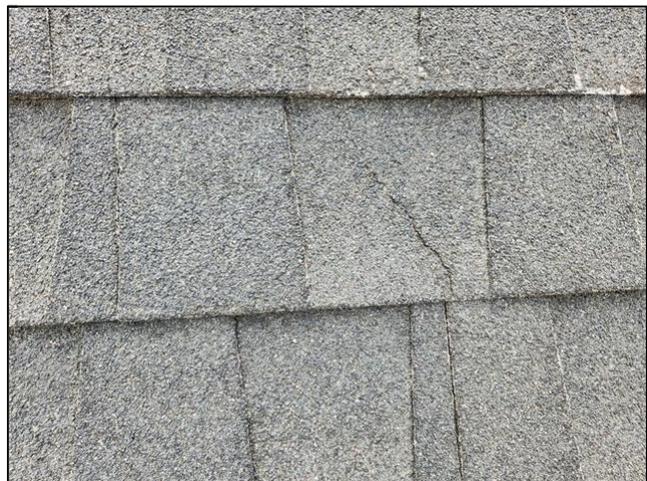
2.1 ROOF COVERINGS

Comments: Inspected

(1) The roof covering appears to be original (21 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining. Typical loss of granules noted from shingles, with a few "aged cracked" shingles noted. 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) age cracked shingle



2.1 Item 2(Picture) aged cracked shingles

-  (2) NOTE: One damaged ridge cap shingle noted at the Northeast corner of garage roof, that should be replaced by a qualified person.



2.1 Item 3(Picture) damaged ridge cap shingle

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) furnace flue pipe well sealed



2.3 Item 2(Picture) plumbing vent pipes well sealed

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

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: Poured Concrete Footing/Stemwall</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: 8" or better - Engineered Floor Joist 3/4" OSB Subfloor plywood</p>
<p>Columns or Piers: Wood posts</p>	<p>Wall Structure: 2 X 4 Wood</p>	<p>Ceiling Structure: Engineered wood trusses 2X4 Joists</p>
<p>Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters</p>	<p>Method used to observe attic: Walked</p>	<p>Attic info: Scuttle hole</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

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Master Bedroom Closet, 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

(1) Structure has poured concrete forming the stemwall and foundation, and only visible at the outer foundation wall, due to insulation covering at the interior of foundation. No obvious problems noted at time of inspection.

(2) Crawlspace area was dry at time of inspection, with no signs of past moisture intrusion noted.

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

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

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 VIEW OF ATTIC

Comments: Inspected

The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic



3.8 Item 3(Picture) view of attic

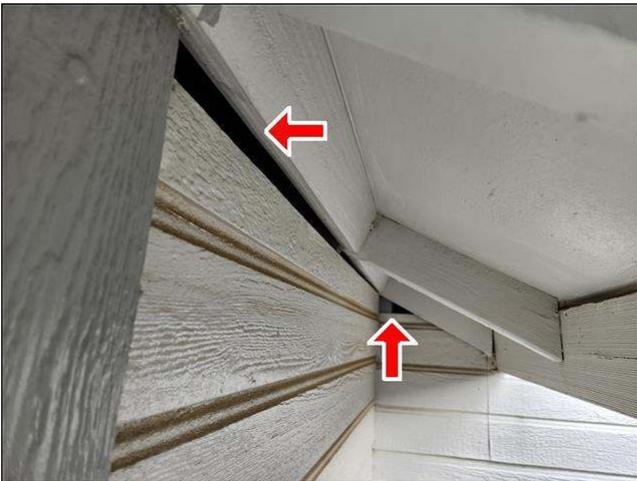


3.8 Item 4(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

 NOTE: Recommend blocking holes at South end of attic (adjacent to connection with garage), where birds/pests could gain access into the attic area.



3.9 Item 1(Picture) holes into attic area



3.9 Item 2(Picture) viewed from attic area

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in ceiling of Hallway. Serviceable.

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: Below Ground - 220 volts	Number of Conductors: Three	Panel capacity: 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: MURRAY	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER Not Visible	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

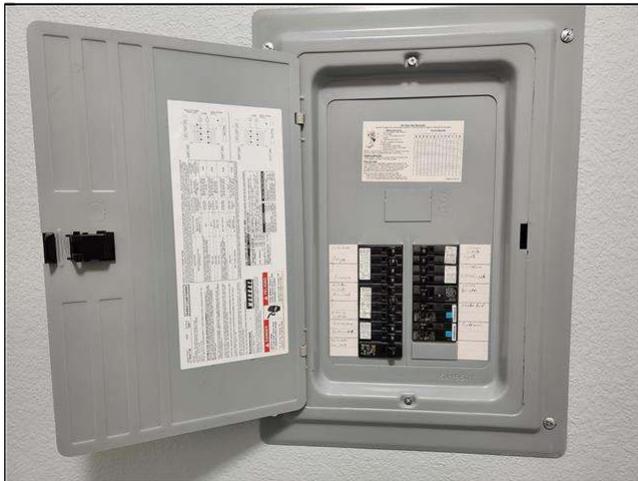
Comments: Inspected

The Service Conductors are underground, and not visible for inspection with the exception for inside the main panel, with no problems noted at time of inspection.

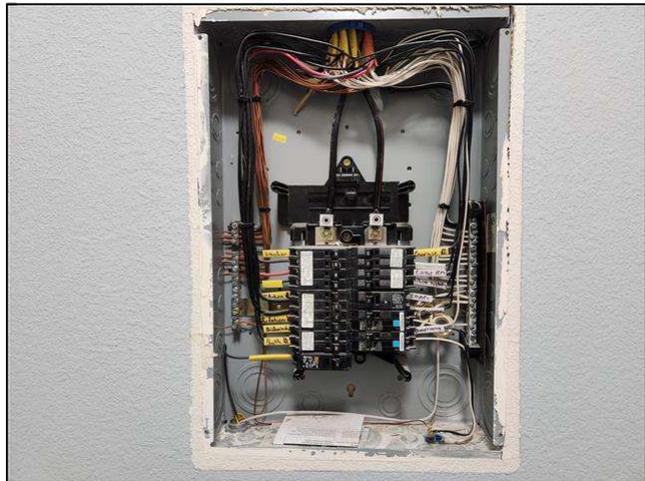
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The Main and Distribution Panels are well labeled for circuit identification. "Dead front" cover appears serviceable. No problems noted.



4.1 Item 1(Picture) laundry room panel



4.1 Item 2(Picture) laundry 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

Main Panel and Disconnect are located at the West side of the home's exterior, The Distribution Panel is located in the Laundry room.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

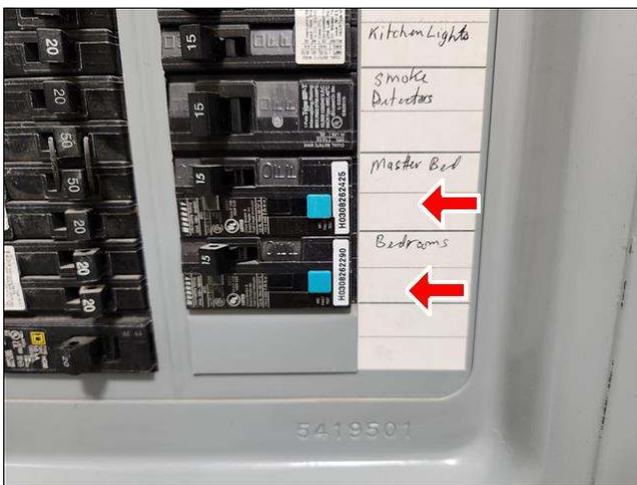
The Grounding system for the Main Service Panel is not visible due to construction materials. However, there is a Grounding wire present in the Panel, which is important for proper grounding (safety) of the home.

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

Comments: Inspected

(1) 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.

(2) The presence of Arc Fault circuit breakers noted in the Main Panel for Master and Guest bedroom receptacles. Arc Fault Breakers are designed to "trip" the circuit breaker in the event of an arc (poor connection) in the circuit wiring. Tripped and reset as intended.



4.4 Item 1(Picture) arc fault circuit breakers

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

 (1) Faulty light switch noted at the master bathroom water closet. Recommend further evaluation/repair by a licensed Electrician.

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



4.5 Item 1(Picture) switch at master bathroom

- 🏠 (2) The electrical wiring under bedroom hallway area in crawlspace was not secured to wood members properly, and was not installed in standard workmanlike practice. Recommend securing electrical wiring to floor joists at 4' on center, by a qualified person.



RE: 4.5(2)—Please see *Exhibit: Seller Repair Itemization*

4.5 Item 2(Picture) wire not properly secured to floor

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

Comments: General Maintenance Item

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries every year.

4.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

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	Plumbing Water Supply (into building): PEX	Plumbing Water Distribution (inside building): PEX
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Natural Gas (quick recovery)
Water Heater Capacity: 50 Gallon (3-4 people)	Water Heater Manufacturer: BRADFORD-WHITE	

Items

5.0 VIEW OF MAIN WATER SHUT-OFF DEVICES (Describe location)

Comments: Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at side yard to right of house. Note: Both of these locations will require a water key tool to operate. No obvious problems noted.



5.0 Item 1(Picture) main water shut-off valve



5.0 Item 2(Picture) main water shut-off valve

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

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

Comments: Inspected

The water pressure was tested at the rear hose bib (and verified at the laundry hookups), pressure was 60 psi at time of inspection.



5.2 Item 1(Picture) w2ater pressure at rear hose bib



5.2 Item 2(Picture) water pressure at laundry connections

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Temperature and Pressure Relief valve is piped to the exterior of the house, or within 6 inches of the floor (for safety). Water Heater is strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No problems noted at time of inspection... Manufactured in 2019 by Bradford-White.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

(2) Your water heater does have a "Thermal Expansion tank" installed to prevent a possible leak at the Temperature and Pressure relief valve, or "pop-off" valve, by absorbing the excessive pressure built-up in the water heater.



5.4 Item 3(Picture) thermal expansion tank

5.5 PLUMBING FIXTURES

Comments: Inspected

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

Washer and dryer hook-ups were inspected, with no problems noted. Dryer is electric or gas powered with rigid metal venting installed in the crawlspace. Washer drain is 2" diameter, Hot and Cold hook-ups with no problems noted.



5.6 Item 1(Picture) checking laundry valves/drain

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.9 COMBUSTION AIR

Comments: Inspected

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

Comments: Inspected

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Located at the East side of the house with the gas meter. No problems noted.



5.11 Item 1(Picture) main fuel shut-off valve

5.12 SUMP PUMP

Comments: Not Present

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:

WHIRLPOOL

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

Built into Microwave

Range/Oven:

MAYTAG

Built in Microwave:

WHIRLPOOL

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen

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. NOT mounted securely to under countertop. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into dishwasher.



6.1 Item 1(Picture) dishwasher hook-ups



6.1 Item 2(Picture) dishwasher not properly secured

- 🏠 (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary. **RE: 6.1(2)—Please see *Exhibit: Seller Repair Itemization***

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.

6.3 RANGE HOOD

Comments: Inspected

(1) The range hood is two speed, vented type with light. Operated as intended. Range hood and built-in microwave are one unit.

- 🏠 (2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

6.4 FOOD WASTE DISPOSER

Comments: Inspected

Food waste disposer operated as intended with normal operating controls, however a little noisy due to debris lodged in the blades.

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Range hood and built-in microwave are one unit. Both items function as intended. Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

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:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet and Tile

Interior Doors:

Hollow core Raised panel

Windows:

Thermal/Insulated

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Granite/Marble

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

7.3 FLOORS

Comments: Inspected

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

 (1) Recommend repositioning and securing crown moulding at laundry room upper cabinet.



7.4 Item 1(Picture) crown moulding at laundry

- 🏠 (2) Lower cabinet shelving is missing under sink at bottom shelf (appears was damaged from a previous leak) at Kitchen. New/solid exterior siding type of materials have been used to cover the subfloor (which I am unable to verify condition of). This repair is functional, however replacing the lower shelf inside the cabinet would be beneficial. Recommend replace missing cabinet shelving with new material as needed.



7.4 Item 2(Picture) missing lower cabinet shelf

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

- 🏠 The interior window lock/latch does not function properly at the Southeast guest bedroom, requiring a propped stick to secure the home.

RE: 7.5—Please see *Exhibit: Seller Repair Itemization*



7.5 Item 1(Picture) SE guest bedroom window

7.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

-  The Privacy door needs strike and latch adjustment to latch properly at the Master Bathroom. This is a maintenance issue and is for your information. A qualified person should repair as needed.



7.6 Item 1(Picture) door at master bathroom

RE: 7.6—Please see *Exhibit: Seller Repair Itemization*

7.7 CLOSETS

Comments: Inspected

7.8 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:

Attached

Garage Door Type:

One manual One automatic

Garage Door Material:

Metal-Insulated w/Light Inserts

Auto-opener Manufacturer:

LIFT-MASTER

Auto-opener Style:

Chain Drive Opener

Garage Walls:

Drywall

Garage Ceiling:

Drywall

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

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected

Ceilings finished with drywall, no problems noted.

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition.

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in serviceable condition.

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 INSIDE HOME (make sure it is fire-rated)

Comments: Inspected

Occupant door is fire rated and weather stripped, and completely closes with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home.

8.9 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

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

Comments: Inspected

The sensors are in place for garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

Garage attic area as seen at time of inspection.



8.11 Item 1(Picture) view of garage roof structure



8.11 Item 2(Picture) view of garage roof structure

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:

R 30 or better Loose Fill

Ventilation:

Soffit and Gable Vents
Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric and Gas Connection

Dryer Vent:

Metal
Exterior Vent Hood

Floor Insulation:

R 13 Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

(1) The attic insulation is loose-fill, and is approximately 10 to 12 inches deep (R-30). No problems noted.

(2) Attic/ceiling Insulation has been compressed in some areas, appears due to repairs/installations/inspections, which decreased the R-Value rating of the insulation. Recommend raking insulation even and fluffing insulation, for improved performance and efficiency.



9.0 Item 1(Picture) compressed attic insulation



9.0 Item 2(Picture) compressed attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The crawlspace area is insulated on the inner wall of perimeter of the foundation using R13 fiberglass Batts, with a couple areas of loosened/fallen insulation, no problems noted.



9.1 Item 1(Picture) view of crawlspace insulation



9.1 Item 2(Picture) fallen crawlspace insulation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

Vapor Barrier is 6 mil black plastic that appears in good overall condition, with better than 95% of crawlspace ground covered.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The ventilation in the attic is achieved through the use of soffit and gable vents. The crawlspace uses foundation vents, and appears adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

(1) Bathrooms, Kitchen and Laundry vents are properly ducted to the exterior of the home.



9.4 Item 1(Picture) properly vented to exterior



9.4 Item 2(Picture) properly vented to exterior

 (2) The dryer vent piping has a damaged/bent/clogged vent hood outside, not allowing the vent to close when not in use. This condition could allow pest/rodent intrusion. I recommend repair as needed.



9.4 Item 3(Picture) dryer vent hood

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: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: RUUD	Location of Heater: Garage	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: RUUD	Number of AC Only Units: One
Cooling Tons: 4 ton		

Items

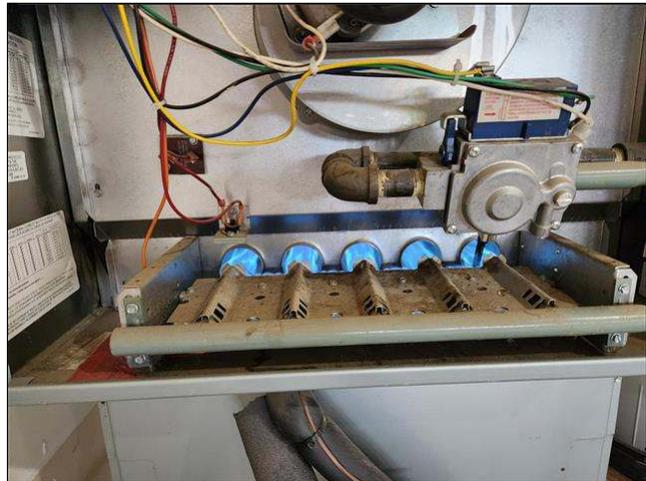
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating equipment is original (20 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 125,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2002 by RUUD heating.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners

(2) Additional electric heating is installed at the master bathroom floor, which operated as intended using normal operating controls. Floor heat was checked for proper operation and distribution using a Thermal Imaging Camera, with no problems noted.



10.0 Item 3(Picture) checking floor heat at master bathroom

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

RE: 10.3(2)—Please see *Exhibit: Seller Repair Itemization*

Comments: Inspected

(1) The Heating/Air Conditioning Ducts are located in the crawlspace area and are insulated. Floor registers and ducts are supported well using sufficient straps. Duct/plenum connections appear in good condition with minimal leakage noted. No rust noted to metal ducting/connections.



(2) NOTE: Heating ducts under kitchen and master bathroom areas are full of water. I am unable to determine how long this water has been present, or if fungus/mold growth is present inside these ducts. Recommend further evaluation, including testing for possible Mold growth, by a qualified person.



10.3 Item 1(Picture) master bathroom heating duct



10.3 Item 2(Picture) kitchen heating duct

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

(1) Conditioned air was noted at all rooms and registers throughout the home (except kitchen), with a variance within 15 degrees.



(2) NOTE: There is NO heat discharging from the kitchen sink cabinet floor register, and appears this duct is full of water in the crawlspace area.

10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 55 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2004 by RUUD.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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:

Vented Gas Log

Operable Fireplaces:

One

Number of Wood or Solid Fuel Stoves:

None

Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

(1) Family room fireplace's pilot light was turned "on" and operational upon arrival for inspection. Firelog burner ignited, using the control switches located at base of fireplace unit, and at right side of unit. No problems noted at time of inspection.



11.0 Item 1(Picture) family room fireplace



11.0 Item 2(Picture) excessive dust under fireplace

 (2) Recommend cleaning gas valve compartment under fireplace, due to excessive dust noted.

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: Not Present

General Summary



Clear Choice Home Inspection Services

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

Customer

Address

1370 Chichester Dr.
Gardnerville NV 88410

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



(2) Recommend maintaining generous paint coverage on the horizontal lap siding and corner trim boards at right side over main entry area. This area sees a generous amount of roof run-off moisture, and should be protected.

1.3 EXTERIOR DOORS

Inspected - Appears Functional

RE: 1.3—Please see *Exhibit: Seller Repair Itemization*



The front entry door sags at hinges, and rubs at top jamb area when closing. This is a maintenance issue and is for your information. A qualified person should repair as needed.

1.4 WINDOWS

Inspected - Appears Functional



(2) Jamb spring(s) is weak or no longer works properly at the Family room West wall, and Office southwest window. A repair may be needed. A qualified contractor should inspect and repair as needed.

RE: 1.4(2)—Please see *Exhibit: Seller Repair Itemization*

2. Roofing

2.1 ROOF COVERINGS

Inspected



(2) NOTE: One damaged ridge cap shingle noted at the Northeast corner of garage roof, that should be replaced by a qualified person.

3. Structural Components

3.9 ROOF STRUCTURE AND ATTIC

Inspected



NOTE: Recommend blocking holes at South end of attic (adjacent to connection with garage), where birds/pests could gain access into the attic area.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected

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



(1) Faulty light switch noted at the master bathroom water closet. Recommend further evaluation/repair by a licensed Electrician.



(2) The electrical wiring under bedroom hallway area in crawlspace was not secured to wood members properly, and was not installed in standard workmanlike practice. Recommend securing electrical wiring to floor joists at 4' on center, by a qualified person.

RE: 4.5(2)—Please see *Exhibit: Seller Repair Itemization*

6. Built-In Kitchen Appliances

6.1 DISHWASHER

RE: 6.1(2)—Please see *Exhibit: Seller Repair Itemization*

Inspected



(2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

6.3 RANGE HOOD

Inspected



(2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

7. Interiors

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected



(1) Recommend repositioning and securing crown moulding at laundry room upper cabinet.



(2) Lower cabinet shelving is missing under sink at bottom shelf (appears was damaged from a previous leak) at Kitchen. New/solid exterior siding type of materials have been used to cover the subfloor (which I am unable to verify condition of). This repair is functional, however replacing the lower shelf inside the cabinet would be beneficial. Recommend replace missing cabinet shelving with new material as needed.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected



The interior window lock/latch does not function properly at the Southeast guest bedroom, requiring a propped stick to secure the home.

RE: 7.5—Please see *Exhibit: Seller Repair Itemization*

7.6 DOORS (REPRESENTATIVE NUMBER)

Inspected



The Privacy door needs strike and latch adjustment to latch properly at the Master Bathroom. This is a maintenance issue and is for your information. A qualified person should repair as needed.

RE: 7.6—Please see *Exhibit: Seller Repair Itemization*

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected



(2) The dryer vent piping has a damaged/bent/clogged vent hood outside, not allowing the vent to close when not in use. This condition could allow pest/rodent intrusion. I recommend repair as needed.

10. Heating / Central Air Conditioning

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

Inspected



(2) NOTE: Heating ducts under kitchen and master bathroom areas are full of water. I am unable to determine how long this water has been present, or if fungus/mold growth is present inside these ducts. Recommend further evaluation, including testing for possible Mold growth, by a qualified person.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

RE: 10.3(2)—Please see *Exhibit: Seller Repair Itemization*

Inspected



(2) NOTE: There is NO heat discharging from the kitchen sink cabinet floor register, and appears this duct is full of water in the crawlspace area.

11. Fireplaces

11.0 GAS/LP FIRELOGS AND FIREPLACES

Inspected



(2) Recommend cleaning gas valve compartment under fireplace, due to excessive dust noted.

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.

INVOICE



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

Inspection Date: 7/17/2023
Report ID: WAL137

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	1370 Chichester Dr. Gardnerville NV 88410

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000 - 2,000	400.00	1	400.00

Tax \$0.00
Total Price \$400.00

Payment Method:
Payment Status: Paid
Note: