



Inspection Report

Barrett Dasenbrock

Property Address:
1844 Alpine St.
Carson City NV 89703



Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
775-901-6725**

Received and Reviewed by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 6/14/2024	Time: 09:00 AM	Report ID: DAS184
Property: 1844 Alpine St. Carson City NV 89703	Customer: Barrett Dasenbrock	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 50 Years

Style of Home:

Ranch

Home Faces:

East

Client Is Present:

No

Weather:

Clear

Temperature:

Over 80

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:

Brick

Siding Material:

Full brick

Exterior Entry Door:

Solid wood

Appurtenance:

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Rear Garage Door

Windows:

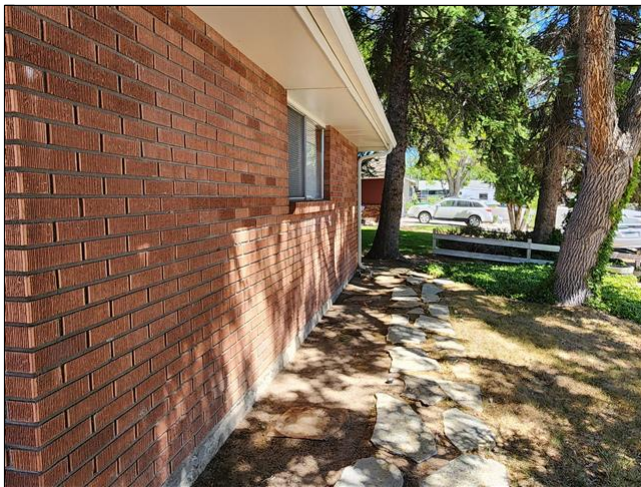
Thermal insulated - Vinyl framed

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



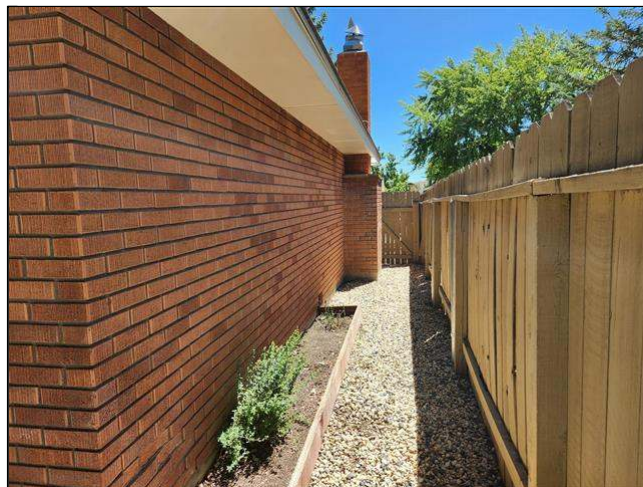
1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior



1.0 Item 3(Picture) view of exterior



1.0 Item 4(Picture) view of exterior

1.1 WALL CLADDING**Comments:** Inspected - Appears Functional**1.2 FLASHING AND TRIM****Comments:** Inspected - Appears Functional**1.3 EXTERIOR DOORS****Comments:** Inspected - Appears Functional**1.4 WINDOWS****Comments:** Inspected - Appears Functional

Windows are vinyl framed, thermal insulated sliding windows, all operate and secure.

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 along the North, South and East sides of home. Downhill grading at the West side of home (along with no gutters) could cause excessive moisture against the home's foundation during heavy precipitation conditions. This could be the reason for the installed sump pump.

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

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

Roof Type:

Hip

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

The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining. NO loss of granules noted from shingles. No problems noted at time of inspection. Roof covering materials appear to be under 5 years old.

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 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

Foundation: Poured Concrete Footing/Stemwall	Method used to observe Crawlspace: Crawled	Floor Structure: 4x6 Beams - 1-1/4" Plywood
Columns or Piers: Wood posts	Wall Structure: 2 X 4 Wood	Ceiling Structure: 2X6 Joists
Roof Structure: 2 x 6 Rafters/ Plywood Sheathing	Method used to observe attic: Crawled	Attic info: Attic hatch

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected

Crawlspace, as seen at time of inspection.



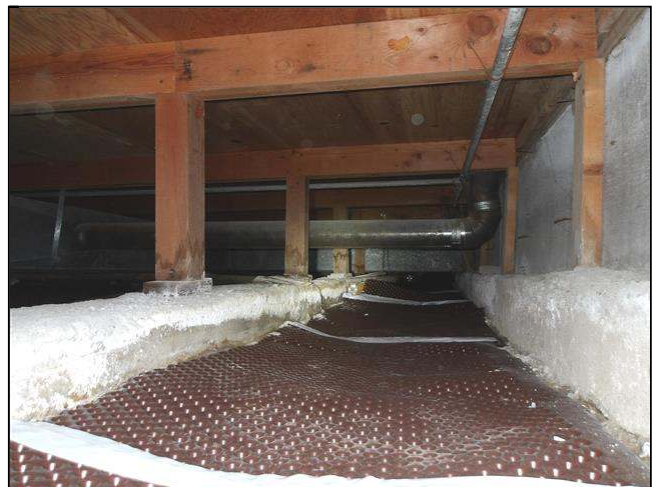
3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace

3.1 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) Some Spalling damage of the concrete surfaces was noted at the exterior of foundation at various locations around the building. Spalling is the result of moisture freezing within the cracks of concrete surfaces that causes pieces of the concrete to break loose when freezing water expands as it turns into ice. NOTE: This condition does not appear structural, but rather cosmetic.



3.2 Item 1(Picture) spalling damage at foundation

(2) Crawlspace area was dry at time of inspection. There are signs of past moisture intrusion noted at the along the West side foundation (possibly from downhill grading in the back yard, and lack of roof drainage gutters). There is a sump pump system installed to control the moisture, and appears adequate.



3.2 Item 2(Picture) signs of excessive exterior moisture

(3) There is one vertical crack noted in the foundation stemwall at the Southwest corner area. All cracks are 3/16" or smaller, and do not appear to be recent movement. These are typically caused from tree roots, or expansive soils (clay) under the footing. Recommend seal any cracks noted in the foundation stemwall, to prevent moisture intrusion and deterioration.



3.2 Item 3(Picture) small vertical foundation crack

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

NOTE: A few Subfloor girder beam support posts along the West side foundation, are resting on a deteriorating concrete ledge. Although these posts appear unsupported, they are also nailed into the foundation stemwall and show no signs of sagging.



3.4 Item 1(Picture) original support under girder posts



3.4 Item 2(Picture) losing ledge support



3.4 Item 3(Picture) losing ledge support

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

NOTE: Slight deterioration of subfloor plywood was noted under the hall bathroom toilet. There are moisture stains on the plywood from what appears to be PAST toilet leaking. This is 1-1/4" plywood subfloor materials, which appear to remain solid and serviceable.



3.6 Item 1(Picture) subfloor plywood under hall bathroom toilet

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

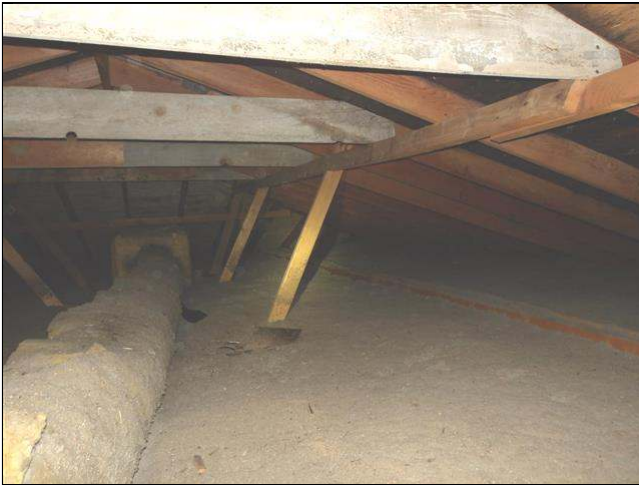
The Attic, as seen at time of Inspection.



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



Cracked roof rafter noted at the South slope of roof, and needs to be repaired or replaced by a qualified person.



3.9 Item 1(Picture) cracked roof rafter



3.9 Item 2(Picture) cracked roof rafter

3.10 ATTIC ACCESS

Comments: Inspected

Attic hatch hole located in Garage. Serviceable.

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

Number of Conductors:

Three

Panel capacity:

100 AMP

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 -Bonded to Plumbing

Cloth Sheathed

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The Electrical Service Entrance is Overhead. Weather Bulkhead and connections appear in Serviceable condition. Conductors have proper clearance from ground, with "drip loop" noted.



4.0 Item 1(Picture) proper drip loop

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) main electrical panel



4.1 Item 2(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

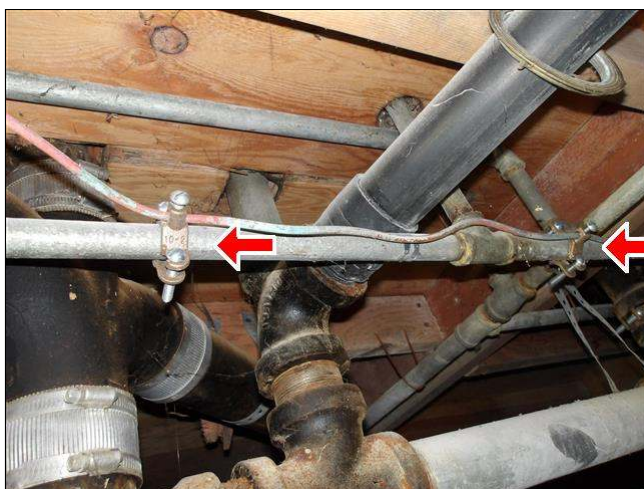
Comments: Inspected

The main panel box and disconnect is located at the West side of the building exterior.

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, and there is a Bonding wire present at the cold water pipe, which are important for proper grounding (safety) of the home.



4.3 Item 1(Picture) bond to plumbing

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



Exposed electrical wire noted in the following locations: Inside upper range hood cabinet. Electrical wiring below 7 feet high, or inside cabinets, should be covered for protection of wiring damage, and also for personal protection. Recommend repairs by a qualified person.



4.5 Item 1(Picture) exposed wire inside cabinet

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



I was unable to verify the operation of light switches/fixtures at the following locations: Master bedroom ceiling fan (light operates as intended). Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present



There is NO GFCI protection in the Kitchen or Bathrooms. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person.

4.8 SMOKE DETECTORS

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

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:

Galvanized

Water Heater Power Source:

Natural Gas (quick recovery)

Water Heater Capacity:

Unknown - not visible

Water Heater Manufacturer:

Unknown - Not Visible

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 front yard to left of entry. Note: Both of these locations will require a water key tool to operate.



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



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, pressure was 89 psi at time of inspection.



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

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected **RE: 5.3**—Please see *Exhibit: Seller Repair Itemization*



Maintenance Item... The sink drains slowly at the kitchen (left side). A qualified person should repair or correct as needed.



5.3 Item 1(Picture) slow drain at kitchen sink

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

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. 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... Manufacturer, Capacity and Age of the water heater are not visible due to being wrapped with an insulation blanket.




5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

5.5 PLUMBING FIXTURES

Comments: Inspected **RE: 5.5**—Please see *Exhibit: Seller Repair Itemization*

 Master Bathroom sink faucet leaks at base, and should be repaired or replaced by a qualified person.



5.5 Item 1(Picture) faucet leaks under base



5.5 Item 2(Picture) moisture from leak

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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




5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups


5.7 TUB AND SHOWER WALLS, FLOORS, DOORS**Comments:** Inspected

-  Hall bathroom shower enclosure door needs repairs to function as intended. Appears loose at the upper rollers.



5.7 Item 1(Picture) hall bathroom shower door

5.8 CHIMNEYS, FLUES AND VENTS**Comments:** Inspected

-  Water heater/furnace flue pipe does not maintain the required 1" clearance to combustibles materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.



5.8 Item 1(Picture) improper clearance at flue pipe

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 North 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: Inspected

Sump Pump system was noted at the Southwest corner area of crawlspace. Pump was checked for proper operation by manually lifting the float, with no problems noted. Pump drains to the exterior of the building.



5.12 Item 1(Picture) sump pump in crawlspace area



5.12 Item 2(Picture) checking operation manually

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:

BOSCH

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:RE-CIRCULATE
ALLURE**Range/Oven:**

FRIGIDAIRE

Refrigerator:

MAYTAG

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

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. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into 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.

6.3 RANGE HOOD

Comments: Inspected

The range hood is two speed, non-vented recirculating 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 REFRIGERATOR

Comments: Not Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 42 and 13 degrees respectively at time of inspection.

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

Linoleum

Interior Doors:

Hollow Core - Wood

Cabinetry:

Wood Face and Doors

Wood

Countertop:

Composite

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

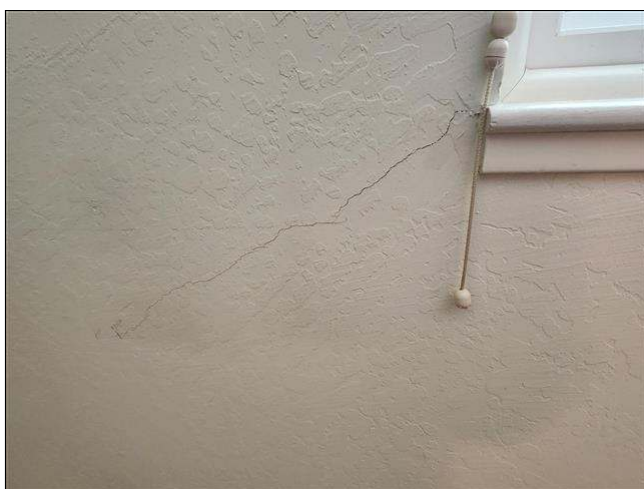
Comments: Inspected

(1) The Drywall adjacent to the washing machine in the Laundry closet reveals damage from past plumbing repairs? While this damage is cosmetic, it should be repaired to eliminate possible rodent access into laundry closet area. A qualified person should repair or replace as needed.



7.2 Item 1(Picture) hole at laundry closet wall

(2) The sheetrock on the wall has settlement cracks at the Master bedroom (adjacent to the window). This damage is considered cosmetic. A qualified person should repair or replace as needed.



7.2 Item 2(Picture) settlement crack at master bedroom



7.2 Item 3(Picture) settlement crack at master bedroom

7.3 FLOORS

Comments: Inspected

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 CLOSETS

Comments: Inspected

The Closets appear in serviceable condition, with shelves and closet rods fastened securely.

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:

Attached

Garage Door Type:

One automatic

Garage Door Material:

Metal w/Light Inserts

Auto-opener Manufacturer:

LIFT-MASTER

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

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

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

Fire-separation wall between the garage and the house is compromised at the attic access, and around the return air duct. This wall is required to be fully drywalled and taped to prevent rapid spread of a possible garage fire, into the home's attic area. Recommend repair by a qualified person.



8.3 Item 1(Picture) compromises fire-separation wall integrity



8.3 Item 2(Picture) compromises fire-separation wall integrity

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete in serviceable condition, with normal settlement cracks.



8.4 Item 1(Picture) normal settlement cracks

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 closes with self closing hinges (not completely closed/latched) 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

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:

Fiberglass Batts R-13

Loose Fill Cellulose

Dryer Power Source:

220 Electric

Ventilation:

Soffit and Roof Vents

Foundation Vents

Dryer Vent:

Metal

Exhaust Fans:

Fan only

Windows Only

Floor Insulation:

NONE

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Attic insulation is Fiberglass Batt type approximately 3 inches thick (R13), with approximately 4 inches of Loose-fill Cellulose installed on top, giving the home's ceiling insulation about R30 value. No problems noted.



9.0 Item 1(Picture) view of attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

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 attic shows signs of poor ventilation, with blackened plywood from moist air noted. Additional roof vents have been installed (appears at last roof covering replacement), and now appears adequate. Blackened plywood remains, however appears to remain solid.



9.3 Item 1(Picture) blackened roof sheathing plywood



9.3 Item 2(Picture) blackened roof sheathing plywood



9.3 Item 3(Picture) roof vents recently installed



9.3 Item 4(Picture) blackened roof sheathing plywood

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected



(1) The Exhaust fan does not vent to outside at the Hall Bathroom. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.



(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 1(Picture) dryer vent hood missing

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: BDP (Bryant-Day/Night-Payne)	Location of Heater: Garage	Ductwork: Non-insulated
Filter Type: Washable	Filter Location: Inside Upper Furnace Cabinet	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: GENERAL ELECTRIC	Number of AC Only Units: One
Cooling Tons: 2.5 ton		

Items

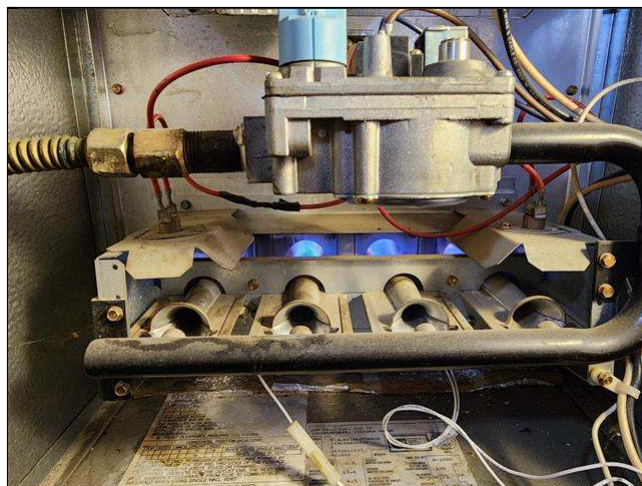
10.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is NOT original (31 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 92,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 1993 by BDP heating.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners

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)

Comments: Inspected

The Heating/Air Conditioning Ducts are located in the crawlspace area and are NOT 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.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

10.5 COOLING AND AIR HANDLER EQUIPMENT

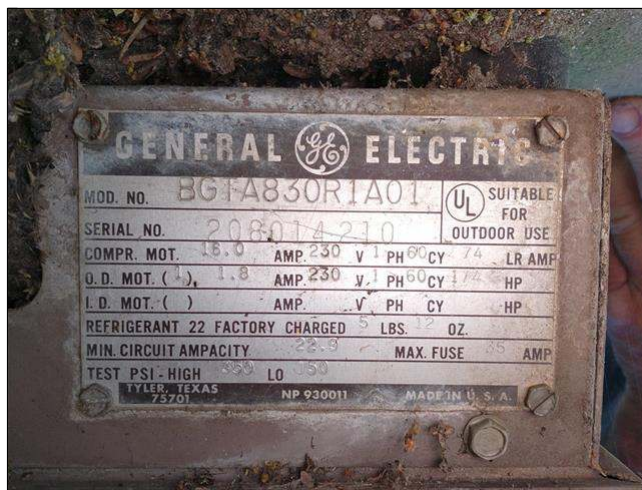
Comments: Inspected



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 71 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is BELOW normal. Condensing unit operated with normal operating controls, and no abnormal noises noted. Unit appears was manufactured in 1980 by General Electric.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) condensing unit

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:

Solid Fuel
Conventional

Operable Fireplaces:

One

Number of Wood or Solid Fuel Stoves:

None

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

Chimney is brick and appears to be in good overall condition, with proper base flashings installed, and recent concrete chimney cap resurfacing. NOTE: touch-up is needed at a few locations at the chimney cap.



11.1 Item 1(Picture) brick chimney



11.1 Item 2(Picture) proper flashings



11.1 Item 3(Picture) touch-up needed



11.1 Item 4(Picture) touch up needed

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Inspected

Fireplace appears in good operating condition. Damper operates freely, firebrick appears in good condition, with minimal cracks. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the fireplace, chimney and flue pipe systems, and code compliance, as needed.



11.3 Item 1(Picture) living room fireplace



11.3 Item 2(Picture) fireplace damper

General Summary



Clear Choice Home Inspection Services

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

Customer
Barrett Dasenbrock

Address
1844 Alpine St.
Carson City NV 89703

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.

3. Structural Components

3.9 ROOF STRUCTURE AND ATTIC

Inspected



Cracked roof rafter noted at the South slope of roof, and needs to be repaired or replaced by a qualified person.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



Exposed electrical wire noted in the following locations: Inside upper range hood cabinet. Electrical wiring below 7 feet high, or inside cabinets, should be covered for protection of wiring damage, and also for personal protection. Recommend repairs by a qualified person.

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)

Inspected



I was unable to verify the operation of light switches/fixtures at the following locations: Master bedroom ceiling fan (light operates as intended). Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present



There is NO GFCI protection in the Kitchen or Bathrooms. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person.

5. Plumbing System

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected RE: 5.3—Please see *Exhibit: Seller Repair Itemization*



Maintenance Item... The sink drains slowly at the kitchen (left side). A qualified person should repair or correct as needed.

5.5 PLUMBING FIXTURES

Inspected RE: 5.5—Please see *Exhibit: Seller Repair Itemization*



Master Bathroom sink faucet leaks at base, and should be repaired or replaced by a qualified person.

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Inspected



Hall bathroom shower enclosure door needs repairs to function as intended. Appears loose at the upper rollers.

5.8 CHIMNEYS, FLUES AND VENTS

Inspected



Water heater/furnace flue pipe does not maintain the required 1" clearance to combustible materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.

7. Interiors

7.2 WALLS

Inspected



(1) The Drywall adjacent to the washing machine in the Laundry closet reveals damage from past plumbing repairs? While this damage is cosmetic, it should be repaired to eliminate possible rodent access into laundry closet area. A qualified person should repair or replace as needed.

8. Garage

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Inspected



Fire-separation wall between the garage and the house is compromised at the attic access, and around the return air duct. This wall is required to be fully drywalled and taped to prevent rapid spread of a possible garage fire, into the home's attic area. Recommend repair by a qualified person.

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected



(1) The Exhaust fan does not vent to outside at the Hall Bathroom. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.



(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

10.5 COOLING AND AIR HANDLER EQUIPMENT

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 71 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is BELOW normal. Condensing unit operated with normal operating controls, and no abnormal noises noted. Unit appears was manufactured in 1980 by General Electric.

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: 6/14/2024
Report ID: DAS184

Customer Info:	Inspection Property:
Barrett Dasenbrock	1844 Alpine St. Carson City NV 89703
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000 - 2,000	425.00	1	425.00

Tax \$0.00
Total Price \$425.00

Payment Method:
Payment Status: Not Paid
Note: Invoice Sent