



Inspection Report

Property Address:
3791 Zeolite Cir.
Wellington NV 89444



Clear Choice Home Inspection Services

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Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roofing](#)

[3 Structural Components](#)

[4 Electrical System](#)

[5 Plumbing System](#)

[6 Built-In Kitchen Appliances](#)

[7 Interiors](#)

[8 Insulation and Ventilation](#)

[9 Heating / Central Air Conditioning](#)

[10 Fireplaces](#)

[General Summary](#)

[Invoice](#)

Date: 7/18/2023	Time: 08:00 AM	Report ID: QUA379
Property: 3791 Zeolite Cir. Wellington NV 89444	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:

28 to 30 Years

Style of Home:

Manufactured

Home Faces:

NE

Client Is Present:

No

Weather:

Clear

Temperature:

Over 90

Rain in last 3 days:

No

Square Foot:

1000 to 1300

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:

T-111

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel clad

Driveway:

Gravel

Exterior Rear Door:

Steel clad

Windows:

Dual Pane Metal 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

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

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

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

NOTE: It appears the caulking/sealant used at the South side window trim has gotten hot enough to melt and run down the siding.



1.2 Item 1(Picture) south wall caulking/sealant



1.2 Item 2(Picture) south wall caulking/sealant

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

(1) Windows are metal framed, dual pane sliding and single hung windows, all operate and secure (except master bedroom).

(2) NOTE: Master bedroom single hung window is broken-out at the top glass section, and should be replaced by a qualified person.



1.4 Item 1(Picture) broken-out window at master bedroom

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

Comments: Inspected - Appears Functional

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:

3-Tab Fiberglass Composition

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Gable

Items

2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

 The roof covering appears to be original (29 years) and is a 20 year asphalt/fiberglass Composition shingle that appears to be past its useful life. Advanced granule loss noted at the shingles. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.



2.1 Item 1(Picture) condition of roofing



2.1 Item 2(Picture) condition of roofing



2.1 Item 3(Picture) condition of roofing



2.1 Item 4(Picture) condition of roofing

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

The plumbing and furnace vent pipes should be sealed against flashing to prevent moisture intrusion into attic framing areas.

2.4 ROOF DRAINAGE SYSTEMS

Comments: Not Present

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. Any repair items mentioned in this report should be considered before purchase. 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:

Tie Down Straps

Method used to observe Crawlspace:

Limited access
Unsafe conditions

Floor Structure:

2 X 6 Wood Joists
3/4" Particle Board Subfloor
Not visible

Columns or Piers:

Steel Adjustable Jacks

Wall Structure:

2 X 4 Wood

Ceiling Structure:

Engineered wood trusses
Not visible

Roof Structure:

Engineered Truss/ Plywood Sheathing
Not visible

Method used to observe attic:

No Attic - Manufactured Home

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected

Crawlspace, as seen at time of inspection, viewed from the perimeter of the home.



3.0 Item 1(Picture) view under right front corner



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view under bathrooms



3.0 Item 4(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Not Present

Access to the crawlspace area is achieved by removing skirting/siding panels.

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) NOTE: Crawlspace area was viewed from several locations around the building, and not accessed due to excessive amount of Black Windows and egg sacks. No obvious problems noted, or signs of plumbing leaks. Crawlspace area was dry at time of inspection.

(2) The Foundation consists of Steel Adjustable Jacks located approximately at 8' on center, with Tie Down Straps being installed at every 16' along the length of outer frame rails.



3.2 Item 1(Picture)



3.2 Item 2(Picture) support jacks and straps

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 problems noted, viewed from several access points along the perimeter of the home.

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6

FLOORS (Structural)

Comments: Inspected

NOTE: Subfloor slopes downward at the outer 3 foot edge at kitchen and main entry areas. This home is "set" only at the Main frame area, with the outer cantilever subfloor without adequate supports, and has allowed settlement.



3.6 Item 1(Picture) slopes downward at exterior wall



3.6 Item 2(Picture) slopes downward towards exterior wall

3.7 CEILINGS (structural)

Comments: Inspected

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

3.8 ROOF STRUCTURE AND ATTIC

Comments: Not Inspected

No attic or access in Manufactured Homes. I could not inspect the interior side of roof structure or insulation or any electrical in attic. The roof felt, and appeared solid as walking on it. No obvious problems noted at time of inspection.

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. Any repair items mentioned in this report should be considered before purchase. 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: Unable to Determine Appears 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: SIEMENS	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: Grounding Rod/Clamp	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected

Underground service conductors, not visible due to being locked at time of inspection, with no key available.



4.0 Item 1(Picture) could not access main panel



4.0 Item 2(Picture) panel cover locked

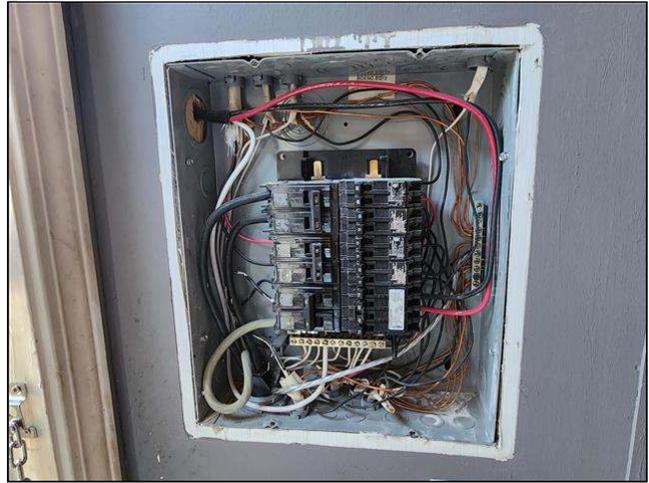
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

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) panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The Main panel is located at the North side area of the home, and the Distribution panel is at the Laundry/Utility room inside the house.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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



4.3 Item 1(Picture) grounding rod and clamp

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

- 🏠 (1) Exposed electrical wire noted in the following locations: East end of homes exterior. 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 at east corner



4.5 Item 2(Picture) exposed wire at east end



(2) Open grounded receptacle noted in the kitchen at the right side of sink (GFCI outlet), which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.



(3) Storage Shed... electrical receptacle at the left side is non-operational... Right side exterior electrical wire has 2 open wire connections, that need to be re-made inside covered metal boxes... I was unable to access the interior of the storage shed due to multiple locks installed.



4.5 Item 3(Picture) storage shed electrical



4.5 Item 4(Picture) storage shed electrical



4.5 Item 5(Picture) could not access interior

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

- 🏠 (1) I was unable to verify the operation of light switches/fixtures at the following locations: Laundry room ceiling lighting, Kitchen ceiling switch & fixture, Lower left switch at main entry. Recommend current owner to verify proper operation of this/these item(s).



4.6 Item 1(Picture) switch at main entry

- 🏠 (2) NOTE: Ceiling fan located in the living room is NOT properly secured to the ceiling framing, and is hanging loosely. Recommend repair by a qualified person.



4.6 Item 2(Picture) living room ceiling fan

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 at common Hallways to Bedrooms only.

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. Any repair items mentioned in this report should be considered before purchase. 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): Not visible
Plumbing Water Distribution (inside building): Polybutylene	Washer Drain Size: 1 1/2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Propane (quick recovery)	Water Heater Capacity: 50 Gallon (3-4 people)	Water Heater Manufacturer: WHIRLPOOL

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/street of property (for emergencies), and at left side facing, under the home (behind skirting panels). No obvious problems noted.



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

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

 NOTE: Both exterior yard hydrants were non-operational at time of inspection. Hydrant at driveway is broken at handle/valve, Hydrant at East side of home appears Serviceable, however did not function at time of inspection.



5.1 Item 1(Picture) broken yard hydrant

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

Comments: Inspected

 (1) NOTE: HOT water supply is leaking at the supply pipe connection or at the sink faucet in the guest bathroom. The water shut-off valve at this location is broken as well, preventing operation of the whole house HOT water system.



5.2 Item 1(Picture) leaking hot water supply at guest bathroom sink



5.2 Item 2(Picture) broken HOT water shut-off valve

 (2) NOTE: There is NO water supply to the master bathroom shower. Recommend further evaluation by a qualified person as needed.



5.2 Item 3(Picture) no water supply at master shower

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

-  (1) Incorrect sink drain connection noted at the Master & Guest Bathroom sinks, missing a connecting nut and seal. Recommend repair by a qualified person.



5.3 Item 1(Picture) missing nut and seal



5.3 Item 2(Picture) missing nut and seal at master

-  (2) Kitchen Sink... Air Admittance Valve is installed below the sink drain pipe, and needs to be installed at the uppermost vent pipe area. Sink drain P trap was disconnected and removed at time of inspection, preventing operation of sink fixture. Sink drain vent pipe is currently "open", and will allow septic gases to escape into the home.



5.3 Item 3(Picture) sink drain vent pipe open



5.3 Item 4(Picture) sink drain trap removed



5.3 Item 5(Picture) Air Admittance Valve in wrong location

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Water heater is located in the guest bedroom closet, and is NOT strapped to current local codes. Temperature and Pressure Relief Valve is piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Water shut-off valve is present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in 2010 by Whirlpool.



5.4 Item 1(Picture) electric water heater

 (2) Water heater is not properly strapped with approved seismic strapping material. The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".

(3) The water heater is setting on the common house subfloor, and does not have a drip pan installed for subfloor protection against a water heater failure. Installation of a drip pan was not required at time of water heater installation, however the addition of a drip pan would be a good idea.

(4) NOTE: Water heater electrical circuit breaker was shut-off upon arrival to home. This appears to be from HOT supply leaks in the guest bathroom. System was turned in to verify proper operation of the water heater, with no problems noted, however could not be left on due to bathroom fixture leaks.

5.5 PLUMBING FIXTURES

Comments: Inspected

 Tank to Bowl seal is defective at the Guest Bathroom toilet, leaking badly when flushed. Recommend repair by a qualified person.



5.5 Item 1(Picture) leaking tank to bowl seal



5.5 Item 2(Picture) water from leaking toilet

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups

 (2) NOTE: Dryer vent is currently discharging into the laundry room, and should be routed to the exterior.

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

NOTE: Fuel tank was Empty at time of inspection. Gas furnace was not checked for proper operation.



5.10 Item 1(Picture) propane storage tank empty



5.10 Item 2(Picture) main fuel shut-off valve for house

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at propane tank outside.

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. Any repair items mentioned in this report should be considered before purchase. 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: NONE	Disposer Brand: NONE	Exhaust/Range hood: VENTED BROAN
Range/Oven: HOTPOINT	Built in Microwave: NONE	

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen

6.1 DISHWASHER

Comments: Not Present

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Electric Range and Oven was inspected at all heating elements and settings. No problems noted at time of inspection.

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



6.2 Item 1(Picture) behind range

6.3 RANGE HOOD

Comments: Not Inspected

-  (1) The range hood is two speed, vented type with light. DID NOT operate as intended at time of inspection. Unit was unresponsive to normal operating controls. Recommend further evaluation by a qualified person as needed.
-  (2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

6.4 FOOD WASTE DISPOSER

Comments: Not Present

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. 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 Linoleum

Interior Doors:

Hollow Core - Masonite

Cabinetry:

Particle Board

Countertop:

Laminate

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior

7.1 CEILINGS

Comments: Inspected



Ceiling drywall finish is damaged from moisture absorption at guest bathroom. This appears to be caused from active roof leaks. Recommend repair ceiling finish by a qualified person.



7.1 Item 1(Picture) guest bathroom ceiling

7.2

WALLS

Comments: Inspected

 Interior wall needs repair in laundry room behind the dryer.

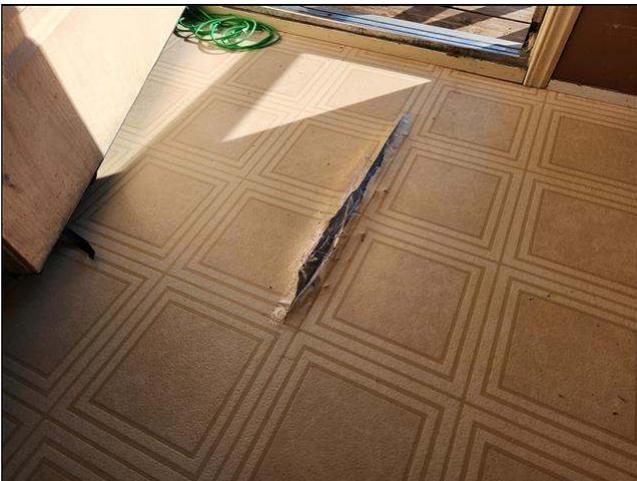


7.2 Item 1(Picture) hole at laundry room wall

7.3 FLOORS

Comments: Inspected

 Linoleum flooring is damaged (split) at the main entry area.



7.3 Item 1(Picture) flooring at main entry

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 CLOSETS

Comments: Inspected

7.7 ATTACHED FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. 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. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Manufactured Home- Not Visible
Typically R-19 Fiberglass Batts

Ventilation:

Soffit and Roof Vents
Foundation Vents

Exhaust Fans:

Windows Only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Aluminum

Floor Insulation:

Manufacture Home - not visible
Polyethylene Under-Belly

Items

8.0 INSULATION IN ATTIC

Comments: Not Inspected

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

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

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

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

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

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The ventilation in the attic/roof structure area is achieved through the use of soffit and roof vents. The crawlspace uses foundation vents (perforated skirting panels), and appears adequate.

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

8.5 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. Any repair items mentioned in this report should be considered before purchase. 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.

9. Heating / Central Air Conditioning

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

Styles & Materials

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

Items

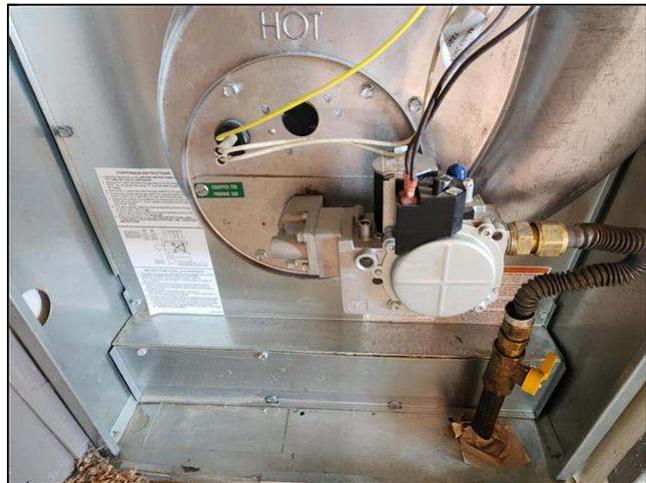
9.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is NOT original (11 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 77,000btu's, that COULD NOT be operated due to NO gas supply at time of inspection, and was visually inspected only, with no problems noted. The burner and gas valve compartment appears Serviceable. Manufactured in 2012 by Unitary Products Group.



9.0 Item 1(Picture) forced air furnace



9.0 Item 2(Picture) furnace gas valve compartment

9.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Present

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

Comments: Inspected

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

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

9.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The home uses an Evaporative Cooler located in the Living room (roof mounted). Cooler has been winterized, and could not be checked for proper operation. Water pan appeared serviceable, pads and drive belt need replacing. Could not determine if water pump functions properly. Systems electrical switch thermostat control and blower motor functions as intended. NOTE: Cooler top is missing fasteners, and is loosely set in place.



9.5 Item 1(Picture) winterized cooler



9.5 Item 2(Picture) missing fasteners at cooler top

9.6 NORMAL OPERATING CONTROLS

Comments: Inspected

9.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

9.8 AIR BALANCING DUCTS

Comments: Inspected

The presence of air balancing ducts noted over door headers to even air pressure between rooms.

9.9 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. Any repair items mentioned in this report should be considered before purchase. 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. Fireplaces

Styles & Materials

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

Items

10.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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

Comments: Inspected

10.2 NORMAL OPERATING CONTROLS

Comments: Inspected

10.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

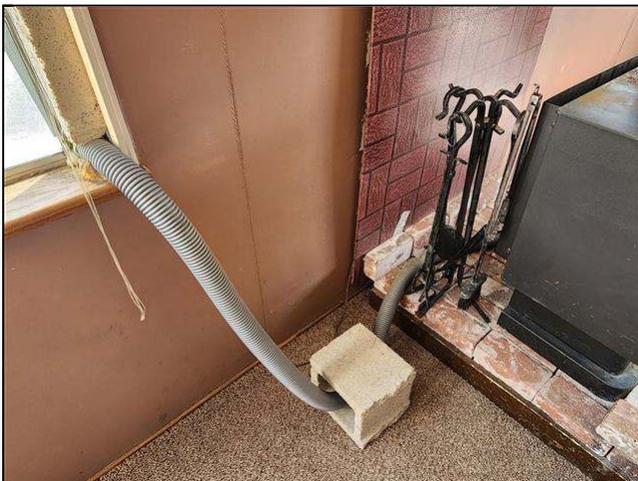
Comments: Inspected

-  (1) Woodstove appears operational, with stovepipe fastened securely. Clearances to combustibles appears inadequate at the sides. Door seals and damper controls appear serviceable.



10.3 Item 1(Picture) living room woodstove

-  (2) Combustion air for woodstove is currently being fed through the window opening. This vent pipe size is insufficient, and should have a 4 inch duct drawing air from the exterior, typically from the crawlspace area.



10.3 Item 2(Picture) insufficient combustion air supply

- 🏠 (3) Double wall pipe is used penetrating through the ceiling and roof structure, and should be "triple wall" pipe. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the woodstove, pipe systems and code compliance, as needed.



10.3 Item 3(Picture) double wall pipe



10.3 Item 4(Picture) double wall pipe

General Summary



Clear Choice Home Inspection Services

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

Customer

Address
3791 Zeolite Cir.
Wellington NV 89444

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

2. Roofing

2.1 ROOF COVERINGS

Inspected



The roof covering appears to be original (29 years) and is a 20 year asphalt/fiberglass Composition shingle that appears to be past its useful life. Advanced granule loss noted at the shingles. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



(1) Exposed electrical wire noted in the following locations: East end of homes exterior. 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.



(2) Open grounded receptacle noted in the kitchen at the right side of sink (GFCI outlet), which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.



(3) Storage Shed... electrical receptacle at the left side is non-operational... Right side exterior electrical wire has 2 open wire connections, that need to be re-made inside covered metal boxes... I was unable to access the interior of the storage shed due to multiple locks installed.

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



(1) I was unable to verify the operation of light switches/fixtures at the following locations: Laundry room ceiling lighting, Kitchen ceiling switch & fixture, Lower left switch at main entry. Recommend current owner to verify proper operation of this/these item(s).



(2) NOTE: Ceiling fan located in the living room is NOT properly secured to the ceiling framing, and is hanging loosely. Recommend repair by a qualified person.

5. Plumbing System

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Inspected



NOTE: Both exterior yard hydrants were non-operational at time of inspection. Hydrant at driveway is broken at handle/valve, Hydrant at East side of home appears Serviceable, however did not function at time of inspection.

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

Inspected



(1) NOTE: HOT water supply is leaking at the supply pipe connection or at the sink faucet in the guest bathroom. The water shut-off valve at this location is broken as well, preventing operation of the whole house HOT water system.



(2) NOTE: There is NO water supply to the master bathroom shower. Recommend further evaluation by a qualified person as needed.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected



(1) Incorrect sink drain connection noted at the Master & Guest Bathroom sinks, missing a connecting nut and seal. Recommend repair by a qualified person.



(2) Kitchen Sink... Air Admittance Valve is installed below the sink drain pipe, and needs to be installed at the upper-most vent pipe area. Sink drain P trap was disconnected and removed at time of inspection, preventing operation of sink fixture. Sink drain vent pipe is currently "open", and will allow septic gases to escape into the home.

5.4 HOT WATER SYSTEMS, CONTROLS,

Inspected



(2) Water heater is not properly strapped with approved seismic strapping material. The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".

5.5 PLUMBING FIXTURES

Inspected



Tank to Bowl seal is defective at the Guest Bathroom toilet, leaking badly when flushed. Recommend repair by a qualified person.

5.6 LAUNDRY HOOK-UPS

Inspected



(2) NOTE: Dryer vent is currently discharging into the laundry room, and should be routed to the exterior.

6. Built-In Kitchen Appliances

6.3 RANGE HOOD

Not Inspected

-  (1) The range hood is two speed, vented type with light. DID NOT operate as intended at time of inspection. Unit was unresponsive to normal operating controls. Recommend further evaluation by a qualified person as needed.
-  (2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

7. Interiors

7.1 CEILINGS

Inspected

-  Ceiling drywall finish is damaged from moisture absorption at guest bathroom. This appears to be caused from active roof leaks. Recommend repair ceiling finish by a qualified person.

7.2 WALLS

Inspected

-  Interior wall needs repair in laundry room behind the dryer.

7.3 FLOORS

Inspected

-  Linoleum flooring is damaged (split) at the main entry area.

10. Fireplaces

10.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Inspected

-  (1) Woodstove appears operational, with stovepipe fastened securely. Clearances to combustible materials appears inadequate at the sides. Door seals and damper controls appear serviceable.
-  (2) Combustion air for woodstove is currently being fed through the window opening. This vent pipe size is insufficient, and should have a 4 inch duct drawing air from the exterior, typically from the crawlspace area.
-  (3) Double wall pipe is used penetrating through the ceiling and roof structure, and should be "triple wall" pipe. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the woodstove, pipe systems and code compliance, as needed.

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: 7/18/2023
Report ID: QUA379

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	3791 Zeolite Cir. Wellington NV 89444

Inspection Fee:

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

Tax \$0.00
Total Price \$375.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Bank of America... check #1279