



Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____



Inspection Report



Property Address:
25 Panavista Cir.
Yerington NV 89447



Clear Choice Home Inspection Services

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



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Date: 10/12/2022	Time: 09:00 AM	Report ID: GLA25
Property: 25 Panavista Cir. Yerington NV 89447	Customer: David & Lisa Glass	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 before purchasing this home. 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 before you purchase the property.

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 25 Years

Style of Home:

Ranch

Home Faces:

North

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

1900 to 2200

1. Exterior

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

Styles & Materials

Siding Style:

Horizontal Lap

Siding Material:

Press Board Siding

Exterior Entry Door:

Wood w/glass insert

Appurtenance:

Deck

Driveway:

Concrete

Exterior Rear Door:

Wood w/glass insert

Covered Entry

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

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

Exterior wall cladding appears original to the home, and is Horizontal lap style compressed board that appears in average condition for the age home. Normal aging and wear was noted, with slight deterioration at the lower edges of South siding boards, possibly from irrigation over-spray or roof run-off splashing on the ground. Recommend maintaining generous paint coverage on siding to protect from weather/moisture. No major problems were noted with the siding materials, and appears properly secured to wall framing.



1.1 Item 1(Picture) south side siding boards



1.1 Item 2(Picture) south side siding boards

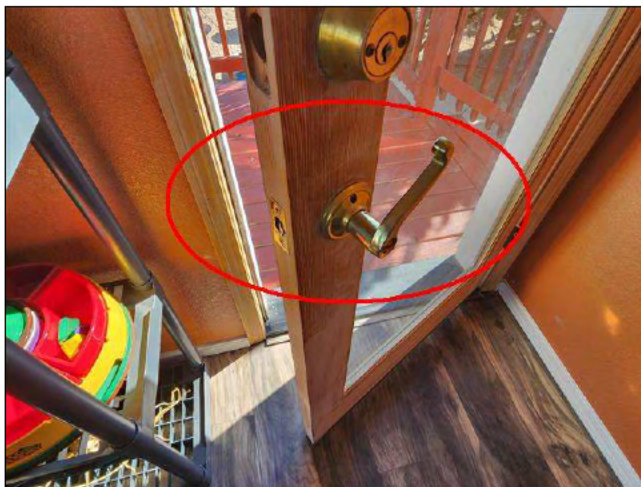
1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

- 🏠 (1) Dining room rear entry door knob does not function as intended, and appears needs service or replacement.



1.3 Item 1(Picture) dining room exit door knob



1.3 Item 2(Picture) weather stripping at laundry door

- 🏠 (2) Recommend repositioning and security door weather stripping at rear laundry room exterior door.

1.4 WINDOWS

Comments: Inspected - Appears Functional

- (1) Windows are vinyl framed, thermal insulated sliding and single hung windows, all accessible windows operate and secure.
- (2) Exterior dust seals are missing at 2 West side windows.




1.4 Item 1(Picture) missing exterior dust seals

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

 Handrails and stair railings are missing at the front deck and steps.



1.6 Item 1(Picture) missing handrails at steps

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.

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: Ribbed Metal	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


Roofing material is ribbed metal with sealed fasteners. Material is secured well to main structure framing , with proper use of flashings where needed. No problems noted at time of inspection.

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

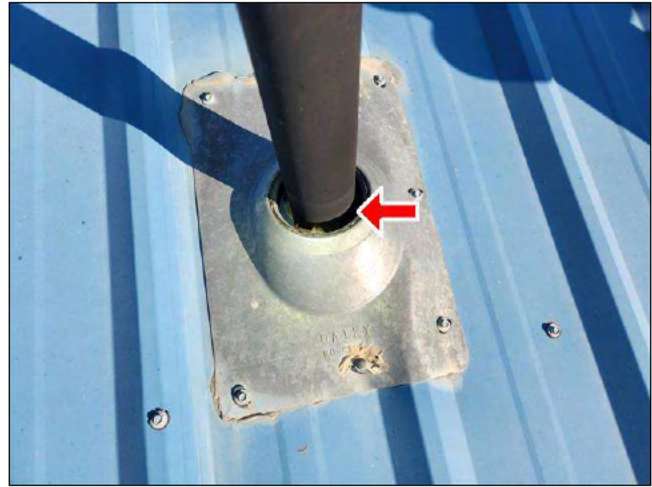
Comments: Repair or Replace

 ALL plumbing vent pipe roof penetrations have failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas.

2.3--Seller serviced rubber boots of plumbing vent pipes on roof. See provided "Repair Log" under Documents.



2.3 Item 1(Picture) plumbing vent pipe seals



2.3 Item 2(Picture) plumbing vent pipe seals

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. 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: 2 X 6 Wood Joists 3/4" OSB Subfloor plywood
Columns or Piers: Wood posts	Wall Structure: 2 X 6 Wood	Ceiling Structure: Engineered wood trusses 2X4 Joists
Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters	Method used to observe attic: Walked	Attic info: Scuttle hole

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

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



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

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

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

Comments: Inspected

3.3 WALLS (Structural)

Comments: Inspected

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

3.4 COLUMNS OR PIERS

Comments: Inspected

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

NOTE: Subfloor area is NOT visually accessible for inspection, due to installation of floor insulation between the floor joists. Moisture Vulnerable areas such as adjacent to plumbing drain pipes, and exterior subfloor edges, were viewed by pulling back insulation. No obvious problems noted at time of inspection.

3.7 CEILINGS (structural)

Comments: Inspected

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

3.8 VIEW OF ATTIC

Comments: Inspected

The Attic, as seen at time of Inspection.



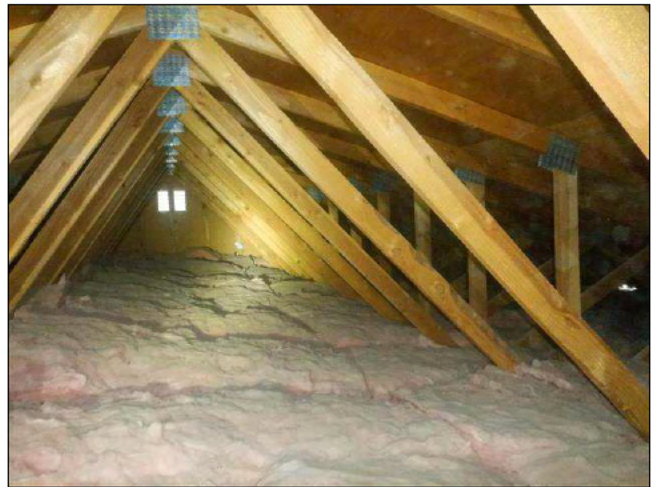
3.8 Item 1(Picture) view of attic



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

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet. Serviceable.

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

4. Electrical System

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

Styles & Materials

Electrical Service Conductors: Below Ground - 220 volts	Number of Conductors: Three	Panel capacity: 200 AMP (adequate)
Panel Type: Circuit breakers	Electric Panel Manufacturer: GENERAL ELECTRIC WESTINGHOUSE	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER Not Visible	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

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

Comments: Inspected

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



4.1 Item 1(Picture) main electrical panel



4.1 Item 2(Picture) laundry room panel

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

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

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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

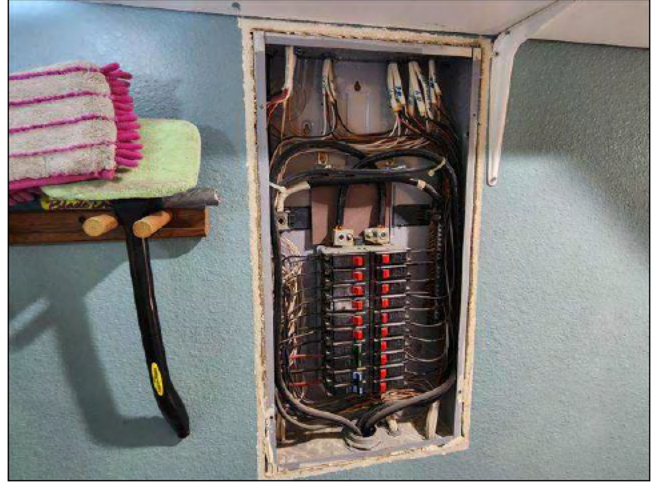
4.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

(1) The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No burned connections noted.

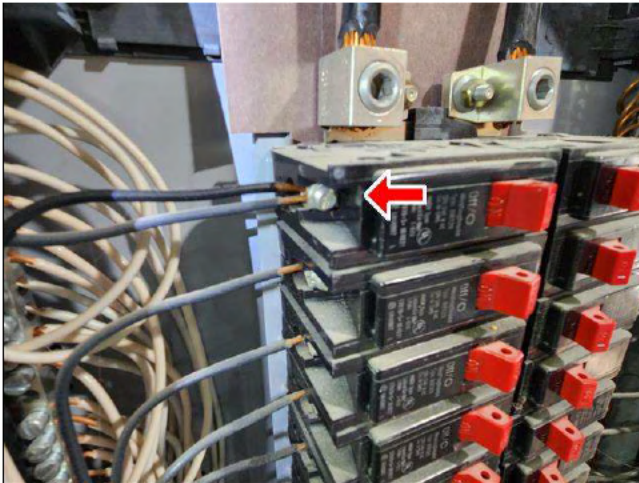


4.4 Item 1(Picture) main panel conductors

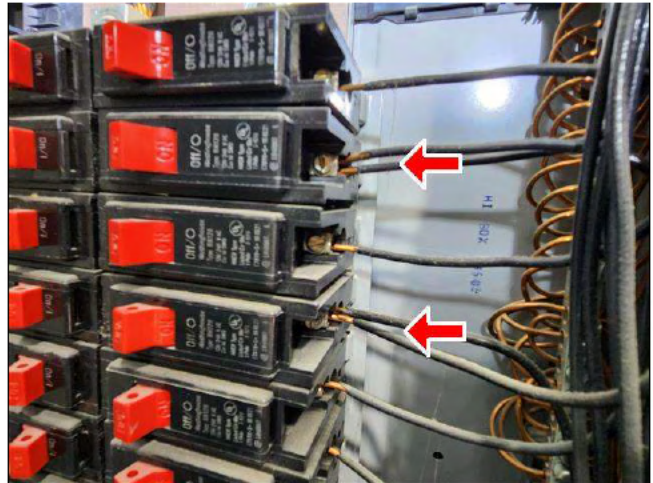


4.4 Item 2(Picture) laundry room panel conductors

 (2) Note: There are 5 "double tap" circuit breakers noted inside the Laundry room panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.




4.4 Item 3(Picture) double tap circuit breaker

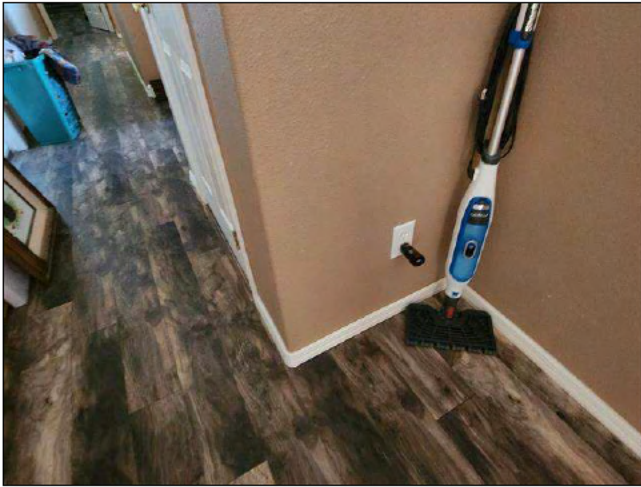


4.4 Item 4(Picture) double tap circuit breakers

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

 (1) Non-operational receptacle noted at the kitchen hallway. Recommend further evaluation/repair by a qualified person.



4.5 Item 1(Picture) non-operational outlet



(2) Loose wire end needs placing inside a box with a cover-plate in the crawlspace area adjacent to the entry. A qualified licensed electrician should perform repairs that involve wiring.

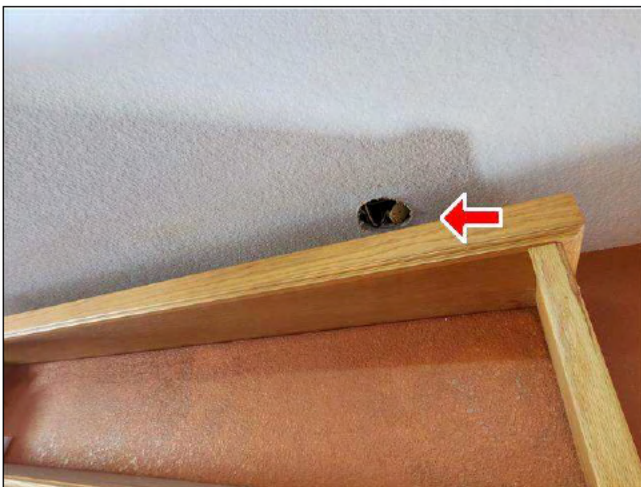


4.5 Item 2(Picture) loose end wires in crawlspace

4.5(2)--Seller serviced with wire nut to secure loose wires. See provided "Repair Log" under Documents.



(3) Recommend installing electrical box cover plate at the open electrical ceiling box in hallway/dining area.



4.5 Item 3(Picture) recommend install cover plate

4.5(3)--Seller serviced by replacing fire alarm. See provided "Repair Log" under Documents.


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

Comments: Inspected



4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

-  GFCI (Ground Fault Circuit Interrupter) outlet at kitchen left side of sink, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.



4.7 Item 1(Picture) faulty GFCI at kitchen

4.8 SMOKE DETECTORS

Comments: Inspected

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 access ble. 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: Well	Plumbing Water Supply (into building): Copper	Plumbing Water Distribution (inside building): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Propane (quick recovery)
Water Heater Capacity: 50 Gallon (3-4 people)	Water Heater Manufacturer: BRADFORD-WHITE	

Items

5.0 EXTERIOR WATER VALVES, AND HOSE BIBS 5.0(1)--Seller serviced south exterior hose bib. See provided "Repair Log" under Documents.

Comments: Inspected


 (1) South exterior hose bib is missing the top vent cap, and discharges water from the top when in use.



5.0 Item 1(Picture) south exterior hose bib



5.0 Item 2(Picture) secure north hose bib flange

 (2) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors.

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

Comments: Inspected

(1) The water supply system was fully operational as intended at time of inspection. The working system pressure fluctuated between 35 and 55 psi during the inspection. Pressure tank is 119 gallon, and the pump controller is for 1-1/2 h.p. pump, which is not visible or accessible.



5.1 Item 1(Picture) well pump equipment



5.1 Item 2(Picture) well pump equipment

🏠 (2) Hot water supply shut-off valve for kitchen sink is leaking, and should be replaced. NOTE: water supply (volume) through the hot side of faucet is very low.



5.1 Item 3(Picture) hot water supply shut-off valve



5.1 Item 4(Picture) moisture from leak

5.1(2)--Seller serviced leak on kitchen sink hot water. See provided "Repair Log" under Documents.



5.1 Item 5(Picture) low volume at hot side

🏠 (3) Water supply hoses for kitchen sink are too short, and are pulling on coupler ends.

5.1(3)--Seller serviced with extended hot water line. See provided "Repair Log" under Documents.



5.1(4)--Seller serviced by installing handle at shut-off valve. See provided "Repair Log" under Documents.

5.1 Item 6(Picture) supply hose too tight

🏠 (4) There is NO Cold water supply at the Laundry room sink faucet, and NO handle noted at the shut-off valve.



5.1 Item 7(Picture) no cold water supply at laundry sink



5.1 Item 8(Picture) supply valve missing handle

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

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



5.2 Item 1(Picture) guest bathroom shower drain



5.2 Item 2(Picture) moisture from leak

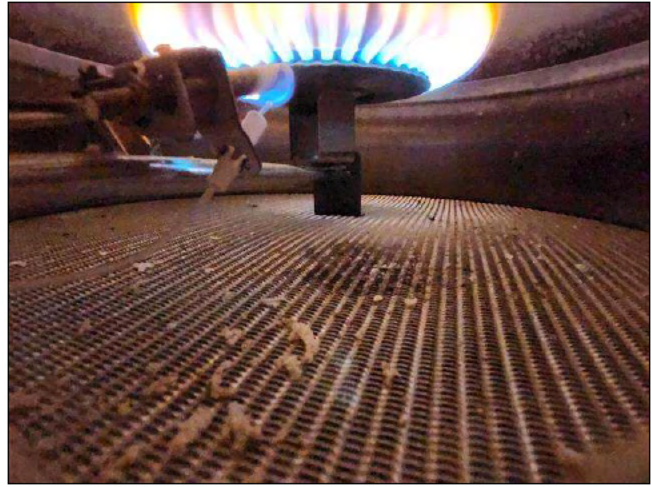
5.3

HOT WATER SYSTEMS, CONTROLS,**Comments:** Inspected

Water heater is located in the hall utility closet, and is strapped to current local codes. Temperature and Pressure Relief Valve is piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Drip leg has been installed in the gas supply piping, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in February 2011 by Bradford-White.




5.3 Item 1(Picture) water heater



5.3 Item 2(Picture) water heater burner compartment


5.4 PLUMBING FIXTURES**Comments:** Inspected

-  (1) The sink/faucet is loose and needs securing to wall at the Laundry room. The associated plumbing supply and drain lines for faucet are not leaking at time of inspection. A qualified person should repair as necessary.



5.4 Item 1(Picture) secure laundry sink

5.4(1)--Seller serviced by securing laundry room sink. See provided "Repair Log" under Documents.

-  (2) The toilet is loose at floor at the Master Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Signs of leaking were noted in the crawlspace area. Subfloor plywood appears to remain solid and serviceable at this time.

5.4(2)--Seller serviced master bath wax ring. See provided "Repair Log" under Documents.



5.4 Item 2(Picture) master bathroom toilet



5.4 Item 3(Picture) signs of leakage under toilet



5.4 Item 4(Picture) subfloor remains solid

5.5 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.5 Item 1(Picture) laundry hook-ups



5.5 Item 2(Picture) laundry hook-ups

5.6 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected




5.7 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.8 COMBUSTION AIR

Comments: Inspected

 Lower floor combustion air vent inside Utility closet should be uncovered to allow proper combustion air supply for water heater and furnace.

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

Comments: Inspected

5.10 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main tank shut-off for fuel is located on top of the fuel storage tank, at the West side of the house. Main fuel shut-off valve for house is located at the fuel regulator, at the West side of the house. No problems noted.



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

6. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand: WHIRLPOOL	Disposer Brand: ACE	Exhaust/Range hood: RE-CIRCULATE BROAN
Range/Oven: GENERAL ELECTRIC	Built in Microwave: NONE	

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen




6.0 Item 2(Picture) dishwasher hook-ups

6.1 DISHWASHER

Comments: Inspected

(1) The Dishwasher was run through a complete cycle, with no leaks or abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in serviceable condition. NOT mounted securely to under countertop. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into dishwasher.

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



6.1 Item 1(Picture) secure upper dishwasher mounts



6.1 Item 2(Picture) open electrical connection under dishwasher

 (3) Improper electrical wiring connection beneath dishwasher, and needs to be placed inside a covered metal box.

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.

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 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

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

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Laminated T&G and Tile

Interior Doors:

Hollow core Raised panel

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Tile

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

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

7.3 FLOORS

Comments: Inspected

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

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 CLOSETS

Comments: Inspected

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

7.7 ATTACHED FIXTURES

Comments: Inspected

8. Garage

Styles & Materials

Garage Style: Detached	Garage Door Type: One automatic	Garage Door Material: Metal
Auto-opener Manufacturer: CRAFTSMAN	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 exterior



8.0 Item 2(Picture) view of garage interior

8.1 ELECTRICAL SWITCHES and RECEPTACLES

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



8.1 Item 1(Picture) garage panel



8.1 Item 2(Picture) garage panel conductors

8.2 GARAGE CEILINGS

Comments: Inspected

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

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in serviceable condition. Only partially inspected due to personal belongings in garage.

8.5 GARAGE FOUNDATION

Comments: Inspected

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

8.6 WINDOWS

Comments: Inspected

8.7 GARAGE DOOR (S)


Comments: Inspected

8.8 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

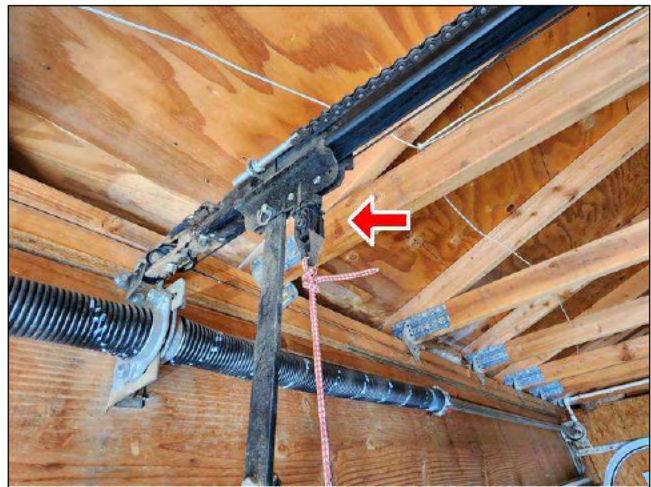
8.9 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Not Inspected

 Door operator button is broken, door was disconnected from the operator at time of inspection. Recommend current owner to verify proper operation of this item.



8.9 Item 1(Picture) broken control button



8.9 Item 2(Picture) door disconnected from operator



8.9 Item 3(Picture) no obvious problems noted

8.10 GARAGE ROOF

Comments: Inspected

Roofing material is ribbed metal with sealed fasteners. Material is secured well to main structure framing , with proper use of flashings where needed. No problems noted at time of inspection.



8.10 Item 1(Picture) view of garage roof

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

8.12 EXTERIOR SIDING

Comments: Inspected

8.13 DRIVEWAY / APRON

Comments: Inspected

8.14 HEATING and COOLING

Comments: Inspected

(1) The Garage uses an Evaporative Cooler located at the North wall. Cooler has been winterized, and could not be checked for proper operation. Water pan appeared serviceable, drive belt needs replacing. Could not determine if water pump functions properly.



8.14 Item 1(Picture) winterized cooler

(2) The Garage uses a woodstove for heating. All flue pipes are secured in place, proper clearances to combustible materials at walls and roof penetration appears adequate. No problems noted.



8.14 Item 2(Picture) woodstove in garage



8.14 Item 3(Picture) clearances to combustibles

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-38

Ventilation:

Soffit and Gable Vents

Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric and Propane Connection

Dryer Vent:

Metal

Floor Insulation:

R-30 Insulated Floor Joists

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Attic insulation is Fiberglass Batt type approximately 12 inches thick (R38). No problems noted at time of inspection.



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) view of subfloor insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The subfloor area is insulated between the floor joists using R30 fiberglass Batts, no problems noted.

9.2 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.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

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

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Bathrooms and Laundry vents are properly ducted to the exterior of the home.



9.4 Item 1(Picture) properly vented to exterior

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

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

10. Heating / Central Air Conditioning

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

Styles & Materials

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

Items

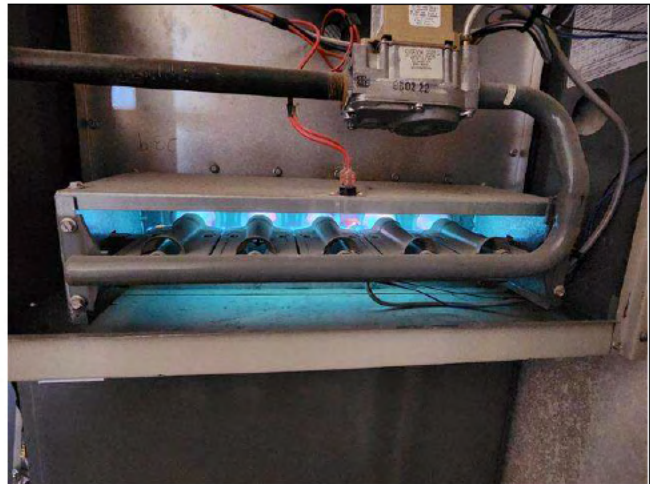
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating equipment is original (26 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 125,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 1996 by Tempstar.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners



(2) NOTE: moisture noted leaking from the bottom of the furnace Evaporator unit during normal operation, with moisture stains noted at the subfloor (subfloor plywood remains solid and serviceable at this time). Large pool of moisture noted in the crawlspace area from this leak. Recommend further evaluation and repair by a qualified person.

10.0(2)--Seller serviced furnace water leak. See provided "Repair Log" under Documents.



10.0 Item 3(Picture) moisture from furnace



10.0 Item 4(Picture) subfloor remains solid



10.0 Item 5(Picture) pooled moisture in crawlspace

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

NOTE: Automatic safety switch is currently taped in the closed position, tape should be removed to operate as intended.

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 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

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 56 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 62 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2014 by Rheem.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.8 DOORS UNDERCUT FOR AIR BALANCE

Comments: Inspected

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

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



11. Fireplaces

Styles & Materials

Types of Fireplaces: Pellet Burning Stove	Operable Fireplaces: None	Number of Wood or Solid Fuel Stoves: One
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Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Inspected

Pellet-stove appears operational, with proper clearances to combustibles. Flue pipe is fastened securely, door and seals appear serviceable. No obvious problems noted. Combustion compartment appears Serviceable.



11.3 Item 1(Picture) living room pellet stove

General Summary



Clear Choice Home Inspection Services

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

Customer

[REDACTED]

Address



25 Panavista Cir.
Yerington NV 89447

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

1. Exterior

1.3 EXTERIOR DOORS

Inspected - Appears Functional

-  (1) Dining room rear entry door knob does not function as intended, and appears needs service or replacement.
-  (2) Recommend repositioning and security door weather stripping at rear laundry room exterior door.

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


Inspected - Appears Functional

-  Handrails and stair railings are missing at the front deck and steps.

2. Roofing

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS 2.3--Seller serviced rubber boots of plumbing vent pipes on


Repair or Replace

-  ALL plumbing vent pipe roof penetrations have failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas. roof. See provided "Repair Log" under Documents.

4. Electrical System

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

Inspected

-  (2) Note: There are 5 "double tap" circuit breakers noted inside the Laundry room panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.

4.5 SWITCHES, RECEPTACLES, AND WIRE 4.5(2)--Seller serviced with wire nut to secure loose wires. See provided "Repair Log" under Documents.

Inspected

-  (1) Non-operational receptacle noted at the kitchen hallway. Recommend further evaluation/repair by a qualified person.
-  (2) Loose wire end needs placing inside a box with a cover-plate in the crawlspace area adjacent to the entry. A qualified licensed electrician should perform repairs that involve wiring.
-  (3) Recommend installing electrical box cover plate at the open electrical ceiling box in hallway/dining area.

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) 4.5(3)--Seller serviced by replacing fire alarm. See provided "Repair Log" under Documents.



Inspected

-  GFCI (Ground Fault Circuit Interrupter) outlet at kitchen left side of sink, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

5. Plumbing System




5.0 EXTERIOR WATER VALVES, AND HOSE BIBS 5.0(1)--Seller serviced south exterior hose bib. See provided "Repair Log" under Documents.

Inspected

-  (1) South exterior hose bib is missing the top vent cap, and discharges water from the top when in use.
-  (2) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors.


5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, SHUT-OFF VALVES (standard is 80 psi max) 5.1(2)--Seller serviced leak on kitchen sink hot water. See provided "Repair Log" under Documents. 5.1(3)--Seller serviced with extended hot water line. See provided "Repair Log" under Documents.

Inspected

-  (2) Hot water supply shut-off valve for kitchen sink is leaking, and should be replaced. NOTE: water supply (volume) through the hot side of faucet is very low.
-  (3) Water supply hoses for kitchen sink are too short, and are pulling on coupler ends.
-  (4) There is NO Cold water supply at the Laundry room sink faucet, and NO handle noted at the shut-off valve.



5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS 5.1(4)--Seller serviced by installing handle at shut-off valve. See provided "Repair Log" under Documents.

Inspected

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

5.4 PLUMBING FIXTURES 5.4(1)--Seller serviced by securing laundry room sink. See provided "Repair Log" under Documents.

Inspected

-  (1) The sink/faucet is loose and needs securing to wall at the Laundry room. The associated plumbing supply and drain lines for faucet are not leaking at time of inspection. A qualified person should repair as necessary.
-  (2) The toilet is loose at floor at the Master Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Signs of leaking were noted in the crawlspace area. Subfloor plywood appears to remain solid and serviceable at this time.

5.8 COMBUSTION AIR 5.4(2)--Seller serviced master bath wax ring. See provided "Repair Log" under Documents.

Inspected





Lower floor combustion air vent inside Utility closet should be uncovered to allow proper combustion air supply for water heater and furnace.

6. Built-In Kitchen Appliances

6.1 DISHWASHER


Inspected

-  (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.
-  (3) Improper electrical wiring connection beneath dishwasher, and needs to be placed inside a covered metal box.

8. Garage

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

Not Inspected


-  Door operator button is broken, door was disconnected from the operator at time of inspection. Recommend current owner to verify proper operation of this item.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

10.0(2)--Seller serviced furnace water leak. See provided "Repair Log" under Documents.

Inspected

-  (2) NOTE: moisture noted leaking from the bottom of the furnace Evaporator unit during normal operation, with moisture stains noted at the subfloor (subfloor plywood remains solid and serviceable at this time). Large pool of moisture noted in the crawlspace area from this leak. Recommend further evaluation and repair by a qualified person.

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

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INVOICE



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

Inspection Date: 10/12/2022
Report ID: GLA25

Customer Info: [REDACTED]	Inspection Property: 25 Panavista Cir. Yerington NV 89447
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,000 - 2,500	425.00	1	425.00

Tax \$0.00
Total Price \$425.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: Bank of America... check #1049 Rec'd on 10/12/2022 from Thomas Vander Laan