



Inspection Report

Marciana Huarte

Property Address:
1383 Queens Ct.
Gardnerville NV 89410



Clear Choice Home Inspection Services

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Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 6/6/2024	Time: 09:00 AM	Report ID: HUA138
Property: 1383 Queens Ct. Gardnerville NV 89410	Customer: Marciana Huarte	Real Estate Professional: Thomas Vander Laan Coldwell Banker

Comment Key or Definitions

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

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

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

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

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

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

Age Of Home:

Over 45 Years

Style of Home:

Manufactured

Home Faces:

NW

Client Is Present:

No

Weather:

Clear

Temperature:

Over 80

Rain in last 3 days:

No

Square Foot:

1300 to 1600

1. Exterior

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

Styles & Materials

Siding Style:

T-111

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel Clad w/glass insert

Appurtenance:

Covered Entry

Driveway:

Asphalt

Exterior Rear Door:

Steel clad w/glass insert

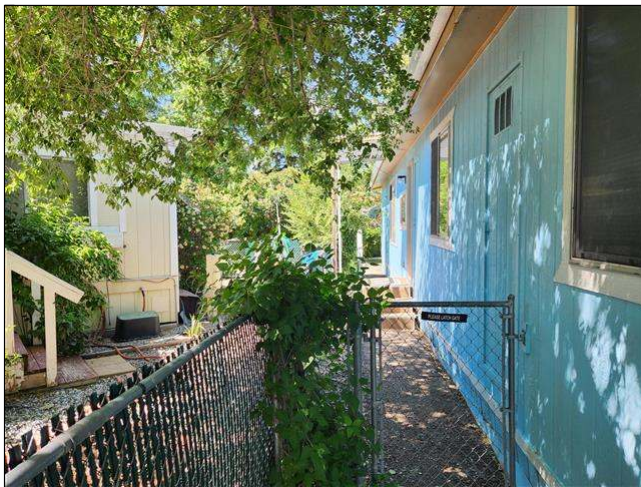
Windows:

Dual Pane Metal Framed 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

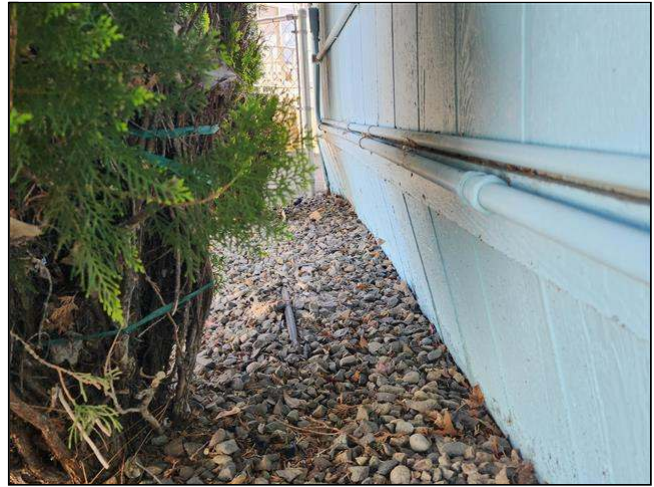
1.1 WALL CLADDING

Comments: Inspected - Appears Functional

(1) NOTE: Siding/skirting has been pushed inwards at the Northwest side of home. There is NO damage noted at the underside of the home, appears the landscape/rock was installed tightly against the exterior wall siding, and pushed the skirting framing inward.



1.1 Item 1(Picture) skirting pushed inwards

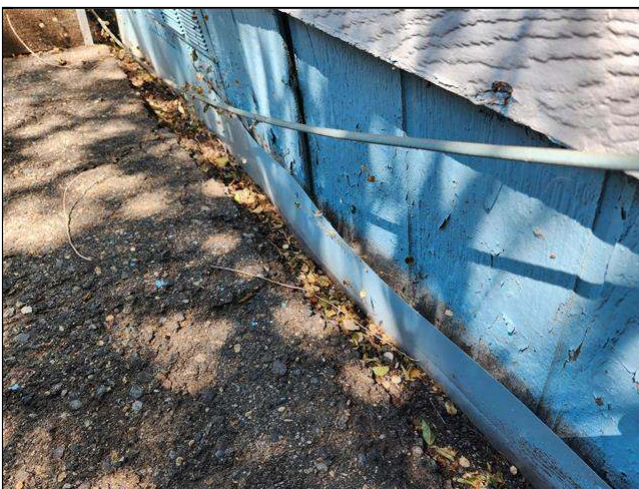


1.1 Item 2(Picture) skirting pushed inwards



1.1 Item 3(Picture) no damage noted at inside/under home

(2) Lower siding/skirting is warped/bowed at the back side of home, appears from past moisture absorption from failing paint.



1.1 Item 4(Picture) warped skirting at back side of home

(3) 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 of skirting, possibly from irrigation over-spray or roof run-off splashing on the ground. No problems were noted with the siding materials, and appears properly secured to wall framing.

1.2 FLASHING AND TRIM


Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional **RE: 1.4(1&2)**—Please see *Exhibit: Seller Repair Itemization*

-  (1) Window is cloudy/condensation (lost seal) at the Dining room and Living room south corner areas. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



1.4 Item 1(Picture) dining room window



1.4 Item 2(Picture) cloudy living room window

-  (2) Window is cracked at the Guest Bathroom, stationary window.




1.4 Item 3(Picture) cracked window at guest bathroom

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

-  NOTE: Front deck support jacks have lost approximately 20% of ground/footing along the outside edge of deck, appears from erosion over time. This has caused a few jacks to shift (no longer plumb), and a couple jacks to completely shift out from under the main carry beam. Recommend repair by a qualified person.



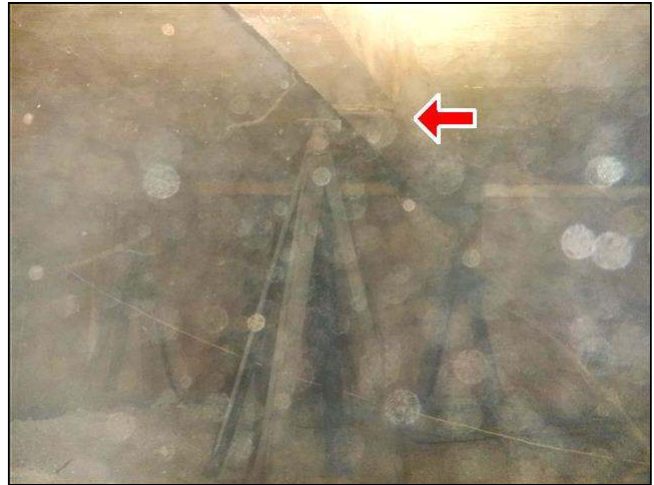
1.6 Item 1(Picture) view under deck



1.6 Item 2(Picture) unsupported, leaning jack



1.6 Item 3(Picture) erosion at outer edge



1.6 Item 4(Picture) support jack out of position

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

Comments: Inspected - Appears Functional

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

1.8 GATES/FENCES

Comments: Inspected - Appears Functional

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

2. Roofing

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

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Gable

Items

2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

(1) The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining. Typical loss of granules noted from shingles. No problems noted at time of inspection. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired.

(2) Maintenance Item... The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.1 Item 1(Picture) trim overhanging tree limbs

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

RE: 2.3(2)—Please see *Exhibit: Seller Repair Itemization*

(1) Plumbing vent pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) plumbing vent pipes sealed well



2.3 Item 2(Picture) recommend seal flue pipe flashing



(2) The furnace vent pipes should be sealed against flashing to prevent moisture intrusion into attic framing areas.

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

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

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

3. Structural Components

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

Styles & Materials

Foundation: Stacked Concrete Blocks	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 6 Wood Joists 3/4" Particle Board Subfloor Not visible
Columns or Piers: Concrete Blocks	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.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace



3.0 Item 5(Picture) view of crawlspace



3.0 Item 6(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Northwest exterior under the front deck and is Serviceable. NOTE: Southeast corner area of crawlspace was not fully accessible for inspection, due to tight clearances to the ground. This area was inspected from the point of restriction, with no obvious problems noted.



3.1 Item 1(Picture) restricted access at SE corner

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

Comments: Inspected

The Foundation consists of stacked Concrete Masonry Blocks located approximately at 8' on center, with steel support jacks installed at outer corners and center frame area, which is a Seismic Foundation style known as "8 point system", installed on permanent foundation.



3.2 Item 1(Picture) point foundation jack

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

(1) The home uses stacked concrete blocks w/wood wedges to maintain a level and functioning interior. At least 4 blocks are loose, not carrying any weight due to normal settlement, as much as 1/2". This settling is most likely the cause for interior cracks at paneling and trim, and doors that do not fit into jambs properly. The home does not appear to have been re-leveled since the initial set-up. Recommend re-leveling the home by a licensed manufactured home contractor, or minimum of securing and tightening loosened blocks.



3.4 Item 1(Picture) loose blocks



3.4 Item 2(Picture) loose blocks



(2) Cracked concrete support blocks noted in the crawlspace area under the Laundry room. Recommend replace damaged blocks by a qualified person.



3.4 Item 3(Picture) cracked blocks under laundry area

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

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

3.7 CEILINGS (structural)

Comments: Inspected

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

3.8 ROOF STRUCTURE AND ATTIC

Comments: 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below Ground - 220 volts

Number of Conductors:

Three

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

BRYANT

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

UFER

Grounding Rod/Clamp

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The Service Conductors are underground, 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) distribution 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 Northwest area of the property, and the Distribution panel is at the Northwest exterior wall of home.



4.2 Item 1(Picture) main panel/disconnect

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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

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

Comments: Inspected

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

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected


 Switch for hallway ceiling light is going bad, and should be replaced by a qualified person.



4.5 Item 1(Picture) hallway switch is weak

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

Comments: Inspected

 I was unable to verify the operation of light switches/fixtures at the following locations: Dining room ceiling light and switch (missing fixture), Top switch at laundry room. Recommend current owner to verify proper operation of this/these item(s).



4.6 Item 1(Picture) dining room electrical



4.6 Item 2(Picture) top switch at laundry room

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: Inspected

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries as directed by the Manufacturer.

4.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide Detector was noted at common hallway to Guest Bedrooms, functioned as intended.

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

5. Plumbing System

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

Styles & Materials

Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): Cannot Determine-Underground
Plumbing Water Distribution (inside building): Copper	Washer Drain Size: 1 1/2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Natural Gas (quick recovery)	Water Heater Capacity: 40 Gallon (2-3 people)	Water Heater Manufacturer: BRADFORD-WHITE

Items

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

Comments: Inspected

(1) There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at front side of home, at siding/skirting.



(2) The Main water shut-off valve located at the front side of home accessed through the siding/skirting, is frozen in the open position, and should be replaced by a qualified person.



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

5.0(2)--This water shut-off valve has been disconnected and no longer in service. Replacement water shut-off valve is located on the north side of the home under the carport circa 2024.

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

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

Comments: Inspected

The water pressure was tested at the front hose bib, pressure was 75 psi at time of inspection.



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

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected



Plumbing drain pipe is leaking in the crawlspace area under the Laundry room area, at the connection of 2" to 4" pipe. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.



5.3 Item 1(Picture) leaking plumbing drain pipe

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

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Water heater is located in the East exterior 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 2009 by Bradford-White.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

(2) The water heater is setting on the common house subfloor, and does have a drip pan installed for subfloor protection against a water heater failure.



5.4 Item 3(Picture) setting in a drip pan

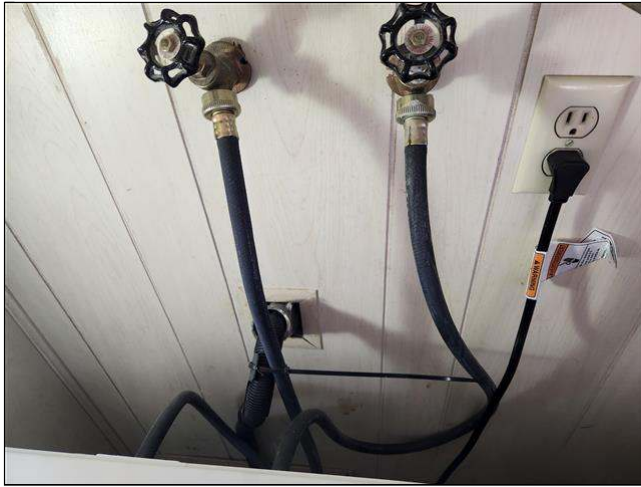
5.5 PLUMBING FIXTURES

Comments: Inspected

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.9 COMBUSTION AIR

Comments: Inspected

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

Comments: Inspected

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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



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

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

6. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

AMANA

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

ZEPHYR-TYPHOON

Range/Oven:

GENERAL ELECTRIC

WHIRLPOOL

Built in Microwave:

GENERAL ELECTRIC

Refrigerator:

WHIRLPOOL

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.

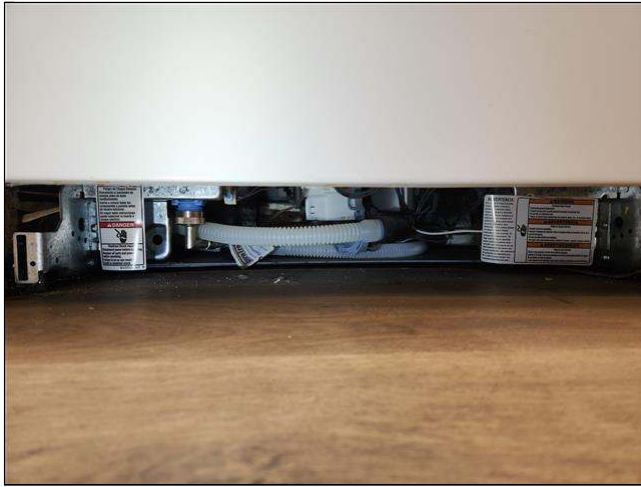


6.0 Item 1(Picture) view of kitchen

6.1 DISHWASHER

Comments: Inspected


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



6.1 Item 1(Picture) dishwasher hook-ups



6.1 Item 2(Picture) upper mounts missing fasteners

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

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

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

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


6.3 RANGE HOOD

Comments: Inspected

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

6.4 FOOD WASTE DISPOSER

Comments: Inspected

-  Disposer operated smoothly and semi-quietly, appears clean and without cracks or signs of leaks. **NOTE: Disposer makes a noise when stopping, and sound similar to a dry/worn bushing.**



6.4 Item 1(Picture) food waste disposer

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

6.6 REFRIGERATOR

Comments: Not Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 44 and 8 degrees respectively at time of inspection.

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

7. Interiors

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

Styles & Materials

Ceiling Materials:

Compressed board
Acoustic Finish

Wall Material:

Paneling

Floor Covering(s):

Rigid Core Vinyl Plank Flooring

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

7.2 WALLS

Comments: Inspected

7.3 FLOORS

Comments: Inspected

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

NOTE: Laundry room door is missing the doorknob striker.



7.5 Item 1(Picture) door missing striker

7.6 CLOSETS

Comments: Inspected

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

7.7 ATTACHED FIXTURES

Comments: Inspected

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

8. 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:

Fan with light
Windows Only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Aluminum

Floor Insulation:

Manufacture Home - not visible
Rodent Barrier Belly-Board
Typically R-13 Fiberglass or Better

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



Floor insulation has been pulled back for installations/repairs beneath the Laundry room area. Recommend re-installing insulation (and rodent barrier board) in this area to prevent rodent intrusion into subfloor areas, and protect plumbing supply pipes from freezing temperatures.



8.1 Item 1(Picture) floor insulation under laundry area

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

There is no ground cover vapor barrier installed under the home, which is typical of manufactured homes of this age/set-up. The vapor/rodent barrier is installed at the factory, secured to the floor framing of the home.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected



NOTE: The home uses foundation vents installed at the wall siding/skirting which appears would be adequate, however signs of poor ventilation were noted (blackening of plywood siding, and rusting metal support jacks). Recommend increasing ventilation in the crawlspace area.



8.3 Item 1(Picture) signs of poor ventilation



8.3 Item 2(Picture) rusted screw jacks



8.3 Item 3(Picture) rusted metal jack base



8.3 Item 4(Picture) rusted metal screw jack

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Master Bathroom and Kitchen vents are properly ducted to the exterior of the home. Guest Bathroom ventilation is with the window only.

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. 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: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: BRYANT	Location of Heater: Outside Closet	Ductwork: Manufactured Home - Not Visible
Filter Type: Disposable	Filter Location: Inside Lower Furnace Cabinet	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: BRYANT	Number of AC Only Units: One
Cooling Tons: 3 ton		

Items

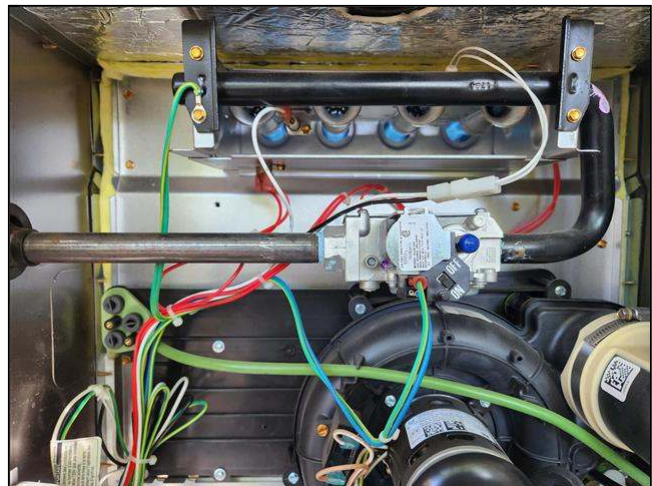
9.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating equipment is NOT original (5 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 80,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in October 2019 by Bryant Heating.



9.0 Item 1(Picture) forced air furnace



9.0 Item 2(Picture) furnace burners



(2) Furnace condensate drain line does not maintain proper downhill/gravity slope, with uphill runs noted in the crawlspace area. Recommend repair by a qualified person.

RE: 9.0(2)—Please see *Exhibit: Seller Repair Itemization*



9.0 Item 4(Picture) unsupported, sagging condensate drain line



9.5 Item 2(Picture) manufacturer's label

9.6 NORMAL OPERATING CONTROLS

Comments: Inspected

9.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

9.8 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.

10. Fireplaces

Styles & Materials

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

Items

10.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Gaslog Fireplace unit in Living room was turned off upon arrival for inspection. Pilot light was ignited using normal operating controls. Firelogs ignited, and blower fan operated using the control switches located at base of f/p unit. No problems noted at time of inspection. Manufactured in 1994 by Blaze King. NOTE: Rear wall clearance is 4", which complies with the Manufacturer's label, however I am unable to determine the front clearance, however the finish flooring is vinyl.



10.0 Item 1(Picture) living room gaslog stove



10.0 Item 2(Picture) burner and ceramic logs



10.0 Item 3(Picture) gaslog stove controls

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: Not Present

General Summary



Clear Choice Home Inspection Services

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

Customer
Marciana Huarte

Address
1383 Queens Ct.
Gardnerville NV 89410

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

1.4 WINDOWS

Inspected - Appears Functional RE: 1.4(1&2)—Please see *Exhibit: Seller Repair Itemization*



(1) Window is cloudy/condensation (lost seal) at the Dining room and Living room south corner areas. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



(2) Window is cracked at the Guest Bathroom, stationary window.

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

Inspected - Appears Functional



NOTE: Front deck support jacks have lost approximately 20% of ground/footing along the outside edge of deck, appears from erosion over time. This has caused a few jacks to shift (no longer plumb), and a couple jacks to completely shift out from under the main carry beam. Recommend repair by a qualified person.

2. Roofing

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected RE: 2.3(2)—Please see *Exhibit: Seller Repair Itemization*



(2) The furnace vent pipes should be sealed against flashing to prevent moisture intrusion into attic framing areas.

3. Structural Components

3.4 COLUMNS OR PIERS

Inspected



(1) The home uses stacked concrete blocks w/wood wedges to maintain a level and functioning interior. At least 4 blocks are loose, not carrying any weight due to normal settlement, as much as 1/2". This settling is most likely the cause for interior cracks at paneling and trim, and doors that do not fit into jambs properly. The home does not appear to have been re-leveled since the initial set-up. Recommend re-leveling the home by a licensed manufactured home contractor, or minimum of securing and tightening loosened blocks.



(2) Cracked concrete support blocks noted in the crawlspace area under the Laundry room. Recommend replace damaged blocks by a qualified person.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



Switch for hallway ceiling light is going bad, and should be replaced by a qualified person.

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

Inspected



I was unable to verify the operation of light switches/fixtures at the following locations: Dining room ceiling light and switch (missing fixture), Top switch at laundry room. Recommend current owner to verify proper operation of this/these item(s).

5.0(2)--This water shut-off valve has been disconnected and no longer in service. Replacement water shut-off valve is located on the north side of the home under the carport circa 2024.

5. Plumbing System

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

Inspected



(2) The Main water shut-off valve located at the front side of home accessed through the siding/skirting, is frozen in the open position, and should be replaced by a qualified person.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected



Plumbing drain pipe is leaking in the crawlspace area under the Laundry room area, at the connection of 2" to 4" pipe. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

RE: 5.3—Please see Exhibit: Seller Repair Itemization

6. Built-In Kitchen Appliances

6.1 DISHWASHER

Inspected

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



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

6.4 FOOD WASTE DISPOSER

Inspected



Disposer operated smoothly and semi-quietly, appears clean and without cracks or signs of leaks. **NOTE: Disposer makes a noise when stopping, and sound similar to a dry/worn bushing.**

8. Insulation and Ventilation

8.1 INSULATION UNDER FLOOR SYSTEM

Not Inspected



Floor insulation has been pulled back for installations/repairs beneath the Laundry room area. Recommend re-installing insulation (and rodent barrier board) in this area to prevent rodent intrusion into subfloor areas, and protect plumbing supply pipes from freezing temperatures.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected



NOTE: The home uses foundation vents installed at the wall siding/skirting which appears would be adequate, however signs of poor ventilation were noted (blackening of plywood siding, and rusting metal support jacks). Recommend increasing ventilation in the crawlspace area.

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Inspected

RE: 9.0(2)—Please see *Exhibit: Seller Repair Itemization*



(2) Furnace condensate drain line does not maintain proper downhill/gravity slope, with uphill runs noted in the crawlspace area. Recommend 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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