



Inspection Report

Property Address:
1926 Currant Ct.
Gardnerville NV 89410



Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
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Received and Reviewed

by: _____

Signature _____

Date: _____

Signature _____

Date: _____

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Date: 8/8/2023	Time: 09:00 AM	Report ID: KWA192
Property: 1926 Currant Ct. Gardnerville NV 89410	Customer:	Real Estate Professional: Thomas Vander Laan Coldwell Banker

Comment Key or Definitions

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

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

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

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

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

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

Age Of Home:

Over 15 Years

Style of Home:

Custom

Home Faces:

East

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 80

Rain in last 3 days:

No

Square Foot:

4000 to 4500

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:

Cement stucco

Siding Material:

Masonry

Exterior Entry Door:

Solid w/Fiberglass Cladding

Appurtenance:

Deck

Driveway:

Asphalt

Exterior Rear Door:

Steel clad w/glass insert

Covered Entry

Single French Door

Windows:

Thermal insulated - Vinyl framed

Sliders

Casement

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

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

 Stucco Siding in contact with the ground at the Northwest corner of home (under deck). Although this is a masonry material, it uses plywood as a backing material, which could be damaged by wicking moisture from the ground. Recommend correct grade to eliminate ground contact.

RE: 1.1—Please see *Exhibit: Seller Repair Itemization*



1.1 Item 1(Picture) ground contact at NW corner



1.1 Item 2(Picture) ground contact at NW corner

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

- 🏠 Stucco finish coat is failing at the South wall window of garage, and should be repaired for proper weather/moisture protection.



1.2 Item 1(Picture) south garage window trim

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

All operate and secure.

1.5 EAVES, SOFFITS AND FASCIAS

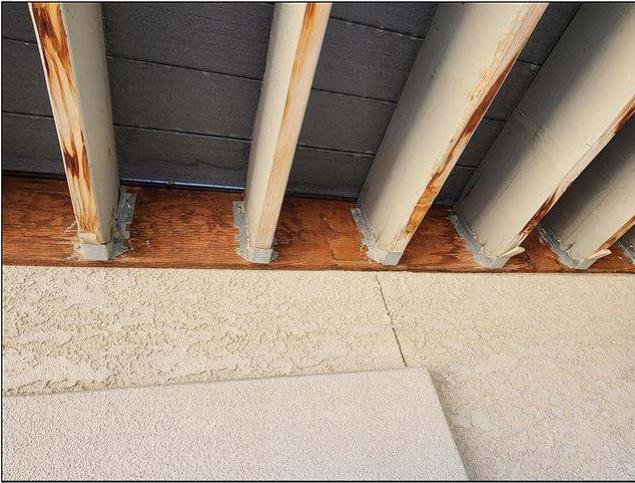
Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

- 🏠 Northwest deck framing joists are not properly secured, and requires additional fasteners through the brackets to prevent possible pulling away from the wall.

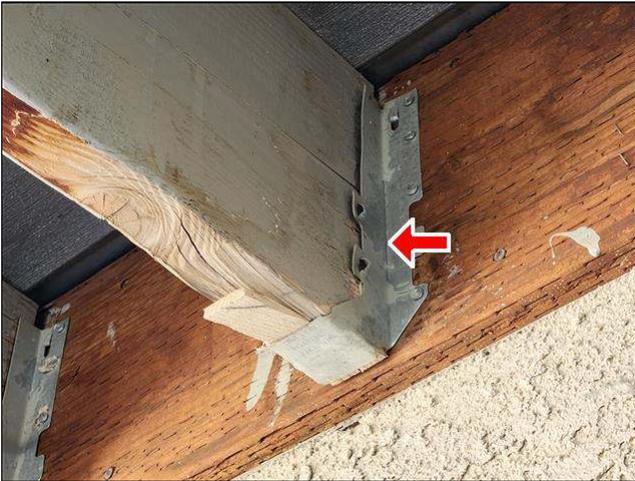
RE: 1.6—Please see *Exhibit: Seller Repair Itemization*



1.6 Item 1(Picture) NW deck joist brackets



1.6 Item 2(Picture) missing fasteners



1.6 Item 3(Picture) missing fasteners



1.6 Item 4(Picture) missing fasteners



1.6 Item 5(Picture) missing fasteners

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

Comments: Inspected - Appears Functional

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

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

Comments: Inspected - Appears Functional

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):

One - Fixed
Solar tube

Chimney (exterior):

Masonry Stucco

Roof Type:

Hip

Items

2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof



2.0 Item 3(Picture) view of roof



2.0 Item 4(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

The roof covering appears to be original (16 years) and is a 30/40 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.



2.1 Item 1(Picture) condition of roof shingles

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

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



2.3 Item 1(Picture) plumbing vent pipes sealed well



2.3 Item 2(Picture) flue pipe sealed well



2.3 Item 3(Picture) chimney flue pipe sealed well



(2) NOTE: The plumbing vent pipe storm collar located at the chimney, should be repositioned and sealed against flashing to prevent moisture intrusion into attic framing areas.



2.3 Item 4(Picture) chimney vent pipe seals



2.3 Item 5(Picture) reposition downward and seal

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

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

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

3. Structural Components

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

Styles & Materials

<p>Foundation: Poured Concrete Footing/Stemwall</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: 8" or better - Engineered Floor Joist 3/4" Plywood Subfloor</p>
<p>Columns or Piers: Wood posts</p>	<p>Wall Structure: 2 X 6 Wood</p>	<p>Ceiling Structure: Engineered wood trusses 2X4 Joists</p>
<p>Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters</p>	<p>Method used to observe attic: Walked</p>	<p>Attic info: Scuttle hole</p>

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

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



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 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 North 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

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

3.3 WALLS (Structural)

Comments: Inspected

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

3.4 COLUMNS OR PIERS

Comments: Inspected

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

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 CEILING (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



3.8 Item 5(Picture) view of attic



3.8 Item 6(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet and garage. 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:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

UFER -Bonded to Plumbing

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.

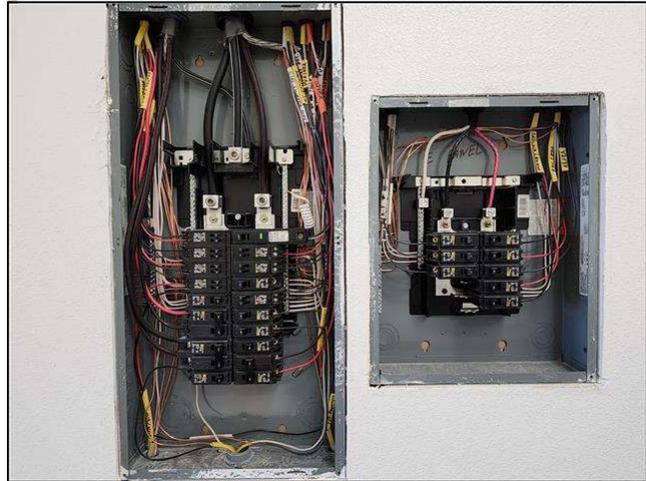
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(1) The Distribution Panels are well labeled for circuit identification. "Dead front" cover appears serviceable. No problems noted.



4.1 Item 1(Picture) laundry room panels



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) hallway panel



4.1 Item 4(Picture) panel conductors



(2) Main Panel... Some circuit labels are present, others are illegible/missing or confusing. I recommend correcting for safety reasons.



4.1 Item 5(Picture) main panel missing labels



4.1 Item 6(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

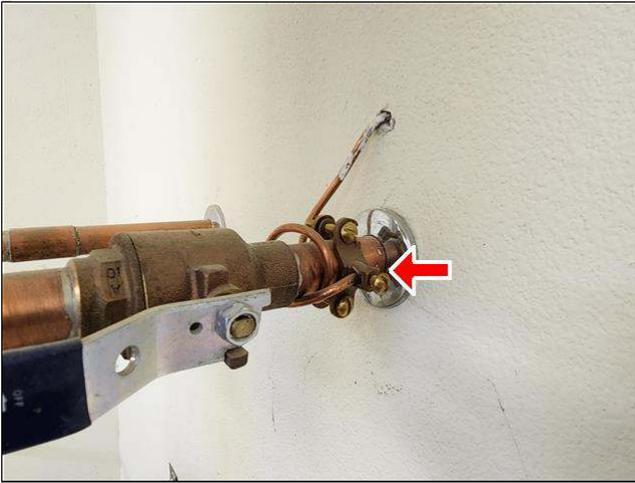
Comments: Inspected

Main Panel and Disconnect are located at the South side of the home's exterior, The Distribution Panels are located in the Laundry room and master bedroom hallway.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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



4.3 Item 1(Picture) bond to plumbing

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

Comments: Inspected

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

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

 There are 4 Loose wire ends that need placing inside boxes with a cover-plate in the crawlspace area. Disconnected circuit wire inside hallway panel, appears was meant for 1 or 2 of the loose end wires, however I am unable to verify. Current local codes require loose end wires to be terminated inside a covered box. A qualified person should repair as needed.



4.5 Item 1(Picture) loose wires inside panel



4.5 Item 2(Picture) loose wire in crawlspace



4.5 Item 3(Picture) loose wire in crawlspace



4.5 Item 4(Picture) loose wire in crawlspace



4.5 Item 5(Picture) loose wire in crawlspace

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

Comments: Inspected

-  (1) Three way light switches for Kitchen Nook ceiling lighting do not function properly, Recommend further evaluation/repair by a licensed electrician.
-  (2) I was unable to verify the operation of light switches/fixtures at the following locations: Main entry exterior ceiling lights, Master bedroom closet ceiling light. Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

-  (1) GFCI (Ground Fault Circuit Interrupter) outlet at the East front exterior wall of home, did not reset properly when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

RE: 4.7(1)—Please see *Exhibit: Seller Repair Itemization*



4.7 Item 1(Picture) faulty gfcı at east exterior



(2) There is NO GFCI protection at the Bar sink outlet. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person. **RE: 4.7(2)**—Please see *Exhibit: Seller Repair Itemization*



4.7 Item 2(Picture) bar sink outlet not gfcı protected

4.8 SMOKE DETECTORS

Comments: Inspected

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: Well	Plumbing Water Supply (into building): PEX	Plumbing Water Distribution (inside building): PEX
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Natural Gas (quick recovery)
Water Heater Capacity: 74 Gallon	Water Heater Manufacturer: A.O. SMITH	

Items

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

Comments: Inspected

The main water shut-off valve for the house is located in the garage, with the well pump equipment. Function as intended.



5.0 Item 1(Picture) water shut-off valves for home

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

(1) The water pressure was tested at the West hose bib, pressure was 65 psi at time of inspection.



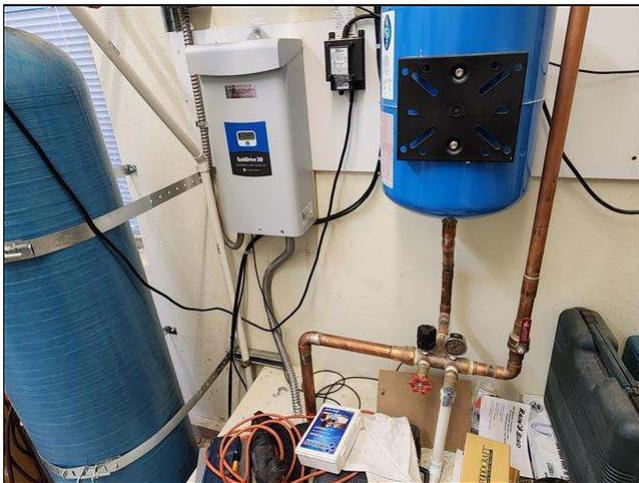
5.2 Item 1(Picture) water pressure at west hose bib

(2) Signs of past seeping and corrosion noted at the water heater supply pipe connection, however was not leaking at time of inspection.



5.2 Item 2(Picture) signs of past leaking

(3) The water supply system was fully operational as intended at time of inspection. The working system pressure fluctuated between 55 and 65 psi during the inspection. Pressure tank is 125 psi, and the pump controller is for a submersible type pump, which is not visible or accessible. No obvious problems noted.



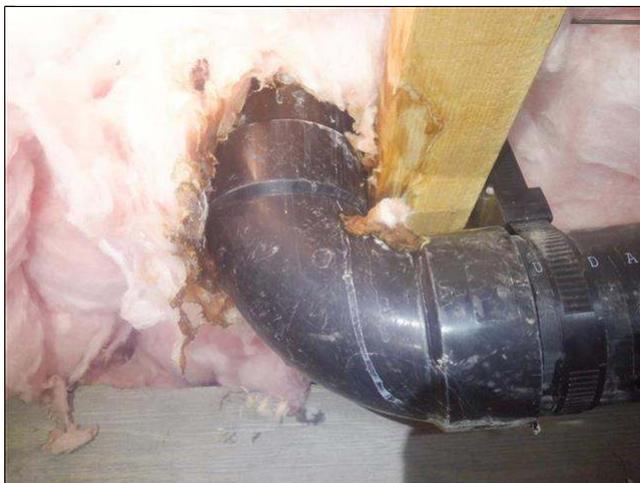
5.2 Item 3(Picture) well pump equipment

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

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

 Toilet drain is leaking in the crawlspace area under the East Guest Bathroom (North bathroom). 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) guest bathroom toilet drain



5.3 Item 2(Picture) moisture from leak

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Temperature and Pressure Relief valve is piped to the exterior of the house, or within 6 inches of the floor (for safety). Water Heater is strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no excessive noises or leaks noted. No problems noted with w/h operation at time of inspection... Manufactured in 2007 by A.O. Smith. NOTE: Slight "Knocking" noise heard coming from water heater while unit was heating. This condition is often caused by calcium build-up at the bottom of the water heater tank, being "pushed up" by boiling water. Flushing of the water heater can sometimes eliminate the noise, Recommend consulting a licensed plumber for further evaluation as necessary.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) w2ater heater burner compartment

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

Recirculation pump for hot water is present, and operating as intended at time of inspection. No problems noted.



5.4 Item 3(Picture) thermal expansion tank



5.4 Item 4(Picture) recirculation pump

5.5 PLUMBING FIXTURES

Comments: Inspected

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) 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 West side of the house with the gas meter. No problems noted.



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

5.12 SUMP PUMP

Comments: Not Present

5.13 OTHER

Comments: Inspected

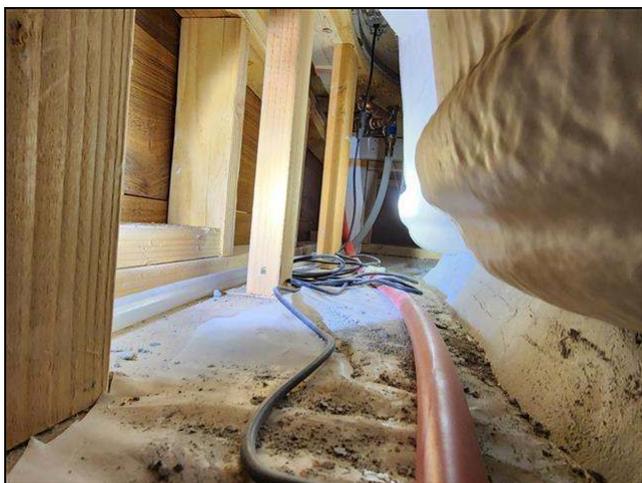
Master Bathroom jetted tub was filled, and jets where checked for proper operation. No problems noted.



5.13 Item 1(Picture) master bathroom jetted tub



5.13 Item 2(Picture) tub pump and plumbing



5.13 Item 3(Picture) tub plumbing

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: LG	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: VENTED
Range/Oven: GENERAL ELECTRIC	Built in Microwave: GENERAL ELECTRIC	Refrigerator: GENERAL ELECTRIC

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

6.1 DISHWASHER

Comments: Inspected

The Dishwasher was run through a complete cycle, with no leaks or abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in serviceable condition. Mounted securely to under countertop. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into dishwasher.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The gas Range was inspected at all burners and settings. The Electric double 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 four speed, vented 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: Inspected

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 39 and 17 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:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Hardwood T&G and Tile

Interior Doors:

Hollow core Raised panel

Windows:

Thermal/Insulated

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Granite/Marble

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior



7.0 Item 3(Picture) view of interior



7.0 Item 4(Picture) view of interior

7.1 CEILINGS

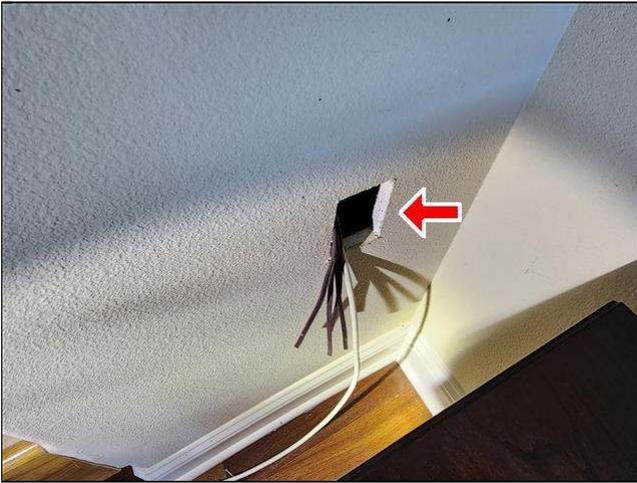
Comments: Inspected

7.2 WALLS

Comments: Inspected

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

 (2) NOTE: Recommend installing cover plate at right side of living room fireplace.



7.2 Item 1(Picture) open hole in wall

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 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

 (1) NOTE: Interior casement windows at Living room and Kitchen Nook are missing finish trim on, and around the window latches.



7.5 Item 1(Picture) missing finish trim and handles

 (2) Window opening mechanism is stripped at the Southeast guest bedroom.



7.5 Item 2(Picture) SE guest bedroom window

7.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.7 CLOSETS

Comments: Inspected

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

7.8 ATTACHED FIXTURES

Comments: Inspected

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

8. Garage

Styles & Materials

Garage Style:

Attached

Garage Door Type:

Two automatic

Garage Door Material:

Metal - Insulated

Auto-opener Manufacturer:

GENIE

Auto-opener Style:

Screw Drive Opener

Garage Walls:

Drywall

Garage Ceiling:

Drywall

Garage Floor:

Concrete

Items

8.0 VIEW OF GARAGE

Comments: Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage



8.0 Item 2(Picture) view of garage

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 PLUMBING SUPPLY and WASTE SYSTEMS

Comments: Inspected

8.3 GARAGE CEILINGS

Comments: Inspected

Ceilings finished with drywall, with typical settlement cracks, no problems noted.



8.3 Item 1(Picture) typical settlement crack

8.4 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition. Only partially inspected due to personal belongings in garage.

8.5 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks. Only partially inspected due to personal belongings in garage.

8.6 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.

8.7 WINDOWS

Comments: Inspected

8.8 GARAGE DOOR (S)

Comments: Inspected

8.9 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME (make sure it is fire-rated)

Comments: Inspected

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

8.10 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

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

Comments: Inspected

The sensors are in place for both garage doors, and reverse the doors when beams are broken, and when met with approximately 20 pounds of resistance.

8.12 ROOF STRUCTURE and ATTIC

Comments: Inspected

Garage attic area as seen at time of inspection. Garage ceiling is insulated with R30 loose-fill fiberglass.



8.12 Item 1(Picture) view of garage roof structure



8.12 Item 2(Picture) view of garage roof structure

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

R 40 Loose-fill Fiberglass

Ventilation:

Soffit and Ridge Vents
Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric and Gas Connection

Dryer Vent:

Metal

Floor Insulation:

R-19 Insulated Floor Joists
R-13 Insulated Pony Wall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

The attic insulation is loose-fill, and is approximately 14 to 18 inches deep. (R-40) No problems noted.



9.0 Item 1(Picture) view of attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

(1) The subfloor area is insulated between the floor joists using R19 fiberglass Batts, no problems noted.



9.1 Item 1(Picture) view of subfloor insulation

(2) The crawlspace area is insulated on the inside perimeter of the foundation "pony walls" R13 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 ridge vents. The crawlspace uses foundation vents, and appears adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

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



9.4 Item 1(Picture) properly vented to exterior



9.4 Item 2(Picture) properly vented to exterior



9.4 Item 3(Picture) properly vented to exterior



9.4 Item 4(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: Natural gas	Number of Heat Systems (excluding wood): Three
Heat System Brand: RHEEM	Location of Heater: Garage Outside Closet	Ductwork: Insulated
Filter Type: Disposable	Cooling Equipment Type: Condenser/Compressor - Split Unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM	Number of AC Only Units: Two	Cooling Tons: 4 ton 2.5 ton

Items

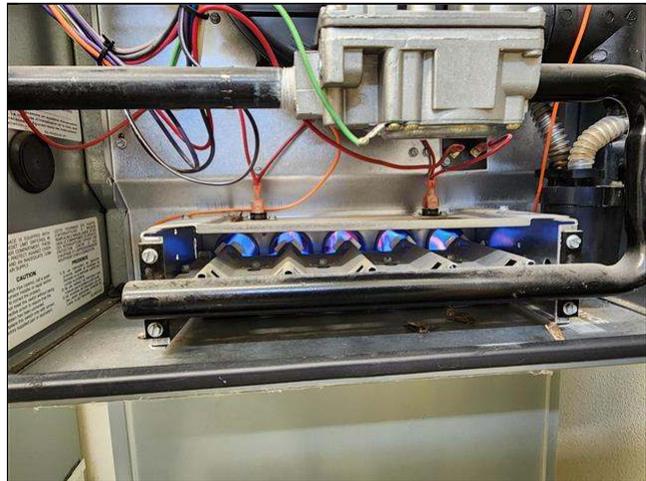
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) South Smaller Unit... The heating equipment is original (17 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 75,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2006 by Rheem Heating.



10.0 Item 1(Picture) smaller south furnace

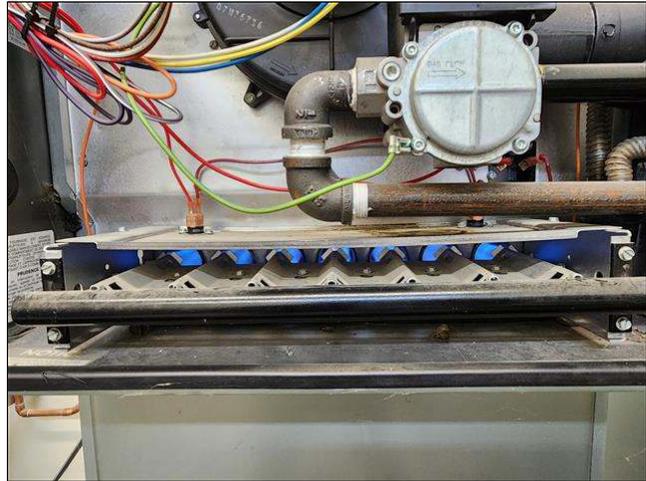


10.0 Item 2(Picture) furnace burners

(2) South Main Unit... The heating equipment is original (16 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 105,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2007 by Rheem Heating.



10.0 Item 3(Picture) south main furnace

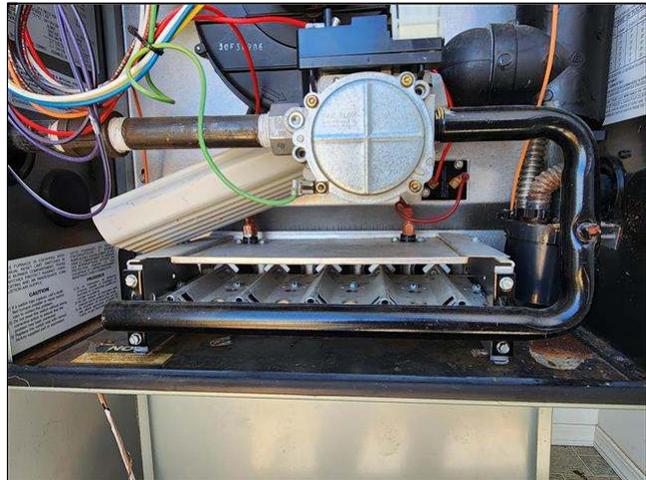


10.0 Item 4(Picture) furnace burners

(3) Northwest Unit... The heating equipment is original (16 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 75,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2007 by Rheem Heating.



10.0 Item 5(Picture) northwest forced air furnace



10.0 Item 6(Picture) furnace burners

(4) NOTE: The home also uses in-floor heating under tiled areas at master and guest bathrooms. Guest Bathroom floor showed even distribution of heating, however the Master Bathroom shows good/even heating at the water closet and "spotty" at the Main bathroom floor.



10.0 Item 7(Picture) in-floor heating at guest bathroom



10.0 Item 8(Picture) master bathroom heat uneven



10.0 Item 9(Picture) even heat in master bath water closet

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

The Heating/Air Conditioning Ducts are located in the crawlspace area and are 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

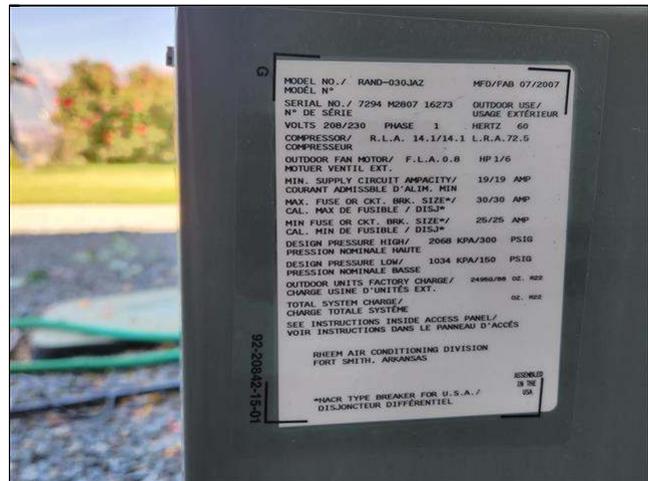
10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

(1) South Smaller Unit... 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 59 degrees, and the return air temperature was 74 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. 2.5 ton Unit was manufactured in 2007 by RHEEM.



10.5 Item 1(Picture) south smaller unit

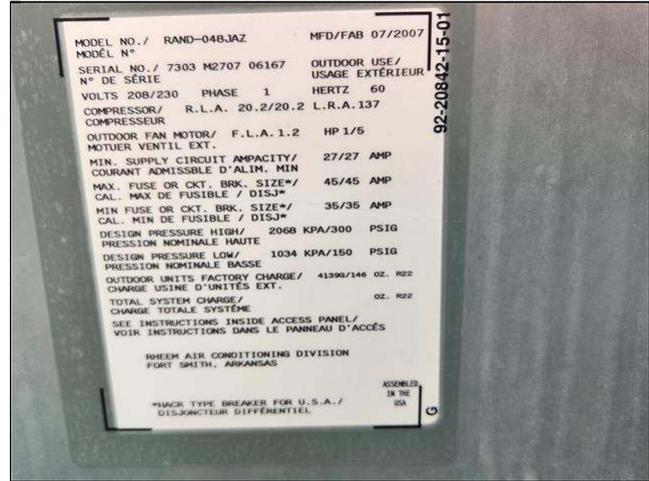


10.5 Item 2(Picture) manufacturer's label

(2) South Main Unit... 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 60 degrees, and the return air temperature was 75 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. 4 ton Unit was manufactured in 2007 by RHEEM.



10.5 Item 3(Picture) main cooling unit

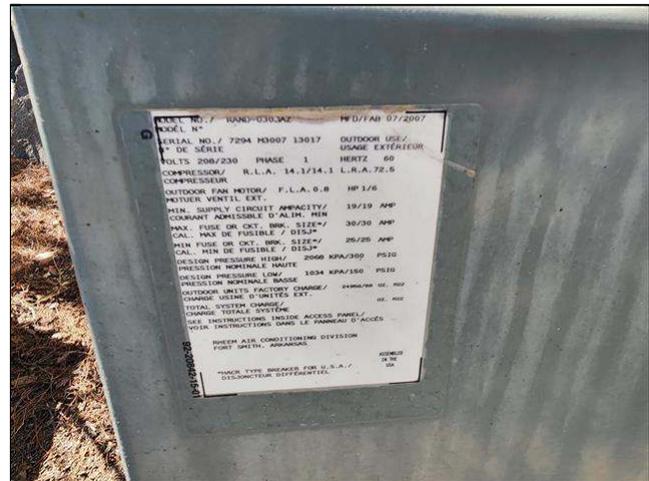


10.5 Item 4(Picture) manufacturer's label

(3) North Unit... 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 82 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2006 by RHEEM.



10.5 Item 5(Picture) north cooling unit



10.5 Item 6(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:	Operable Fireplaces:	Number of Wood or Solid Fuel Stoves:
Vented Gas Log	Two	None

Items

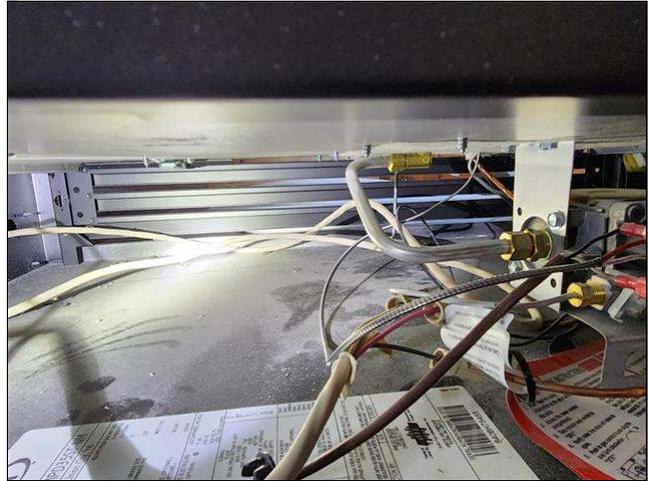
11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

(1) Master bedroom fireplace's pilot light was turned "on" and operational upon arrival for inspection. Firelog burner ignited, and blower fan operated using the wall mounted control switches located to right of fireplace unit. No problems noted at time of inspection.

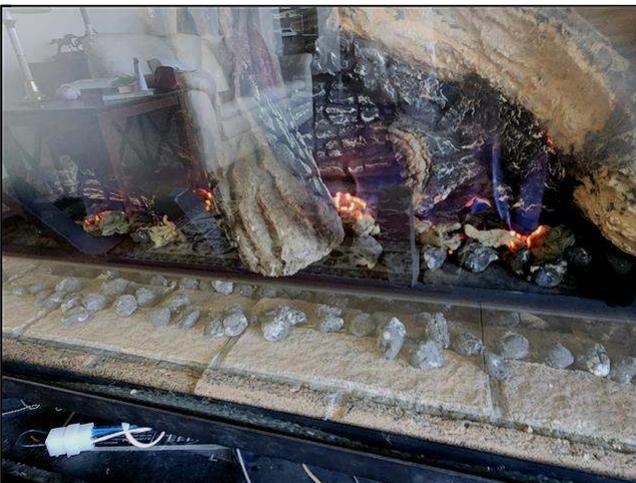


11.0 Item 1(Picture) master bedroom fireplace

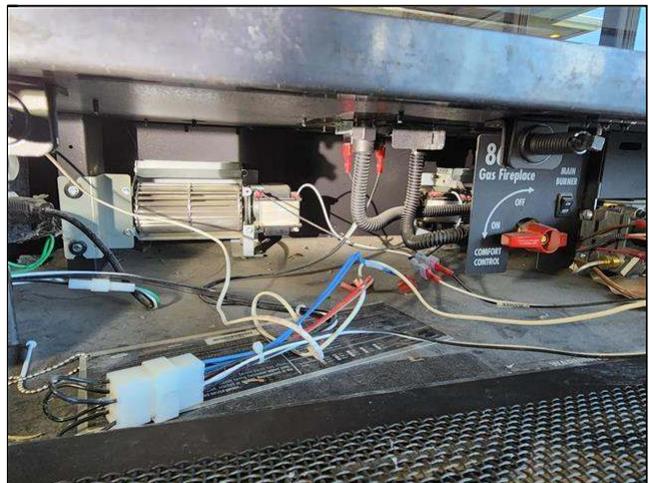


11.0 Item 2(Picture) fireplace gas valve

(2) 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 wall mounted control switches located at entry to room. No problems noted with fireplace operation at time of inspection.



11.0 Item 3(Picture) living room fireplace



11.0 Item 4(Picture) fireplace gas valve

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

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

12. Central Vacuum

Styles & Materials

Vacuum Manufacture:

BEAM

Items

12.0 Vacuum motor

Comments: Inspected

Operated as intended, no abnormal noises, suction is good.



12.0 Item 1(Picture) central vacuum motor

12.1 Vacuum Hose Ports

Comments: Inspected

General Summary



Clear Choice Home Inspection Services

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

Customer

Address
1926 Currant 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

1.1 WALL CLADDING

Inspected - Appears Functional RE: 1.1—Please see *Exhibit: Seller Repair Itemization*

 Stucco Siding in contact with the ground at the Northwest corner of home (under deck). Although this is a masonry material, it uses plywood as a backing material, which could be damaged by wicking moisture from the ground. Recommend correct grade to eliminate ground contact.

1.2 FLASHING AND TRIM

Inspected - Appears Functional

 Stucco finish coat is failing at the South wall window of garage, and should be repaired for proper weather/moisture protection.

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

Inspected - Appears Functional

 Northwest deck framing joists are not properly secured, and requires additional fasteners through the brackets to prevent possible pulling away from the wall.

RE: 1.6—Please see *Exhibit: Seller Repair Itemization*

2. Roofing

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected



(2) NOTE: The plumbing vent pipe storm collar located at the chimney, should be repositioned and sealed against flashing to prevent moisture intrusion into attic framing areas.

4. Electrical System

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

Inspected



(2) Main Panel... Some circuit labels are present, others are illegible/missing or confusing. I recommend correcting for safety reasons.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



There are 4 Loose wire ends that need placing inside boxes with a cover-plate in the crawlspace area. Disconnected circuit wire inside hallway panel, appears was meant for 1 or 2 of the loose end wires, however I am unable to verify. Current local codes require loose end wires to be terminated inside a covered box. A qualified person should repair as needed.

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

Inspected



(1) Three way light switches for Kitchen Nook ceiling lighting do not function properly, Recommend further evaluation/repair by a licensed electrician.



(2) I was unable to verify the operation of light switches/fixtures at the following locations: Main entry exterior ceiling lights, Master bedroom closet ceiling light. Recommend current owner to verify proper operation of this/these item (s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected **RE: 4.7(1)**—Please see *Exhibit: Seller Repair Itemization*



(1) GFCI (Ground Fault Circuit Interrupter) outlet at the East front exterior wall of home, did not reset properly when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.



(2) There is NO GFCI protection at the Bar sink outlet. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person.

RE: 4.7(2)—Please see *Exhibit: Seller Repair Itemization*

5. Plumbing System

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

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



Toilet drain is leaking in the crawlspace area under the East Guest Bathroom (North bathroom). Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

7. Interiors

7.2 WALLS

Inspected



(2) NOTE: Recommend installing cover plate at right side of living room fireplace.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected



(1) NOTE: Interior casement windows at Living room and Kitchen Nook are missing finish trim on, and around the window latches.



(2) Window opening mechanism is stripped at the Southeast guest bedroom.

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: 8/8/2023
Report ID: KWA192

Customer Info:	Inspection Property:
<p>Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker</p>	<p>1926 Currant Ct. Gardnerville NV 89410</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,001 - 4,500	500.00	1	500.00

Tax \$0.00
Total Price \$500.00

Payment Method:
Payment Status: Not Paid
Note: