



# Inspection Report

Rosemarie Conner

**Property Address:**  
1459 Harvest Ave  
Gardnerville NV 89410



## Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES**  
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Received and Reviewed

by: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

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<b>Date:</b> 7/2/2024	<b>Time:</b> 08:00 AM	<b>Report ID:</b> CON145
<b>Property:</b> 1459 Harvest Ave Gardnerville NV 89410	<b>Customer:</b> Rosemarie Conner	<b>Real Estate Professional:</b> 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 20 Years

**Home Faces:**

West

**Client Is Present:**

No

**Weather:**

Clear

**Temperature:**

Over 90

**Rain in last 3 days:**

No

**Square Foot:**

1600 to 1900

## 1. Exterior

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

### Styles & Materials

#### Siding Style:

Horizontal Lap and T-111

#### Siding Material:

OSB Smart Panel Siding

#### Exterior Entry Door:

Steel Clad w/glass insert

#### Appurtenance:

Covered Patio

Covered Entry

#### Driveway:

Concrete Driveway Pavers

#### Exterior Rear Door:

Insulated Sliding Glass

#### Windows:

Thermal insulated - Vinyl framed

Single Hung & Sliders

### Items

#### 1.0 VIEW OF EXTERIOR

**Comments:** Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior

#### 1.1 WALL CLADDING

**Comments:** Inspected - Appears Functional

Exterior wall cladding appears original to the home, and is T-111 and Horizontal lap style OSB materials that appears in good condition for the age home. Normal aging and wear was noted. No problems were noted with the siding materials, and appears properly secured to wall framing.

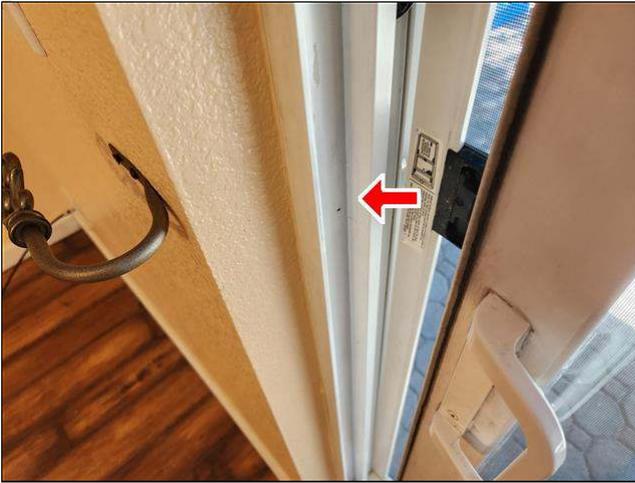
#### 1.2 FLASHING AND TRIM

**Comments:** Inspected - Appears Functional

#### 1.3 EXTERIOR DOORS

**Comments:** Inspected - Appears Functional

 Latch is missing for the living room sliding glass door, which leaves the home unsecured.



1.3 Item 1(Picture) missing latch at living room slider door

#### 1.4 WINDOWS

**Comments:** Inspected - Appears Functional

(1) Windows are vinyl framed, thermal insulated sliding and single hung windows, all operate and secure.

-  (2) Window is cloudy/condensation (lost seal) at the front dining room West window, South dining room window, Southwest guest bedroom, and guest bathroom window. 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) cloudy window at west dining room



1.4 Item 2(Picture) condensation stains at south dining room



1.4 Item 3(Picture) guest bathroom window



1.4 Item 4(Picture) southwest guest bedroom window

### 1.5 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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

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

**Comments:** Inspected - Appears Functional

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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  
Solar tube

**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

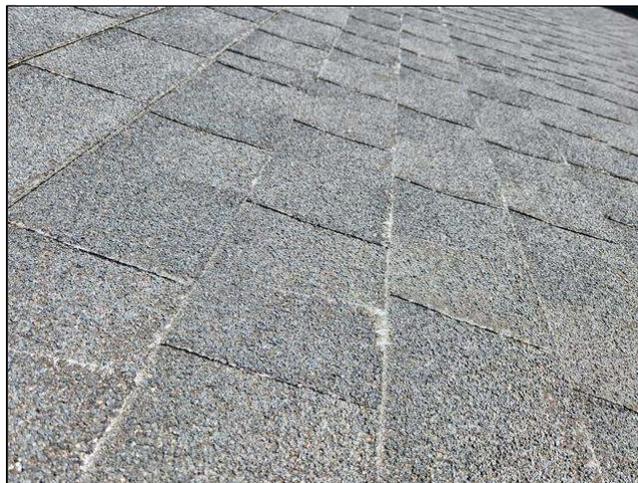
#### 2.1 ROOF COVERINGS

**Comments:** Inspected

(1) The roof covering appears to be original (22 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle with approximately 8 years of it's life remaining. Typical loss of granules noted from shingles, however is more advanced at the South and East slopes of roof. 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.



2.1 Item 1(Picture) condition of north slope shingles

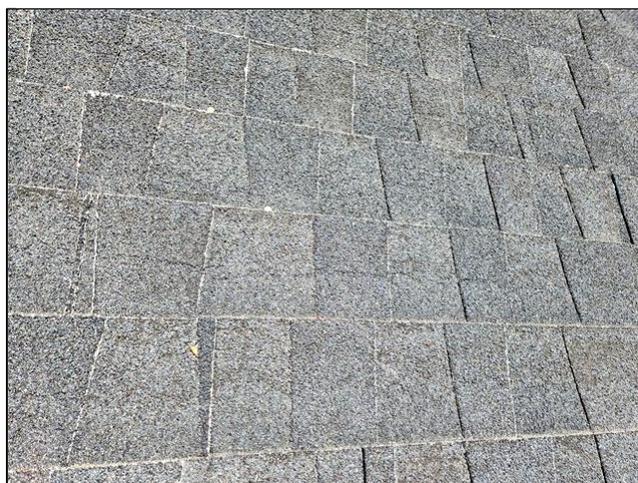


2.1 Item 2(Picture) condition of south and east shingles

(2) NOTE: The asphalt composition shingle roof had visible widespread random cracking (mostly along the North and East slopes of roof). This condition is called "craze cracking". Craze-cracking is a natural response to long-term shrinkage of the shingle asphalt surface layer and is a common sign of aging. The severity of craze-cracking indicated normal wear.

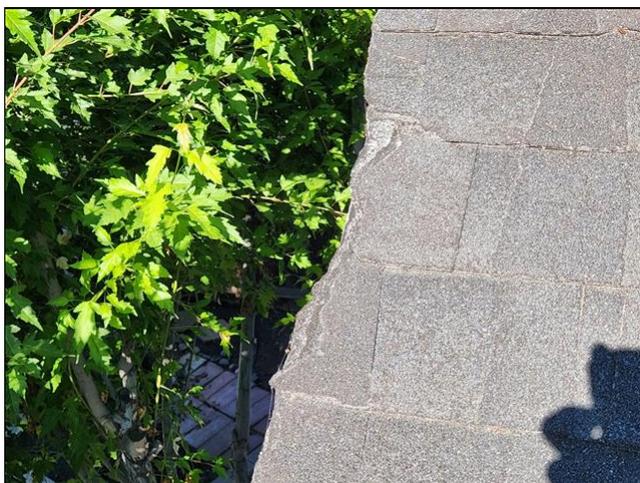


2.1 Item 3(Picture) age cracking on shingles



2.1 Item 4(Picture) age cracking on shingles

 (3) NOTE: Small area of shingles damage noted at the Southeast corner of roof area, from past tree limbs.



2.1 Item 5(Picture) southeast corner roof edge

2.2

**FLASHINGS****Comments:** Inspected**2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS****Comments:** Inspected

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



2.3 Item 1(Picture) flue pipes sealed well



2.3 Item 2(Picture) plumbing vent pipes sealed well

**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.

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

### 3.1 CRAWLSPACE/BASEMENT ACCESS

**Comments:** Inspected

The Crawlspace access is located at the Guest Bedroom Closet, and is Serviceable.

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

**Comments:** Inspected

(1) Structure has poured concrete forming the stemwall and foundation, and only visible at the outer foundation wall, due to insulation covering at the interior of foundation. No obvious problems noted at time of inspection.



3.2 Item 1(Picture) foundation not fully visible through insulation

-  (2) Construction debris (and/or trash) should be removed from the crawlspace area. Trash/Debris noted at various locations.



3.2 Item 2(Picture) construction debris in crawlspace

### 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

### 3.7 CEILINGS (structural)

**Comments:** Inspected

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

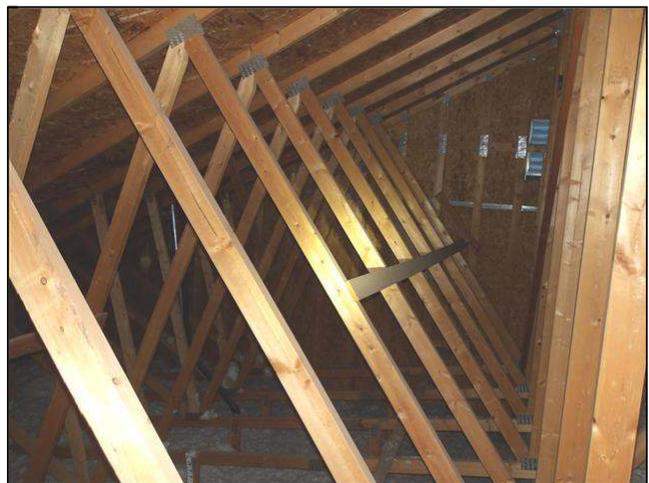
### 3.8 VIEW OF ATTIC

**Comments:** Inspected

The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic



3.8 Item 3(Picture) view of attic



3.8 Item 4(Picture) view of attic

### 3.9 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

### 3.10 ATTIC ACCESS

**Comments:** Inspected

Scuttle hole located in Laundry room. Serviceable.

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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

<b>Electrical Service Conductors:</b> Below Ground - 220 volts	<b>Number of Conductors:</b> Three	<b>Panel capacity:</b> 200 AMP (adequate)
<b>Panel Type:</b> Circuit breakers	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Branch wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods:</b> NMC -Sheathed Non Metallic Cable	<b>Grounding Type:</b> 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.

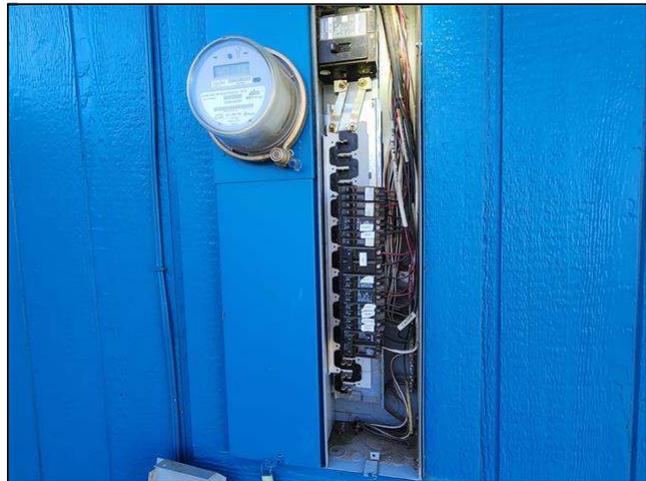
#### 4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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



4.1 Item 1(Picture) main electrical panel



4.1 Item 2(Picture) main panel conductors

#### 4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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

#### 4.3 GROUNDING EQUIPMENT

**Comments:** Inspected

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



4.3 Item 1(Picture) bond to plumbing

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

**Comments:** Inspected

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

#### 4.5 SWITCHES, RECEPTACLES, AND WIRE

**Comments:** Inspected

#### 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

 NOTE: Fan blades are VERY loose at the living room ceiling light/fan fixture, and should be secured to prevent possible damage.



4.6 Item 1(Picture) loose fan blades at living 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:** Not Present

There is no carbon monoxide detector found in home. Carbon Monoxide can be produced by dirty and/or mis-adjusted gas appliances, and faulty venting, such as on Furnaces and Water Heaters. It is recommended that one be installed according to the manufacturer's instructions.

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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

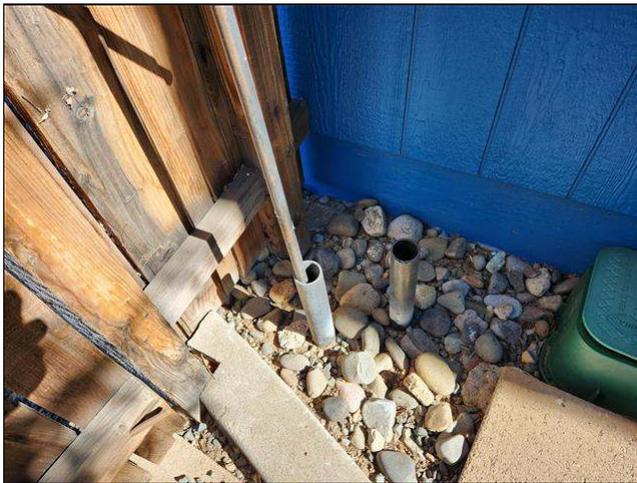
<b>Water Source:</b> Public Utilities	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into building):</b> Copper
<b>Plumbing Water Distribution (inside building):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS
<b>Water Heater Power Source:</b> Natural Gas (quick recovery)	<b>Water Heater Capacity:</b> 50 Gallon (3-4 people)	<b>Water Heater Manufacturer:</b> STATE INDUSTRIES

### Items

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

**Comments:** Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at side yard to right of house. Note: Both of these locations will require a water key tool to operate. No problem noted.



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



5.0 Item 2(Picture) main water shut-off valve

#### 5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

**Comments:** Inspected

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

**Comments:** Inspected

The water pressure was tested at the front hose bib, pressure was 70 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

- 🏠 (1) Maintenance Item... The sinks drain slowly at the master bathroom. A qualified person should repair or correct as needed.



5.3 Item 1(Picture) slow draining sinks at master bath

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



5.3 Item 2(Picture) guest bath tub drain leaking



5.3 Item 3(Picture) moisture from leak

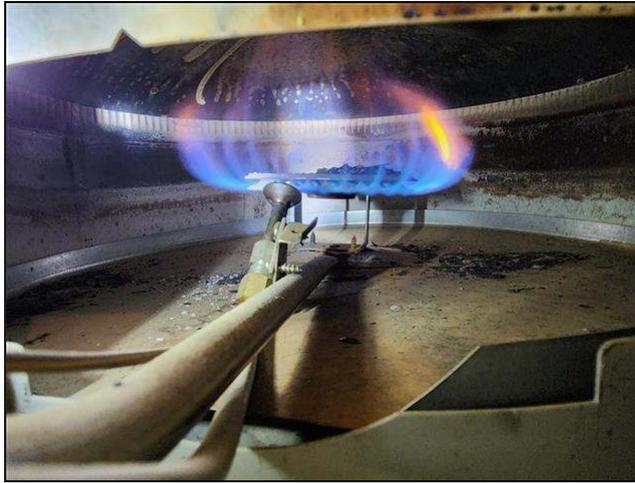
### 5.4

**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 leaks noted. No problems noted at time of inspection... Manufactured in 2002 by State Industries.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

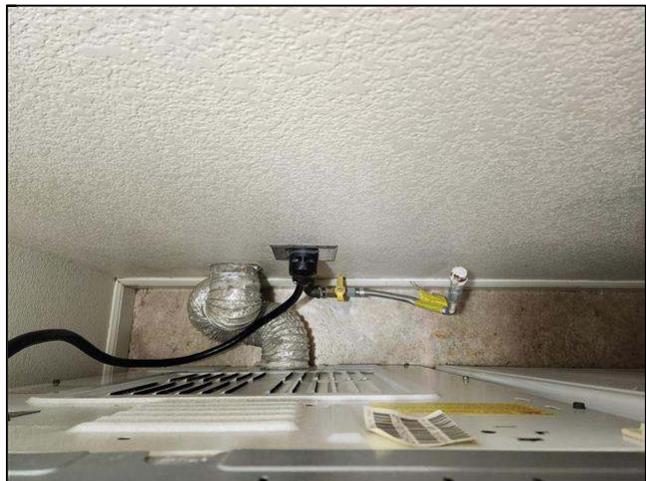
(2) **NOTE: "Knocking" noise heard coming from water heater while unit was heating.** This condition is often caused by calcium build-up at the bottom of the water heater tank, being "pushed up" by boiling water. Flushing of the water heater tank can sometimes eliminate the noise, Recommend consulting a licensed plumber for further evaluation as necessary.

**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 South 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 SPRINKLERS and IRRIGATION SYSTEMS**

**Comments:** Not Inspected

Sprinkler system inspection is beyond the scope of this Home Inspection. Irrigation boxes were opened and inspected for damage and/or major water leaks. No obvious problems noted at time of inspection.



5.13 Item 1(Picture) irrigation box/valves

**5.14 OTHER**

**Comments:** Inspected

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



5.14 Item 1(Picture) guest bath jetted tub



5.14 Item 2(Picture) tub pump and plumbing

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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

<b>Dishwasher Brand:</b> WHIRLPOOL	<b>Disposer Brand:</b> WHIRLAWAY	<b>Exhaust/Range hood:</b> VENTED Built into Microwave
<b>Range/Oven:</b> WHIRLPOOL	<b>Built in Microwave:</b> WHIRLPOOL	<b>Refrigerator:</b> AMANA

### Items

#### 6.0 VIEW OF KITCHEN

**Comments:** Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

#### 6.1 DISHWASHER

**Comments:** Inspected

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

#### 6.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

The Range and Oven were inspected at all burners and random settings. No problems noted at time of inspection.

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



6.2 Item 1(Picture) behind range



6.2 Item 2(Picture) range broiler burner

### 6.3 RANGE HOOD

**Comments:** Inspected

The range hood is two speed, vented type with light. Operated as intended. Range hood and built-in microwave are one unit.

### 6.4 FOOD WASTE DISPOSER

**Comments:** Inspected

Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks. NOTE: Missing the rubber splash guard.



6.4 Item 1(Picture) missing rubber splash guard

### 6.5 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

Range hood and built-in microwave are one unit. Both items function as intended. 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 42 and 13 degrees respectively at time of inspection.

## 7. Interiors

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

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet and Linoleum

Laminated T&G

**Interior Doors:**

Hollow core Raised panel

**Cabinetry:**

Particle Board

Wood Face and Doors

**Countertop:**

Tile

### Items

#### 7.0 VIEW OF INTERIOR

**Comments:** Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior

#### 7.1 CEILINGS

**Comments:** Inspected

#### 7.2 WALLS

**Comments:** Inspected

(1) Settling cracks noted to wall drywall and finish material at kitchen, dining room and Southeast bedroom. These cracks appear to be the result of normal settlement, and are considered to be cosmetic, as no foundation issues were noted.



7.2 Item 1(Picture) settlement crack at kitchen



7.2 Item 2(Picture) settlement crack at living/dining room

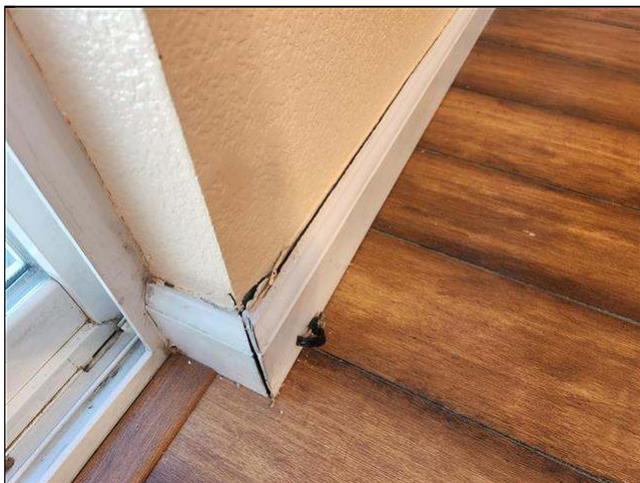


7.2 Item 3(Picture) settlement crack at dining room



7.2 Item 4(Picture) settlement crack at guest bedroom

(2) Baseboard is loose and needs securing to wall at the living room, adjacent to the sliding glass door.



7.2 Item 5(Picture) loose baseboard at living room

(3) Interior walls need paint at various locations throughout the home.



7.2 Item 6(Picture) master bedroom closet



7.2 Item 7(Picture) master bedroom wall



7.2 Item 8(Picture) guest bedroom

### 7.3 FLOORS

**Comments:** Inspected

Carpet appears aged/worn and stained in areas, however is usable with professional cleaning... Small area of damage noted to edge of linoleum at garage occupant door from laundry room.



7.3 Item 1(Picture) stained carpet



7.3 Item 2(Picture) stained carpet



7.3 Item 3(Picture) linoleum flooring at garage occupant door

#### 7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 7.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected



(1) Lower window lock/latch is broken at the master bedroom window (upper lock functions as intended).



7.5 Item 1(Picture) master bedroom window lock

(2) Recommend caulking maintenance at interior window sills where settling has occurred, to prevent drafts and maintain the home's integrity and efficiency.



7.5 Item 2(Picture) caulking maintenance at interior window openings



7.5 Item 3(Picture) caulking maintenance at interior window openings

## 7.6 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

-  The Privacy door needs strike and latch adjustment to latch properly at the Master Bathroom. This is a maintenance issue and is for your information. A qualified person should repair as needed.



7.6 Item 1(Picture) master bathroom door

## 7.7 CLOSETS

**Comments:** Inspected

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

-  (2) The floor guides are missing/broken at the guest bedroom closet bi-pass doors. Recommend as to prevent track or roller slide damage.



7.7 Item 1(Picture) broken closet door floor guides

### 7.8 ATTACHED FIXTURES

**Comments:** Inspected

NOTE: Toilet paper holder is missing at the master bathroom.



7.8 Item 1(Picture) missing paper holder in master bath

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

## 8. Garage

### Styles & Materials

---

**Garage Style:**

Attached

**Garage Door Type:**

One automatic

**Garage Door Material:**

Metal-Insulated w/Light Inserts

**Auto-opener Manufacturer:**

LINEAR

**Auto-opener Style:**

Chain Drive Opener

**Garage Walls:**

Drywall

**Garage Ceiling:**

Drywall

**Garage Floor:**

Concrete

### Items

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#### 8.0 VIEW OF GARAGE

**Comments:** Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage

#### 8.1 ELECTRICAL SWITCHES and RECEPTACLES

**Comments:** Inspected

#### 8.2 GARAGE CEILINGS

**Comments:** Inspected

Ceilings finished with drywall, with a couple settlement cracks, no problems noted.



8.2 Item 1(Picture) settlement crack in garage

#### 8.3

**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.

**8.4 GARAGE FLOOR**

**Comments:** Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks.

**8.5 GARAGE FOUNDATION**

**Comments:** Inspected

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

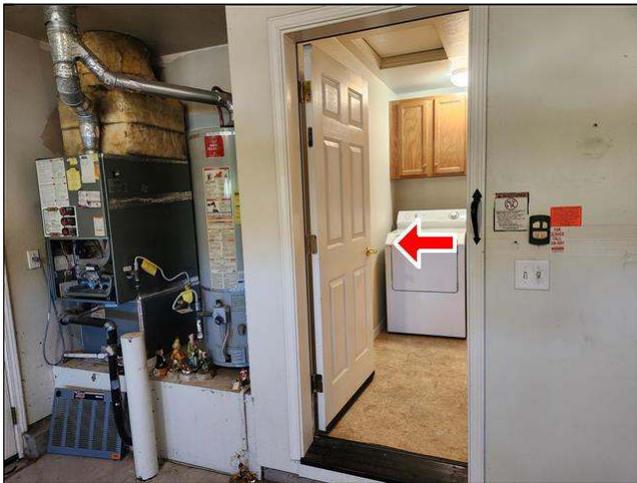
**8.6 GARAGE DOOR (S)**

**Comments:** Inspected

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

**Comments:** Inspected

 Occupant door is fire rated and weather stripped, and (does not) completely close with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home.



8.7 Item 1(Picture) does not self close

**8.8 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA**

**Comments:** Inspected

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

**Comments:** Inspected

The sensors are in place for garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

**8.10 ROOF STRUCTURE and ATTIC**

**Comments:** Inspected

Garage attic area as seen at time of inspection. NOTE: Garage ceiling is NOT insulated.



8.10 Item 1(Picture) view of garage roof structure



8.10 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 30 or better Loose Fill

**Ventilation:**

Soffit Roof and Gable Vents  
Foundation Vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric and Gas Connection

**Dryer Vent:**

Metal

**Floor Insulation:**

R 13 Insulated Foundation Stemwall

### Items

#### 9.0 INSULATION IN ATTIC

**Comments:** Inspected

The attic insulation is blown-in, loose-fill, and is approximately 10 to 12 inches deep (R-30), with a few areas being pulled back for past installations or repairs. No problems noted.



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) view of attic insulation

#### 9.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

The crawlspace area is insulated on the perimeter of the foundation using R13 fiberglass Batts, no problems noted.



9.1 Item 1(Picture) view of crawlspace insulation

## 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Inspected

(1) Vapor Barrier is 6 mil black plastic that appears in good overall condition, with better than 85% of crawlspace ground covered.

-  (2) The vapor barrier (plastic) on the crawlspace ground is out of position under Master bedroom and front Dining room areas, not fully covering the ground as intended. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair as needed.



9.2 Item 1(Picture) under master bedroom



9.2 Item 2(Picture) under master bedroom



9.2 Item 3(Picture) under dining room

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

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

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

(1) 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) kitchen properly vented to exterior

 (2) The dryer vent piping has a damaged/bent/clogged vent hood outside, not allowing the vent to close when not in use. This condition could allow pest/rodent intrusion. I recommend repair as needed.



9.4 Item 3(Picture) dryer vent hood

### 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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RUUD	<b>Location of Heater:</b> Garage	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable	<b>Filter Location:</b> Wall Intake Grill	<b>Cooling Equipment Type:</b> Condenser/Compressor - Split Unit
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> RUUD	<b>Number of AC Only Units:</b> One
<b>Cooling Tons:</b> 3.5 ton		

### Items

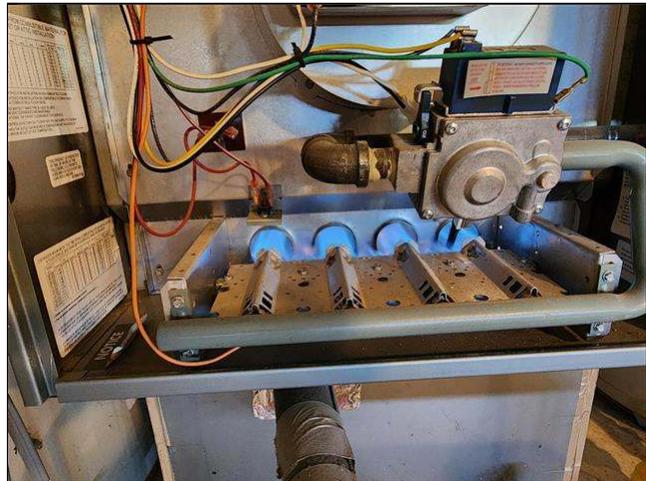
#### 10.0 HEATING EQUIPMENT

**Comments:** Inspected

The heating equipment is original (22 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 100,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2002 by RUUD heating.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners

#### 10.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 10.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

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

**Comments:** Inspected

The Heating/Air Conditioning Ducts are located in the crawlspace area and are insulated. Floor registers and ducts are supported well using sufficient straps. Duct/plenum connections appear in good condition with minimal leakage noted. No rust noted to metal ducting/connections.

#### 10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

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

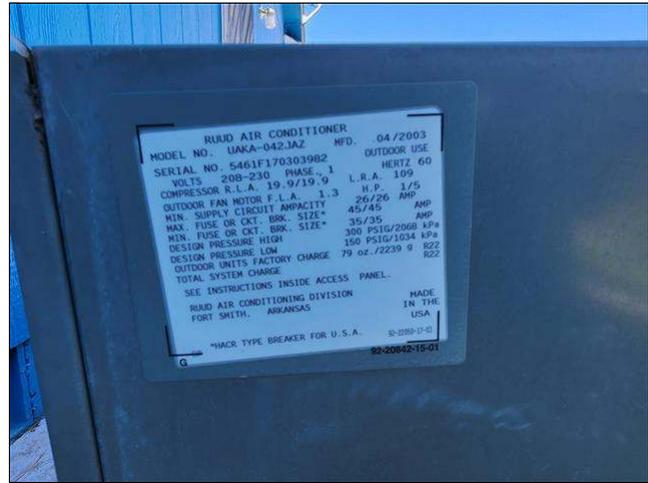
#### 10.5 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 50 degrees, and the return air temperature was 68 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 April 2003 by RUUD.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

#### 10.6 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

#### 10.8 DOORS UNDERCUT FOR AIR BALANCE

**Comments:** Inspected

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

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

## General Summary



### Clear Choice Home Inspection Services

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

**Customer**  
Rosemarie Conner

**Address**  
1459 Harvest Ave  
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

### 1.3 EXTERIOR DOORS

#### **Inspected - Appears Functional**

 Latch is missing for the living room sliding glass door, which leaves the home unsecured.

### 1.4 WINDOWS

#### **Inspected - Appears Functional**

 (2) Window is cloudy/condensation (lost seal) at the front dining room West window, South dining room window, Southwest guest bedroom, and guest bathroom window. 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. Roofing

### 2.1 ROOF COVERINGS

#### **Inspected**

 (3) NOTE: Small area of shingles damage noted at the Southeast corner of roof area, from past tree limbs.

### 3. Structural Components

#### 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.)

##### Inspected

-  (2) Construction debris (and/or trash) should be removed from the crawlspace area. Trash/Debris noted at various locations.

### 4. Electrical System

#### 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

-  NOTE: Fan blades are VERY loose at the living room ceiling light/fan fixture, and should be secured to prevent possible damage.

### 5. Plumbing System

#### 5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### Inspected

-  (1) Maintenance Item... The sinks drain slowly at the master bathroom. A qualified person should repair or correct as needed.
-  (2) Tub drain is leaking in the crawlspace area under the Guest Bathroom. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

### 7. Interiors

#### 7.5 WINDOWS (REPRESENTATIVE NUMBER)

##### Inspected

-  (1) Lower window lock/latch is broken at the master bedroom window (upper lock functions as intended).

#### 7.6 DOORS (REPRESENTATIVE NUMBER)

##### Inspected

-  The Privacy door needs strike and latch adjustment to latch properly at the Master Bathroom. This is a maintenance issue and is for your information. A qualified person should repair as needed.

#### 7.7 CLOSETS

##### Inspected

-  (2) The floor guides are missing/broken at the guest bedroom closet bi-pass doors. Recommend as to prevent track or roller slide damage.

### 8. Garage

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

##### Inspected

-  Occupant door is fire rated and weather stripped, and (does not) completely close with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home.

## 9. Insulation and Ventilation

### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Inspected



(2) The vapor barrier (plastic) on the crawlspace ground is out of position under Master bedroom and front Dining room areas, not fully covering the ground as intended. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair as needed.

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected



(2) The dryer vent piping has a damaged/bent/clogged vent hood outside, not allowing the vent to close when not in use. This condition could allow pest/rodent intrusion. I recommend repair as needed.

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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: 7/2/2024**  
**Report ID: CON145**

Customer Info:	Inspection Property:
Rosemarie Conner  <b>Customer's Real Estate Professional:</b> Thomas Vander Laan Coldwell Banker	1459 Harvest Ave Gardnerville NV 89410

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000 - 2,000	450.00	1	450.00

**Tax \$0.00**  
**Total Price \$450.00**

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