



Inspection Report

Property Address:

304 Kathy Ave.
Yerington NV 89447



Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
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Date: 2/21/2023	Time: 08:15 AM	Report ID: CRE304
Property: 304 Kathy Ave. Yerington NV 89447	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:

30 Years

Style of Home:

Ranch

Home Faces:

South

Client Is Present:

No

Weather:

Partly Cloudy

Temperature:

Below 50

Rain in last 3 days:

No

Square Foot:

1000 to 1300

1. Exterior

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

Styles & Materials

Siding Style:

Horizontal Lap

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel Clad w/glass insert

Appurtenance:

Covered porch

Patio

Driveway:

Concrete

Exterior Rear Door:

Aluminum Frame Sliding Glass

Windows:

Dual Pane Metal Framed Sliders

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

(1) Wall siding shows "bowed" areas across the North side of home, and appears was caused from past moisture absorption, most likely from roof run-off moisture splashing off the concrete. Gutters would be beneficial in this location.



1.1 Item 1(Picture) bowed siding at north side



1.1 Item 2(Picture) bowed siding at north side



(2) NOTE: There are a few areas of lower wall siding damage noted along the North side of home. Recommend further evaluation by a qualified person as needed.



1.1 Item 3(Picture) damaged wall siding at north side



1.1 Item 4(Picture) damaged lower edge at north side

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional



(1) Main entry door knob/handle is very stiff to operate, and should be serviced or repaired for easier access.



(2) Living room and Master bedroom sliding glass doors have NO lock installed at handles. Living room door has an operable lower security lock, however the master bedroom door security lock is broken.

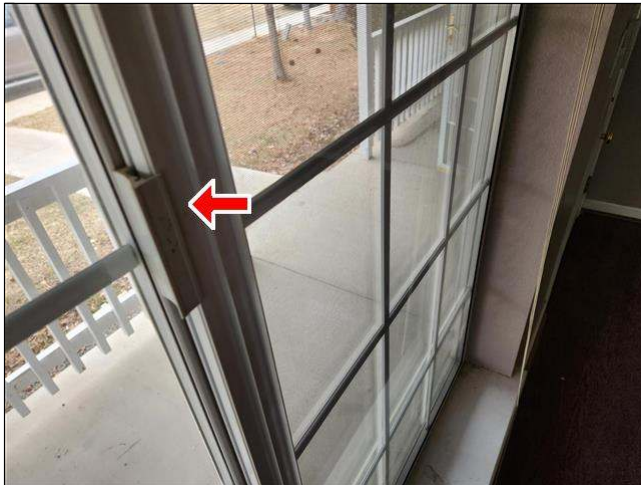


1.3 Item 1(Picture) broken lock at master sliding glass door

1.4 WINDOWS

Comments: Inspected - Appears Functional

(1) Living room and master bedroom sliding windows do not close far enough to latch, however the lower secondary lock does operate and secures the windows.



1.4 Item 1(Picture) do not close far enough to latch



1.4 Item 2(Picture) windows secure with secondary lock

 (2) Inside window pane is broken out at the master bathroom, and should be replaced.



1.4 Item 3(Picture) missing/broken window pane at master bathroom



(3) Window screens at various locations are damaged/missing and no longer functions properly. Recommend repair as needed.



1.4 Item 4(Picture) damaged window screens

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

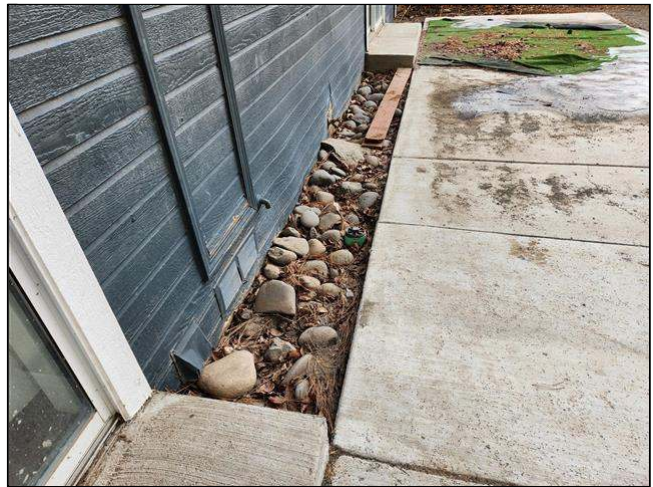
Comments: Inspected - Appears Functional



Grading at North side of home does not slope away from the foundation, and appears is catching roof run-off moisture and trapping the moisture against the home's foundation. Recommend correct slope to prevent excessive moisture against foundation.



1.7 Item 1(Picture) north foundation grading



1.7 Item 2(Picture) north foundation grading

1.8 GATES/FENCES

Comments: Inspected - Appears Functional

1.9 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:

3-Tab Fiberglass Composition

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Gable

Items

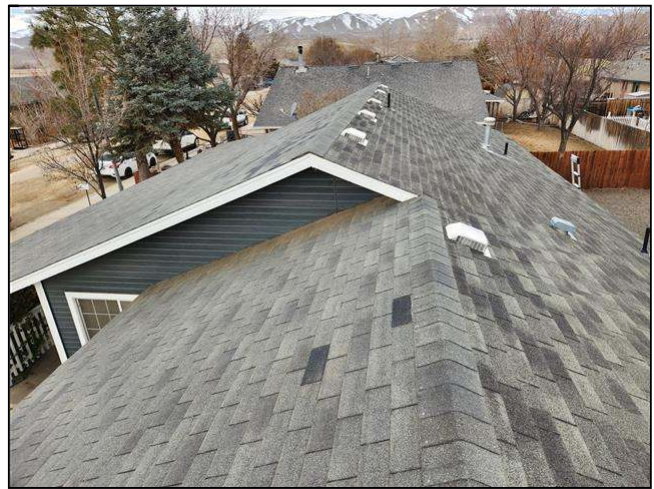
2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

(1) North Slope... The roof covering appears to be original (30 years) and is a 20 year asphalt/fiberglass Composition shingle that appears to be near/at the end of its useful life. Typical loss of granules noted from shingles. No major problems noted at time of inspection, with a few "patched" roofing areas. 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) north slope roof shingles

(2) The South Slope roof covering does not appear to be original, and is a 20 year 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. There are several replaced "wind-damaged" shingles, that appear to be installed correctly, and will not allow moisture intrusion. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired. Typically, the South facing roof covering materials would be deteriorated much sooner than the North facing shingles. The South slope roof covering appears in newer/better condition than the North slope, indicating they have been replaced.



2.1 Item 2(Picture) south slope roof shingles



2.1 Item 3(Picture) condition of roofing

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) plumbing vent pipes sealed well



2.3 Item 2(Picture) flue pipes sealed well

2.4 ROOF DRAINAGE SYSTEMS

Comments: Not Present

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

3. Structural Components

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

Styles & Materials

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

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected

Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Master 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

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.

3.3 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

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Moisture stains noted to roof sheathing at various locations, and appears to be caused from past roof covering issues that no longer exist. Stained areas are dry, and remain solid. No repairs needed at this time.



3.9 Item 1(Picture) moisture stains from past leaks

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet. Serviceable.

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

4. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below Ground - 220 volts

Number of Conductors:

Three

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

UFER Not Visible

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

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

Comments: Inspected

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



4.1 Item 1(Picture) main electrical panel



4.1 Item 2(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box and disconnect is located at the West 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, which is important for proper grounding (safety) of the home.

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

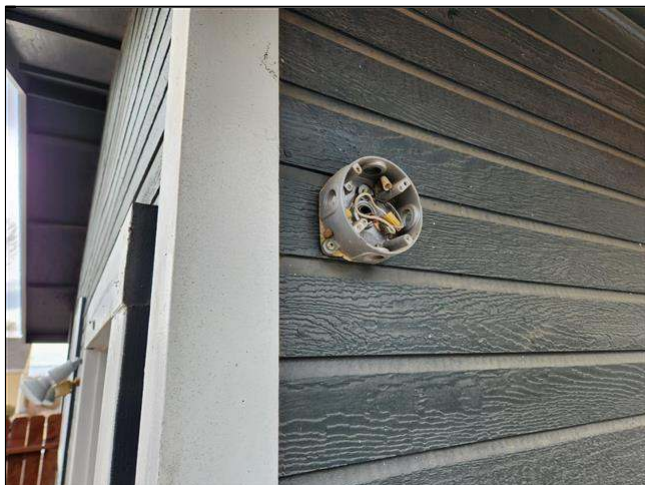
Comments: Inspected

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

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

-  (1) Unused wall light fixture box located at the Northeast corner of home should be capped/covered to protect wiring from weather and moisture.





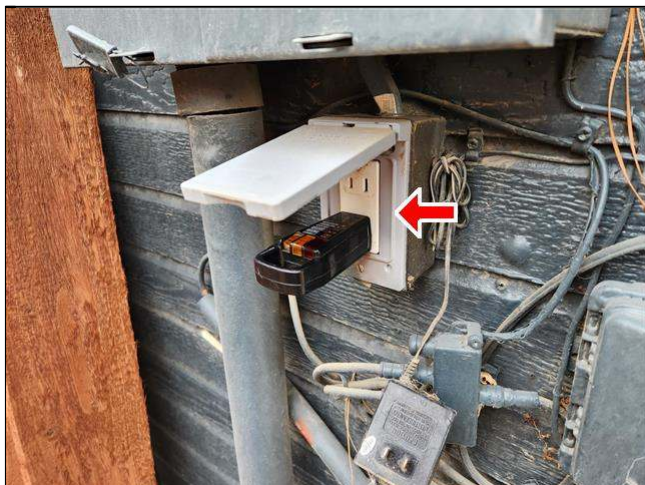
4.5 Item 1(Picture) electrical box at NE corner

-  (2) Missing outlet cover plate noted at the Southeast guest bedroom.

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

Comments: Inspected

-  (1) I was unable to verify the operation of light switches/fixtures at the following locations: Rear garage entry lighting, Laundry closet light, Guest bath ceiling light. Recommend current owner to verify proper operation of this/these item(s).
-  (2) Hot/Neutral wires are crossed (reverse polarity) at the following location: Exterior receptacle adjacent to the main electrical panel. Recommend repair by a qualified person.



4.6 Item 1(Picture) reverse polarity at exterior outlet

-  (3) Living room ceiling fan appears non-operational, however the fan blades are very loose and appear to be dragging. Recommend further evaluation by a qualified person.



4.6 Item 2(Picture) living room ceiling fan

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected



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



4.7 Item 1(Picture) faulty GFCI at front exterior wall



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

4.8 SMOKE DETECTORS

Comments: Inspected

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries every year.

4.9 CARBON MONOXIDE 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:

Public Utilities

Water Filters:

None

Plumbing Water Supply (into building):

Poly

Plumbing Water Distribution (inside building):

Polybutylene

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power Source:

Natural Gas (quick recovery)

Water Heater Capacity:

40 Gallon (2-3 people)

Water Heater Manufacturer:

STATE INDUSTRIES

Items

5.0 EXTERIOR WATER VALVES, AND HOSE BIBS

Seller is repairing Items 5.0(1) & 5.0(2)

Comments: Inspected



(1) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.



5.0 Item 1(Picture) north hose bib not secured



5.0 Item 2(Picture) north hose bib leaks into crawlspace



(2) The outside water faucet hose bib leaks when turned on at the (North side of home). Repairs are needed to stop leaking water from entering crawlspace area. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.

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

Comments: Inspected

(1) Plumbing supply distribution manifold was noted at the Utility Closet, with no obvious problems or leaks noted.



5.1 Item 1(Picture) distribution manifold

(2) The water pressure was tested at the front hose bib, pressure was 58 psi at time of inspection... Pressure regulator noted at the Southwest corner of crawlspace area, for future water pressure adjustments, if necessary.



5.1 Item 2(Picture) water pressure at SE hose bib



5.1 Item 3(Picture) pressure regulator in crawlspace



(3) NOTE: Water supply piping to Southeast corner hose bib, is not properly supported at the subfloor, and needs to be secured in-place "above" the ground.



5.1 Item 4(Picture) water supply pipe needs securing

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.3

HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

Water heater is located in the inside Utility Closet, and is strapped to current local codes. Temperature and Pressure Relief Valve is piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Drip leg has NOT been installed in the gas supply piping, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in 1994 (29 years old) by State Industries.



5.3 Item 1(Picture) water heater



5.3 Item 2(Picture) water heater burner compartment

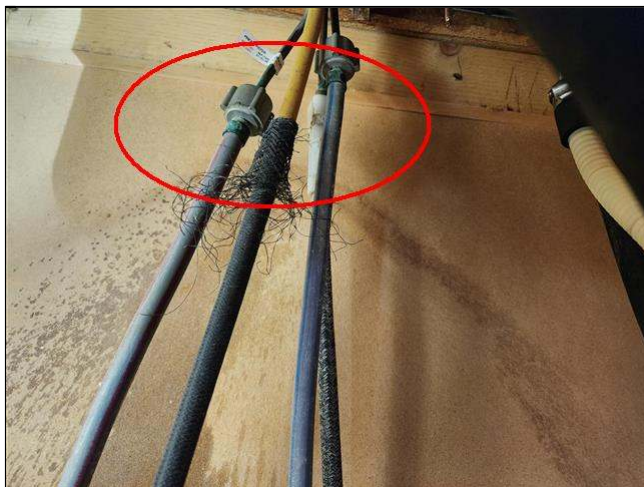
5.4 PLUMBING FIXTURES

Comments: Inspected

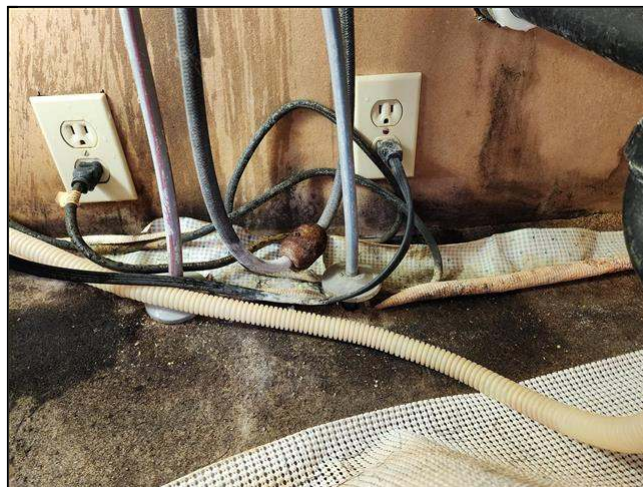
Seller is repairing Item 5.4(1)



(1) Kitchen sink faucet leaks at under-sink hose, and appears has leaked for some time. This has caused moisture damage to the lower cabinet shelf. Subfloor plywood shows signs of past moisture, however remain solid and serviceable at time of inspection.



5.4 Item 1(Picture) leaks at faucet hose



5.4 Item 2(Picture) moisture damage to lower shelf



5.4 Item 3(Picture) leaking under kitchen sink



5.4 Item 4(Picture) subfloor under kitchen sink remains solid



(2) NOTE: Guest Bathroom sink has chipped enamel/finish with rust showing, however there are no leaks noted. NOTE: Master bathroom sink is rusted, bent and seeps moisture through, and should be replaced.



5.4 Item 5(Picture) guest bathroom sink



5.4 Item 6(Picture) master bathroom sink



(3) Toilet flush handle does not function properly at the Master Bathroom. Recommend further evaluation and repair by a qualified person.



5.4 Item 7(Picture) master bathroom toilet flush handle

5.5 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.5 Item 1(Picture) laundry hook-ups



5.5 Item 2(Picture) laundry hook-ups

5.6 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected



(1) Recommend adjustment or repairs to prevent dragging, and permit master bathroom shower doors to function as intended.



5.6 Item 1(Picture) master bathroom shower doors



5.6 Item 2(Picture) seal shower enclosures as needed

(2) Recommend seal corners of tub/shower surrounds to prevent moisture intrusion into wall framing areas. Note: This is part of maintenance, and should be done as needed.

5.7 CHIMNEYS, FLUES AND VENTS

Comments: Inspected



Water heater/furnace flue pipe does not maintain the required 1" clearance to combustible materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.



5.7 Item 1(Picture) minimum 1" clearance from combustibles

5.8 COMBUSTION AIR

Comments: Inspected

The water heater closet has upper and lower vents installed for combustion, and appears adequate.

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

Comments: Inspected

5.10 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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



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

5.11 SUMP PUMP

Comments: Not Present

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:

ESTATE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

Built into Microwave

Range/Oven:

AMANA

Built in Microwave:

WHIRLPOOL

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen

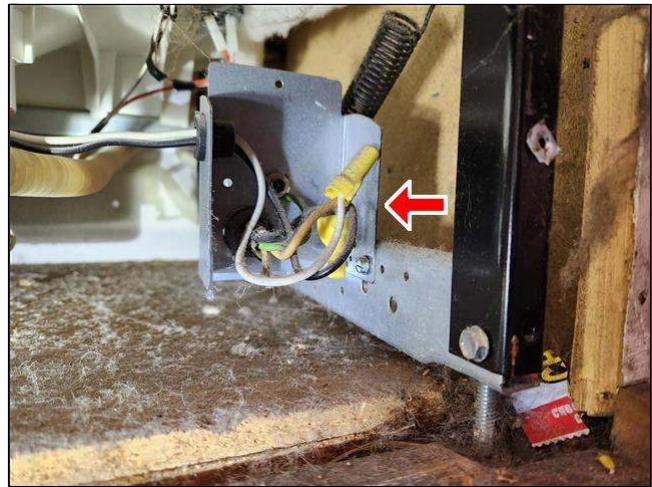
6.1 DISHWASHER

Comments: Inspected

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



6.1 Item 1(Picture) dishwasher hook-ups



6.1 Item 2(Picture) open wire connection under dishwasher

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

6.2 RANGES/OVENS/COOKTOPS

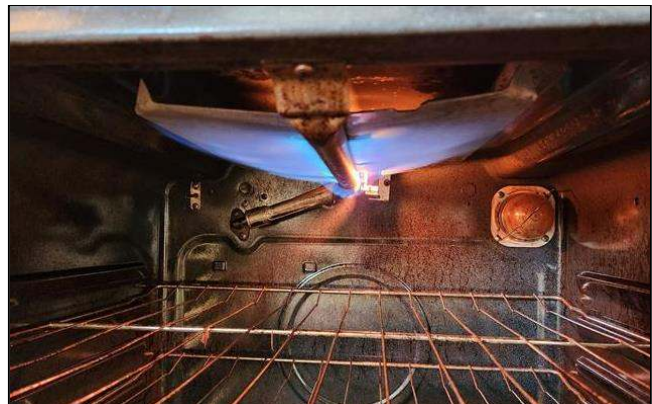
Comments: Inspected

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.

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.

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Laminated T&G

Linoleum

Interior Doors:

Hollow core Raised panel

Cabinetry:

Wood Face and Doors

Countertop:

Laminate

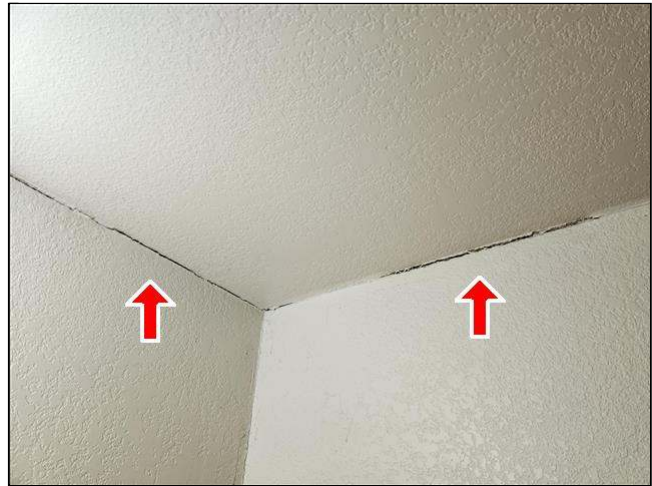
Items

7.0 CEILINGS

Comments: Inspected

 Settlement cracks noted at the Laundry closet wall/ceiling connection, and should be caulked.


7.0 Item 1(Picture) settlement cracks in laundry closet



7.0 Item 2(Picture) settlement cracks in laundry closet

7.1 WALLS

Comments: Inspected


 Drywall damage noted at the master bedroom corner, and should be repaired by a qualified person.


7.1 Item 1(Picture) master bedroom drywall damage

7.2

FLOORS

Comments: Inspected

-  The Linoleum is curling around edges and is not impervious to water at the Guest bath. While this damage is cosmetic, it should be repaired. A qualified contractor should inspect and repair as needed.



7.2 Item 1(Picture) guest bathroom floor/tub

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

-  Recommend caulking around sink at master bathroom to prevent moisture intrusion into lower cabinet.



7.3 Item 1(Picture) recommend seal around master bath sink

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.5 CLOSETS

Comments: Inspected

-  (1) Closet doors need adjusting to fit and operate properly at the Southeast guest bedroom.



7.5 Item 1(Picture) SE guest bedroom closet doors

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

7.6 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:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

Auto-opener Style:

Belt 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

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected

Ceilings finished with drywall, no problems noted.

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 WINDOWS

Comments: Inspected

8.7 GARAGE DOOR (S)

Comments: Inspected

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

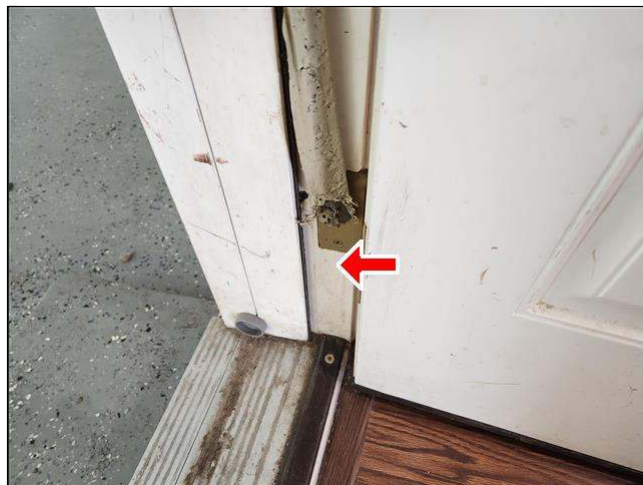
Comments: Inspected



Occupant door is fire rated and (not completely) weather stripped, and completely closes with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home. **Recommend repair/replace damaged weather stripping to function as intended.**



8.8 Item 1(Picture) damaged weather seal at occupant door



8.8 Item 2(Picture) damaged weather seal at occupant door

8.9 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

8.10 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.

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

Garage attic area as seen at time of inspection. NOTE: garage ceiling is insulated with R19 fiberglass bats.



8.11 Item 1(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:

Fiberglass Batts R-30

Ventilation:

Soffit and Roof Vents

Foundation Vents

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Aluminum

Exterior Vent Hood

Floor Insulation:

R-19 Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Attic insulation is Fiberglass Batt type approximately 9 to 10 inches thick (R30). No problems noted at time of inspection.



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) view of crawlspace insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The crawlspace area is insulated on the perimeter of the foundation using R19 fiberglass Batts, no problems noted.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

Vapor Barrier is 6 mil black 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 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



(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 2(Picture) clogged 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

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: Inter-City Products	Location of Heater: Inside Closet	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Evaporative Cooler
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: UNKNOWN	Number of AC Only Units: One

Items

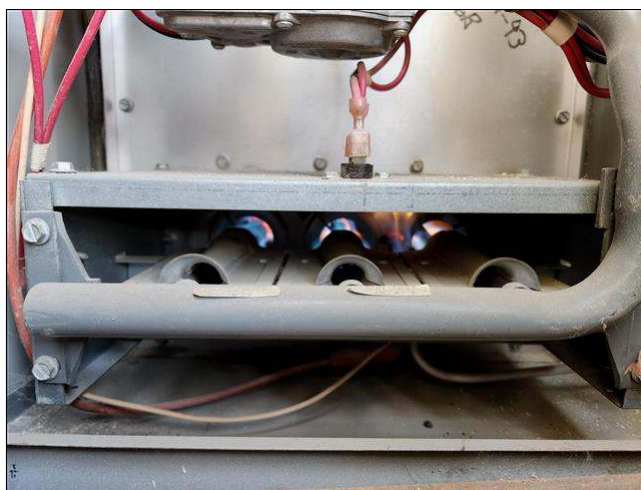
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating system was paced through it's normal sequence of operating modes, with no obvious defects noted at time of inspection. However, due to systems age, it is nearing the end of it's life expectancy (25-30 years), and future replacement should be considered. Until then, I recommend annual maintenance and a heat exchanger evaluation from a licensed HVAC contractor. Manufactured in 1993 by Inter City Products.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners



(2) NOTE: Heating equipment is difficult to access, requiring removal of several screws and a section of exterior siding. Recommend installing a more weather-resistant access door, as moisture stains are noted inside wall framing, indicating the access panel is not weather tight.



10.0 Item 3(Picture) access panel for furnace



10.0 Item 4(Picture) signs of moisture intrusion inside wall framing

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 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.

10.3 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.

10.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

The home uses an Evaporative Cooler located at the West gable end. Cooler has been winterized, and could not be checked for proper operation. Water pan appeared serviceable with no signs of past leaking. Could not determine if water pump functions properly. Cooler airflow is ducted through the attic area and discharges at the hallway ceiling register. No obvious problems noted.



10.4 Item 1(Picture) evaporative cooler



10.4 Item 2(Picture) cooler ducted through attic

10.5 NORMAL OPERATING CONTROLS

Comments: Not Inspected

10.6

PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

10.7 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

Address
304 Kathy Ave.
Yerington NV 89447

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

1. Exterior

1.1 WALL CLADDING

Inspected - Appears Functional



(2) NOTE: There are a few areas of lower wall siding damage noted along the North side of home. Recommend further evaluation by a qualified person as needed.

1.3 EXTERIOR DOORS

Inspected - Appears Functional



(1) Main entry door knob/handle is very stiff to operate, and should be serviced or repaired for easier access.



(2) Living room and Master bedroom sliding glass doors have NO lock installed at handles. Living room door has an operable lower security lock, however the master bedroom door security lock is broken.

1.4 WINDOWS

Inspected - Appears Functional



(2) Inside window pane is broken out at the master bathroom, and should be replaced.



(3) Window screens at various locations are damaged/missing and no longer functions properly. Recommend repair as needed.

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

Inspected - Appears Functional



Grading at North side of home does not slope away from the foundation, and appears is catching roof run-off moisture and trapping the moisture against the home's foundation. Recommend correct slope to prevent excessive moisture against foundation.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



(1) Unused wall light fixture box located at the Northeast corner of home should be capped/covered to protect wiring from weather and moisture.



(2) Missing outlet cover plate noted at the Southeast guest bedroom.

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

Inspected



(1) I was unable to verify the operation of light switches/fixtures at the following locations: Rear garage entry lighting, Laundry closet light, Guest bath ceiling light. Recommend current owner to verify proper operation of this/these item(s).



(2) Hot/Neutral wires are crossed (reverse polarity) at the following location: Exterior receptacle adjacent to the main electrical panel. Recommend repair by a qualified person.



(3) Living room ceiling fan appears non-operational, however the fan blades are very loose and appear to be dragging. Recommend further evaluation by a qualified person.

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected



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



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

5. Plumbing System

5.0 EXTERIOR WATER VALVES, AND HOSE BIBS

Inspected

Seller is repairing Items 5.0(1) & 5.0(2)



(1) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.



(2) The outside water faucet hose bib leaks when turned on at the (North side of home). Repairs are needed to stop leaking water from entering crawlspace area. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.

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

Inspected



(3) NOTE: Water supply piping to Southeast corner hose bib, is not properly supported at the subfloor, and needs to be secured in-place "above" the ground.

5.4 PLUMBING FIXTURES

Inspected

Seller is repairing Item 5.4(1)



(1) Kitchen sink faucet leaks at under-sink hose, and appears has leaked for some time. This has caused moisture damage to the lower cabinet shelf. Subfloor plywood shows signs of past moisture, however remain solid and serviceable at time of inspection.



(2) NOTE: Guest Bathroom sink has chipped enamel/finish with rust showing, however there are no leaks noted.
NOTE: Master bathroom sink is rusted, bent and seeps moisture through, and should be replaced.



(3) Toilet flush handle does not function properly at the Master Bathroom. Recommend further evaluation and repair by a qualified person.

5.6 TUB AND SHOWER WALLS, FLOORS, DOORS

Inspected



(1) Recommend adjustment or repairs to prevent dragging, and permit master bathroom shower doors to function as intended.

5.7 CHIMNEYS, FLUES AND VENTS

Inspected



Water heater/furnace flue pipe does not maintain the required 1" clearance to combustible materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.

6. Built-In Kitchen Appliances

6.1 DISHWASHER

Inspected



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

7. Interiors

7.0 CEILINGS

Inspected



Settlement cracks noted at the Laundry closet wall/ceiling connection, and should be caulked.

7.1 WALLS

Inspected



Drywall damage noted at the master bedroom corner, and should be repaired by a qualified person.

7.2 FLOORS

Inspected



The Linoleum is curling around edges and is not impervious to water at the Guest bath. While this damage is cosmetic, it should be repaired. A qualified contractor should inspect and repair as needed.

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected



Recommend caulking around sink at master bathroom to prevent moisture intrusion into lower cabinet.

7.5 CLOSETS

Inspected



(1) Closet doors need adjusting to fit and operate properly at the Southeast guest bedroom.

8. Garage

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

Inspected



Occupant door is fire rated and (not completely) weather stripped, and completely closes with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home. **Recommend repair/replace damaged weather stripping to function as intended.**

9. Insulation and Ventilation

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.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Inspected



(2) NOTE: Heating equipment is difficult to access, requiring removal of several screws and a section of exterior siding. Recommend installing a more weather-resistant access door, as moisture stains are noted inside wall framing, indicating the access panel is not weather tight.

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: 2/21/2023
Report ID: CRE304

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	304 Kathy Ave. Yerington NV 89447

Inspection Fee:

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

Tax \$0.00
Total Price \$

Payment Method:
Payment Status: Paid
Note: