



Inspection Report

Valerie Chargualaf

Property Address:
1241 Esther Way
Minden NV 89423



Clear Choice Home Inspection Services

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Received and Reviewed by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 11/4/2024	Time: 09:00 AM	Report ID: CHA124
Property: 1241 Esther Way Minden NV 89423	Customer: Valerie Chargualaf	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:

34 Years

Style of Home:

Ranch

Home Faces:

North

Client Is Present:

No

Weather:

Clear

Temperature:

From Below 32

Rain in last 3 days:

No

Square Foot:

2500 to 3000

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:

Press Board Siding

Exterior Entry Door:

Steel clad

Appurtenance:

Covered Patio

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Aluminum Frame Sliding Glass

Windows:

Dual Pane Metal Framed

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 west exterior



1.0 Item 2(Picture) view of south exterior



1.0 Item 3(Picture) view of east exterior



1.0 Item 4(Picture) view of north 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 compressed board that appears in average 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

1.4 WINDOWS

Comments: Inspected - Appears Functional

Windows are metal/vinyl framed, dual pane/thermal insulated sliding and single hung windows, all operate and secure.

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

 The fascia boards at eaves are peeling paint, with fascia board at East facing upper roof area being damaged from moisture absorption, and swollen/warped ends at South side of home. Further deterioration may occur if not corrected. Recommend paint fascia boards by a qualified person as needed.



1.5 Item 1(Picture) fascia peeling paint



1.5 Item 2(Picture) fascia peeling paint



1.5 Item 3(Picture) east facing upper fascia boards



1.5 Item 4(Picture) warped fascia at south side

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

Comments: Inspected - Appears Functional

Recommend caulking maintenance and prep/paint for weather protection at rear patio roof support posts.



1.6 Item 1(Picture) showing deterioration from missing paint

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

Comments: Inspected - Appears Functional

-  (1) Grading at North side of home does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation.



1.7 Item 1(Picture) foundation grading at north side



(2) Concrete walkway has been pushed-up (apparently from tree roots), creating an uneven surface and could pose a trip hazard.



1.7 Item 2(Picture) walkway pushed up



1.7 Item 3(Picture) walkway pushed up

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

Comments: Inspected - Appears Functional

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

2. Roofing

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

Styles & Materials

Roof Covering:
Architectural Asphalt/Fiberglass Comp

Chimney (exterior):
Metal Flue Pipe

Viewed roof covering from:
Walked roof

Roof Type:
Gable

Sky Light(s):
None

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) vie of roof



2.0 Item 3(Picture) view of roof



2.0 Item 4(Picture) view of roof

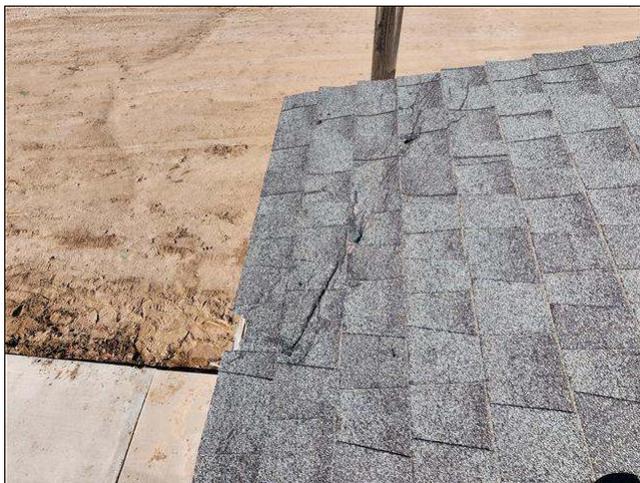
2.1 ROOF COVERINGS

Comments: Inspected

(1) North, East and West slopes... The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining. Typical loss of granules noted from shingles. No problems noted at time of inspection.



(2) South Slope of Roof... The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle that is showing more advanced age, with approximately 5 to 7 years of it's life remaining, and several age cracked shingles noted. Advanced loss of granules noted from shingles. 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) damage at southwest corner



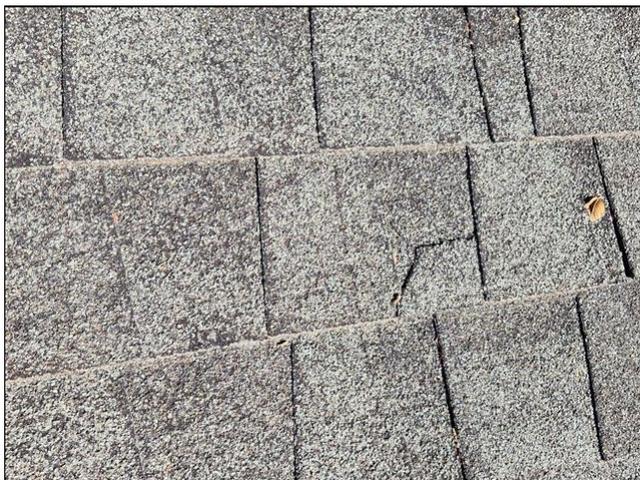
2.1 Item 2(Picture) age cracked shingle



2.1 Item 3(Picture) age cracked shingle



2.1 Item 4(Picture) age cracked shingle



2.1 Item 5(Picture) age cracked shingle

(3) South Slope of Roof... The asphalt composition shingle roof had visible widespread random cracking. 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 6(Picture) craze cracking



2.1 Item 7(Picture) craze cracking

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: 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 Poured concrete slab	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 6 Wood Joists 3/4" OSB Subfloor plywood Poured Concrete Slab
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: Crawled	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



3.0 Item 5(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) Main House... 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.

(2) Addition... The structure has a concrete slab floor, which is only visible at the outer foundation walls. No obvious signs of cracking/heaving noted at the interior floor surfaces. No problems noted at time of inspection.

 (3) Construction debris (and/or trash) should be removed from the crawlspace area. Trash/Debris noted at the following locations: Under guest bathroom area.



3.2 Item 1(Picture) construction debris in crawlspace



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

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



3.6 Item 1(Picture) subfloor not fully visible

(2) Addition... The floor system is a poured concrete slab, and not visible due to finish flooring. No obvious problems noted at time of inspection.

3.7 CEILINGS (structural)

Comments: Inspected

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

3.8 VIEW OF ATTIC

Comments: Inspected

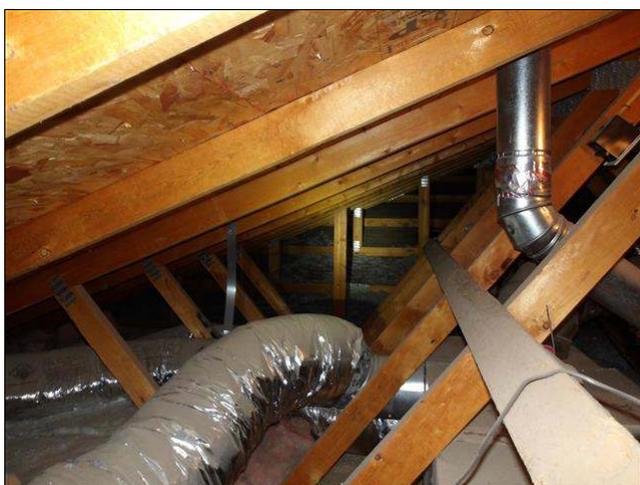
(1) The Master bedroom Attic, as seen at time of Inspection.



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

(2) The Main House Attic, as seen at time of Inspection.



3.8 Item 5(Picture) view of attic



3.8 Item 6(Picture) view of attic



3.8 Item 7(Picture) view of attic



3.8 Item 8(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet and Guest bedroom. Serviceable... NOTE: recommend repair/adjust main house attic access panel to fit properly into the opening, is currently too tight.



3.10 Item 1(Picture) access panel does not fit properly

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: Overhead Service - 220 volts	Number of Conductors: Three	Panel capacity: 125 AMP
Panel Type: Circuit breakers	Branch wire 15 and 20 AMP: Copper	Wiring Methods: NMC -Sheathed Non Metallic Cable
Grounding Type: UFER -Bonded to Plumbing		

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The Electrical Service Entrance is Overhead. Weather Bulkhead and connections appear in Serviceable condition. Conductors have proper clearance from ground, with "drip loop" noted.



4.0 Item 1(Picture) proper drip loop

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.



4.5 Item 1(Picture) open grounded outlet



4.5 Item 2(Picture) open grounded outlet

 (2) Loose receptacle noted at the 2nd guest bedroom North wall. Though this is a minor repair, it needs to be corrected. I recommend repair as needed by a qualified person.

RE: ITEM 4.5(2) -- Please see Exhibit: Seller Repair Itemization



4.5 Item 3(Picture) loose receptacle

 (3) Non-operational receptacle noted at the hallway. Recommend further evaluation/repair by a licensed Electrician.

RE: ITEM 4.5(3) -- Please see Exhibit: Seller Repair Itemization



4.5 Item 4(Picture) non-operational outlet at hallway

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) Dual light switches are noted installed at living room and appears to be for individually controlled light and fan operation. The light/fan fixture presently operates from one control, leaving the second switch non-operational. No problems noted.



4.6 Item 1(Picture) dual switches for living room ceiling fixture



4.6 Item 2(Picture) fan only fixture

 (2) Hot/Neutral wires are crossed (reverse polarity) at the following location: Guest Bathroom outlet. Recommend repair by a qualified person.

RE: ITEM 4.6(2) -- Please see Exhibit: Seller Repair Itemization



4.6 Item 3(Picture) reverse polarity outlet

 (3) I was unable to verify the operation of light switches/fixtures at the following locations: Ceiling light at Master bedroom entry, and Master bedroom ceiling fans. Recommend current owner to verify proper operation of this/these item(s).



4.6 Item 4(Picture) could not verify proper operation

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCI protected receptacles were noted at Kitchen, Bathrooms, and Exterior locations. All GFCI outlets "trip" and "reset" as intended.

4.8 SMOKE DETECTORS

Comments: Inspected

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

4.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

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

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

5. Plumbing System

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

Styles & Materials

Water Source: Well	Water Filters: Reverse Osmosis-Water Softener-Sediment Filter	Plumbing Water Supply (into building): Copper PEX
Plumbing Water Distribution (inside building): Copper	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: CRAFTMASTER

Items

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

Comments: Inspected

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



5.0 Item 1(Picture) location of water shut-off valves



5.0 Item 2(Picture) location of water shut-off valves

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

 Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. **RE: ITEMS 5.1 -- Please see Exhibit: Seller Repair Itemization**



5.1 Item 1(Picture) north hose bib loose

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

Comments: Inspected

(1) The water supply system was fully operational as intended at time of inspection. The working system pressure fluctuated between 35 and 55 psi during the inspection. Pressure tank is 119 gallon, and the pump controller is for 3/4 h.p. pump, which is not visible or accessible.



5.2 Item 1(Picture) well pump equipment



5.2 Item 2(Picture) well pump equipment

(2) Reverse Osmosis water purification system noted installed in the garage. System was not checked for proper operation, however there are no leaks noted at the storage tank, filters or water lines. Water appears clear/pure at dispenser, however was not tested for purification.

Water Softener system (with salt tank) noted installed in the Garage. System was not checked for proper operation, however there are no leaks noted at the storage tank, filters or water lines. No problems noted at time of inspection. Recommend contacting the installer/manufacturer for information on life expectancy or condition.



5.2 Item 3(Picture) reverse osmosis system



5.2 Item 4(Picture) water softener system

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

-  (1) The 2" waste line is cracked and leaks in the crawlspace area under the guest bathroom. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed. **RE: ITEM 5.3(1) -- Please see Exhibit: Seller Repair Itemization**



5.3 Item 1(Picture) cracked pipe under guest bathroom



5.3 Item 2(Picture) moisture from leak

-  (2) Toilet drain is leaking in the crawlspace area under the Guest Bathroom, with drain pipe resting heavy on the subfloor girder beam. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

RE: ITEM 5.3(2) -- Please see Exhibit: Seller Repair Itemization



5.3 Item 3(Picture) leaking toilet drain under guest bathroom



5.3 Item 4(Picture) moisture from leak

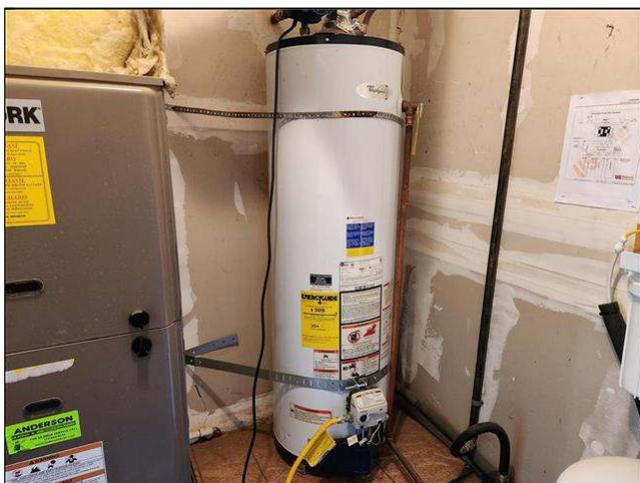


5.3 Item 5(Picture) pipe resting on girder beam

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 partially strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No major problems noted at time of inspection... Manufactured in 2012 by US Craftmaster.



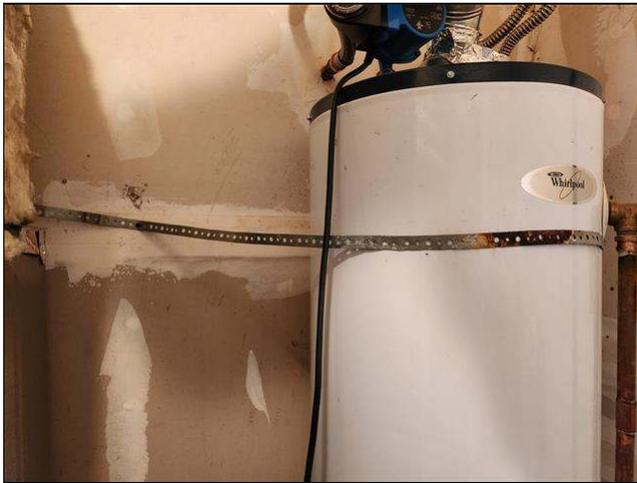
5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

RE: ITEM 5.4(2) -- Please see Exhibit: Seller Repair Itemization

-  (2) Water heater is not properly strapped with approved seismic strapping material (**upper strap uses improper material, and fasteners**). The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".



5.4 Item 3(Picture) incorrect upper strap



5.4 Item 4(Picture) incorrect fasteners

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



5.4 Item 5(Picture) recirculation pump

- (4) NOTE: Slight "Knocking" noise heard coming from water heater while unit was heating. This condition is often caused by calcium build-up at the bottom of the water heater tank, being "pushed up" by boiling water. Flushing of the water heater 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

Upper and lower Combustion Air vents were noted in the garage area for proper combustion of gas appliances. Appears adequate.

5.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected**5.11 MAIN FUEL SHUT OFF (Describe Location)****Comments:** Inspected

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



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

5.12 SUMP PUMP**Comments:** Not Present

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: KITCHEN AID	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: VENTED Built into Microwave
Range/Oven: KITCHEN AIDE	Built in Microwave: LG	Refrigerator: LG

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

6.1 DISHWASHER

Comments: Inspected

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

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The gas Range was inspected at all burners and settings. The Electric double Oven was inspected at all heating elements and random settings. No problems noted at time of inspection. NOTE: Gas shut-off valve is located under the cooktop range, and requires removing a drawer for access.



6.2 Item 1(Picture) gas shut-off valve behind drawer

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.

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 35 and 11 degrees respectively at time of inspection.

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

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet and Tile

Rigid Core Vinyl Plank Flooring

Interior Doors:

Hollow core Raised panel

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Granite/Marble

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

(1) The sheetrock on the wall has a few settlement cracks at the Living Room. This damage is considered cosmetic. A qualified person should repair or replace as needed.



7.2 Item 1(Picture) normal settlement cracks



7.2 Item 2(Picture) normal settlement cracks

(2) NOTE: Minor drywall repairs are needed at the Living room East wall, where entertainment center was located.



7.2 Item 3(Picture) minor drywall repairs needed

7.3 FLOORS

Comments: Inspected

Carpet is stained in areas, no major problems noted.

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 CLOSETS

Comments: Inspected

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

7.7 ATTACHED FIXTURES

Comments: Inspected

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: CHAMBERLAIN	Auto-opener Style: Chain 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 interior

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected

(1) Ceilings finished with drywall, with typical settlement cracks.



8.2 Item 1(Picture) typical settlement cracks



(2) Garage ceiling drywall is the Fire-separation wall between the garage and the house attic area, and should be repaired including mud and taped at seams.



8.2 Item 2(Picture) drywall repair needed at ceiling

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

 NOTE: There are a few minor drywall repairs needed at the garage Fire-separation wall between the garage and the house.



8.3 Item 1(Picture) needs mud and tape



8.3 Item 2(Picture) drywall needs repaired



8.3 Item 3(Picture) drywall needs repaired

8.4

GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks and slight crumbling of concrete at front exterior edge.



8.4 Item 1(Picture) slight crumbling of concrete

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

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 GARAGE ROOF

Comments: Inspected

Moisture stains noted at the garage ceiling and wall finish, however appears to be caused from past roof covering issues that no longer exist.



8.11 Item 1(Picture) moisture stains from past leaks



8.11 Item 2(Picture) moisture stains from past leaks



8.11 Item 3(Picture) moisture stains from past leaks



8.11 Item 4(Picture) no problems at garage roof

8.12 ROOF STRUCTURE and ATTIC

Comments: Inspected

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



8.12 Item 1(Picture) view of garage roof structure



8.12 Item 2(Picture) view of garage roof structure

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

R 38 Loose Fill Fiberglass

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
R-19 Insulated Floor Joists

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

(1) Master Bedroom attic insulation is loose-fill, and is approximately 14 to 16 inches deep. (R-38) No problems noted.



9.0 Item 1(Picture) view of attic insulation

(2) The Main House attic insulation is loose-fill, and is approximately 14 to 16 inches deep. (R-38) No major problems noted... Attic insulation has been pulled back for installations/repairs over the hall bathroom area. Recommend re-installing insulation in this area to maximize heating/cooling efficiency and comfort.



9.0 Item 2(Picture) view of main house attic insulation



9.0 Item 3(Picture) pulled back for past repairs

9.1 INSULATION UNDER FLOOR SYSTEM**Comments:** Inspected

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



9.1 Item 1(Picture) view of subfloor insulation

(2) Main House... The crawlspace area is insulated on the perimeter of the inner foundation wall using R13 fiberglass bats. Insulation is falling away from the foundation stemwall at various locations. Recommend securing insulation to foundation wall to maximize the home's efficiency and comfort.



9.1 Item 2(Picture) fallen crawlspace insulation



9.1 Item 3(Picture) fallen crawlspace insulation



9.1 Item 4(Picture) fallen crawlspace insulation

(3) Addition... Not inspected, not visible, beneath the concrete slab floor.

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, gable, and roof vents. The crawlspace uses foundation vents, and appears adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

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



9.4 Item 1(Picture) properly vented to exterior

9.5 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): Two
Heat System Brand: RHEEM YORK	Location of Heater: Garage Attic	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: CARRIER GUARDIAN	Number of AC Only Units: Two
Cooling Tons: 3 ton 2.5 ton		

Items

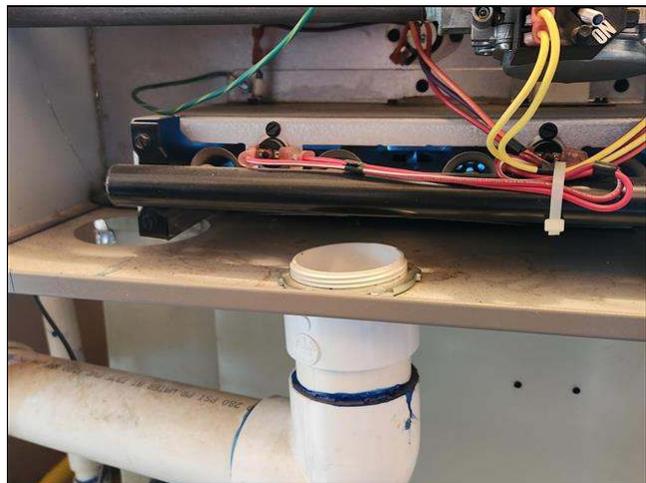
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) Main House... The heating equipment is NOT original (15 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 80,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2009 by YORK heating.



10.0 Item 1(Picture) main house furnace

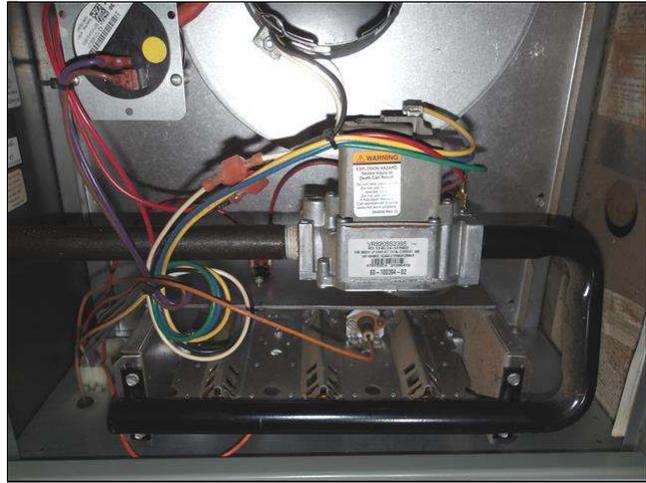


10.0 Item 2(Picture) furnace burners

(2) Master Bedroom... The heating equipment is original (16 years). The furnace is a Horizontal Upflow natural gas fired forced air unit, Rated at 75,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2008 by Rheem Heating.



10.0 Item 3(Picture) master bedroom furnace



10.0 Item 4(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



There is NO heating discharging from the South living room floor registers. Supply ducting was noted to be disconnected in the crawlspace area. Recommend further evaluation/repair by a qualified person.



10.3 Item 1(Picture) supply duct for living room



10.3 Item 2(Picture) no heat at living room registers

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

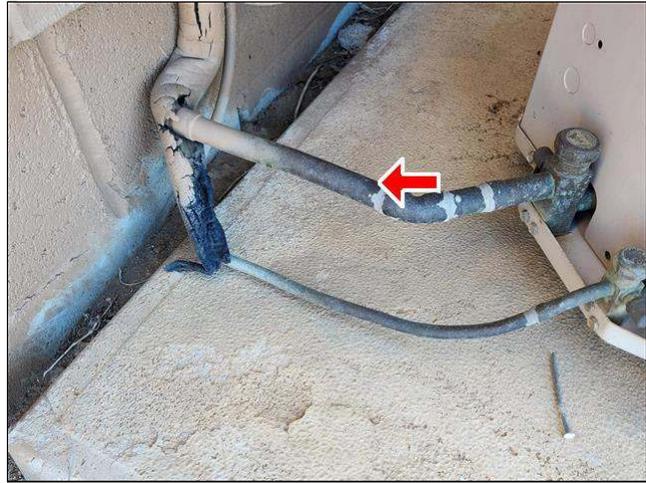
10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

(1) Main House... Performed a visual only inspection. The A/C was not tested for proper operation due to the outside air temperature being 46 degrees or less, and possibility of cooling equipment failure could occur. 60 degree minimum ambient temperature must be achieved for safe compressor operation. NOTE: Licensed HVAC Contractors possess the required knowledge and equipment to check operation of cooling system in cold weather. Recommend consulting an HVAC Contractor for further evaluation of cooling system as desired. We did not inspect this unit(s). 3 ton unit Manufactured in 1992 by CARRIER.... NOTE: The foam sleeve on suction line is beginning to deteriorate. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



10.5 Item 1(Picture) main house condensing unit



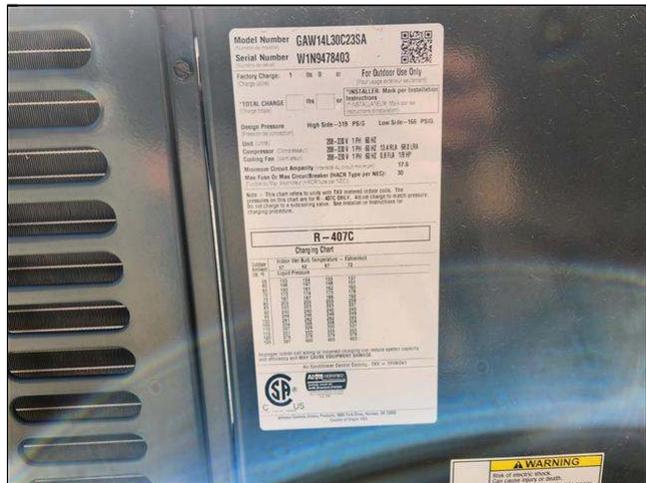
10.5 Item 2(Picture) missing insulation

(2) The condenser compressor is not level. These units are required to be semi-level for proper operation. Recommend monitor condenser for further movement. A licensed HVAC contractor should service or repair unit as needed.

(3) Addition Building... Performed a visual only inspection. The A/C was not tested for proper operation due to the outside air temperature being 46 degrees or less, and possibility of cooling equipment failure could occur. 60 degree minimum ambient temperature must be achieved for safe compressor operation. NOTE: Licensed HVAC Contractors possess the required knowledge and equipment to check operation of cooling system in cold weather. Recommend consulting an HVAC Contractor for further evaluation of cooling system as desired. We did not inspect this unit(s). 2.5 ton unit Manufactured in 2019 by Guardian.



10.5 Item 3(Picture) master bedroom condensing unit



10.5 Item 4(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Not 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.

11. Fireplaces

Styles & Materials

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

Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

11.1 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Inspected

Woodstove appears operational, with stovepipe fastened securely. Clearances to combustibles appears acceptable. Door seals and damper controls appear serviceable. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the woodstove, pipe systems and code compliance, as needed.



11.1 Item 1(Picture) living room woodstove



11.1 Item 2(Picture) woodstove burn box

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Comments: Inspected

Chimney pipe has proper clearances from combustibles at ceiling and roof penetrations.



11.3 Item 1(Picture) proper clearances through attic

12. Additional Building

Styles & Materials

Roofing Material: Ribbed Metal Roofing	Roof Structure: Steel Frame/ 2x8 Purlins	Wall Cladding: Ribbed Metal
Exterior Doors: Steel Clad	Foundation: Concrete Slab	Electrical: NMC-Sheathed Non Metallic
Insulation: Not Visible	Heating/Cooling: None Noted	Garage Door Opener: None Noted
Garage Door: Metal		

Items

12.0 VIEW OF EXTRA BUILDING

Comments: Inspected

View of additional building, as seen at time of inspection.



12.0 Item 1(Picture) view of exterior



12.0 Item 2(Picture) view of interior

12.1 WALL CLADDING

Comments: Inspected

Siding material is ribbed metal with sealed fasteners. Material is secured well at all sides, with proper use of flashings where needed. Insulated foam was noted at ribbed areas to prevent access for birds, and to help with heating the building. No problems noted at time of inspection.



12.1 Item 1(Picture) view of exterior wall cladding



12.1 Item 2(Picture) view of exterior wall cladding

12.2 WINDOWS and DOORS

Comments: Inspected

NOTE: Roll-up door at North side of garage begins to rub against side wall of building at approximately 60% open. Door operates and secures as intended.



12.2 Item 1(Picture) north roll-up door

12.3 ROOFING (Type of Material and Condition)

Comments: Inspected

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



12.3 Item 1(Picture) view of roof



12.3 Item 2(Picture) view of roof

12.4 STRUCTURAL COMPONENTS

Comments: Inspected

The Shop building has steel beam construction with cables used to maintain shear strength for structural integrity. All beam connections are tight. All cable connections appear in good condition, and are tight. No problems noted at time of inspection.



12.4 Item 1(Picture) structural cables



12.4 Item 2(Picture) structural beams and purlins

12.5 FOUNDATION**Comments:** Inspected

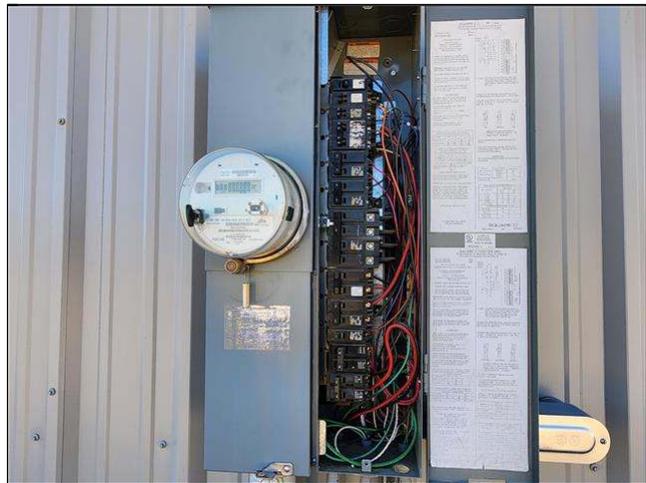
Structure has a concrete slab floor, and only visible at the outer foundation wall. No problems noted at time of inspection.

12.6 ELECTRICAL**Comments:** Inspected

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



12.6 Item 1(Picture) main garage panel



12.6 Item 2(Picture) main panel conductors

12.7 PLUMBING**Comments:** Inspected**12.8 INSULATION****Comments:** Not Present**12.9 HEATING and COOLING****Comments:** Not Present**12.10 GARAGE DOOR OPENER****Comments:** Not Present**12.11 FLOOR****Comments:** Inspected

Garage floor is poured concrete, in serviceable condition. Note: Only partially inspected due to personal belongings.

General Summary



Clear Choice Home Inspection Services

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

Customer
Valerie Chargualaf

Address
1241 Esther Way
Minden NV 89423

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

1.5 EAVES, SOFFITS AND FASCIAS

Inspected - Appears Functional



The fascia boards at eaves are peeling paint, with fascia board at East facing upper roof area being damaged from moisture absorption, and swollen/warped ends at South side of home. Further deterioration may occur if not corrected. Recommend paint fascia boards by a qualified person as needed.

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

Inspected - Appears Functional



(1) Grading at North side of home does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation.



(2) Concrete walkway has been pushed-up (apparently from tree roots), creating an uneven surface and could pose a trip hazard.

2. Roofing

2.1 ROOF COVERINGS

Inspected

-  (2) South Slope of Roof... The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle that is showing more advanced age, with approximately 5 to 7 years of it's life remaining, and several age cracked shingles noted. Advanced loss of granules noted from shingles. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired.

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

-  (3) Construction debris (and/or trash) should be removed from the crawlspace area. Trash/Debris noted at the following locations: Under guest bathroom area.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected RE: ITEMS 4.5(1)(2)(3) -- Please see *Exhibit: Seller Repair Itemization*

-  (1) Open grounded receptacles noted at the 1st guest bedroom North wall, 3rd guest bedroom South and East walls (3 outlets), and Master bedroom closet north wall outlet, which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.
-  (2) Loose receptacle noted at the 2nd guest bedroom North wall. Though this is a minor repair, it needs to be corrected. I recommend repair as needed by a qualified person.
-  (3) Non-operational receptacle noted at the hallway. Recommend further evaluation/repair by a licensed Electrician.

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 RE: ITEM 4.6(2) -- Please see *Exhibit: Seller Repair Itemization*

-  (2) Hot/Neutral wires are crossed (reverse polarity) at the following location: Guest Bathroom outlet. Recommend repair by a qualified person.
-  (3) I was unable to verify the operation of light switches/fixtures at the following locations: Ceiling light at Master bedroom entry, and Master bedroom ceiling fans. Recommend current owner to verify proper operation of this/these item(s).

5. Plumbing System

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Inspected

-  Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. RE: ITEMS 5.1 -- Please see *Exhibit: Seller Repair Itemization*

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected RE: ITEM 5.3 (1)(2) -- Please see *Exhibit: Seller Repair Itemization*

-  (1) The 2" waste line is cracked and leaks in the crawlspace area under the guest bathroom. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.
-  (2) Toilet drain is leaking in the crawlspace area under the Guest Bathroom, with drain pipe resting heavy on the subfloor girder beam. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.

5.4 HOT WATER SYSTEMS, CONTROLS,

Inspected

-  (2) Water heater is not properly strapped with approved seismic strapping material (**upper strap uses improper material, and fasteners**). The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".

RE: ITEM 5.4(2) -- Please see *Exhibit: Seller Repair Itemization*

8. Garage

8.2 GARAGE CEILINGS

Inspected

-  (2) Garage ceiling drywall is the Fire-separation wall between the garage and the house attic area, and should be repaired including mud and taped at seams.

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Inspected

-  NOTE: There are a few minor drywall repairs needed at the garage Fire-separation wall between the garage and the house.

10. Heating / Central Air Conditioning

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

Inspected

-  There is NO heating discharging from the South living room floor registers. Supply ducting was noted to be disconnected in the crawlspace area. Recommend further evaluation/repair by a qualified person.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kenneth Vandervort

INVOICE



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

Inspection Date: 11/4/2024
Report ID: CHA124

Customer Info:	Inspection Property:
Valerie Chargualaf Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	1241 Esther Way Minden NV 89423

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	475.00	1	475.00

Tax \$0.00
Total Price \$475.00

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