



Inspection Report

Suzanne Bornstein

Property Address:
2747 Stewart Ave.
Minden NV 89423



Clear Choice Home Inspection Services

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Wellington, NV 89444
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Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 9/11/2023	Time: 07:30 AM	Report ID: BOR274
Property: 2747 Stewart Ave. Minden NV 89423	Customer: Suzanne Bornstein	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:

33 Years

Style of Home:

Ranch

Home Faces:

West

Client Is Present:

No

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

2200 to 2500

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 Entry

Driveway:

Asphalt

Exterior Rear Door:

Aluminum Frame Sliding Glass

Windows:

Thermal insulated - Vinyl framed

Double Hung and Sliders

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior



1.0 Item 3(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional



Siding in contact with the ground in areas across the South side, Southeast corner, and East side of the home. This condition can rapidly deteriorate siding materials. Recommend correct grade to eliminate ground contact.



1.1 Item 1(Picture) south wall siding



1.1 Item 2(Picture) southeast corner siding



1.1 Item 3(Picture) southeast corner siding



1.1 Item 4(Picture) east wall siding

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional


1.3

EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

-  Jamb spring(s) is weak or no longer works properly at the living room window. A repair may be needed. A qualified contractor should inspect and repair as needed.... All other windows operate and secure as intended.



1.4 Item 1(Picture) living room window

1.5 EAVES, SOFFITS AND FASCIAS


Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

-  Grading at East side does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation.



1.7 Item 1(Picture) negative grade at east wal

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

Comments: Inspected - Appears Functional

1.9 ADDITIONAL BUILDINGS/ROOMS ON PROPERTY

Comments: Inspected - Appears Functional

Rear Property Storage Shed... Building shows signs of moisture intrusion at the interior drywall, with several damaged roof shingle areas noted. ... Electrical to shed was non-operational at time of inspection.... Entry door to shed is damaged from moisture absorption, and will need replacement.



1.9 Item 1(Picture) rear property storage shed



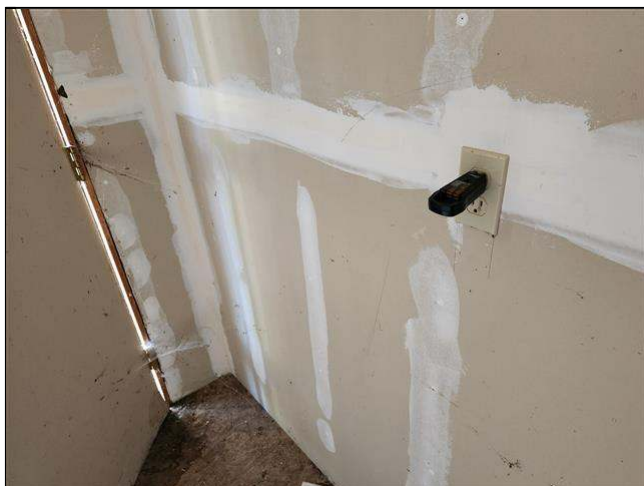
1.9 Item 2(Picture) moisture damaged door



1.9 Item 3(Picture) signs of moisture intrusion



1.9 Item 4(Picture) signs of moisture intrusion



1.9 Item 5(Picture) electrical non-operational



1.9 Item 6(Picture) damaged roofing shingles

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

Sky Light(s):

None

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



The roof covering appears to be original (33 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Advanced loss of granules noted from shingles. Ridge cap shingles are missing in a few areas. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.



2.1 Item 1(Picture) condition of roofing



2.1 Item 2(Picture) condition of roofing



2.1 Item 3(Picture) condition of roof



2.1 Item 4(Picture) condition of roofing



2.1 Item 5(Picture) missing ridge cap shingles



2.1 Item 6(Picture) missing ridge cap shingles



2.1 Item 7(Picture) condition of roofing



2.1 Item 8(Picture) missing ridge cap shingles

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



(1) There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas.

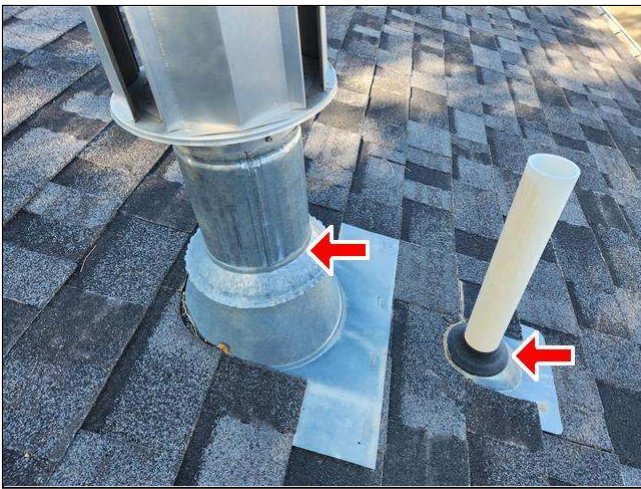


2.3 Item 1(Picture) failing boot seals



2.3 Item 2(Picture) failing boot seals

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



2.3 Item 3(Picture) flue pipes well sealed

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

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

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

3. Structural Components

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

Styles & Materials

Foundation: Poured Concrete Footing/Stemwall	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 6 Wood Joists 3/4" OSB Subfloor plywood
Columns or Piers: Wood posts	Wall Structure: 2 X 4 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

3.1 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

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

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



(3) Construction debris (and/or trash) should be removed from the crawlspace area.



3.2 Item 1(Picture) construction debris



3.2 Item 2(Picture) construction debris

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

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in ceiling of Hallway. 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:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

UFER -Bonded to Plumbing

Items


4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

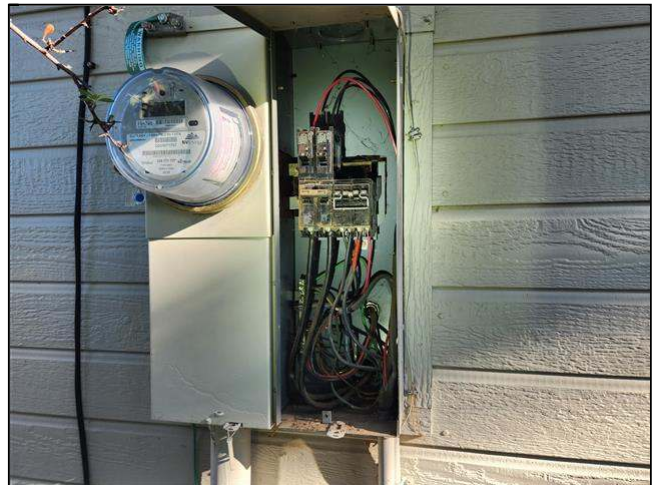
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

 Circuit identification labels are missing and/or illegible at the Laundry room panel. Recommend identifying and labeling circuits, to ensure proper circuit disconnection when needed.



4.1 Item 1(Picture) main electrical panel



4.1 Item 2(Picture) main panel conductors



4.1 Item 3(Picture) laundry room panel



4.1 Item 4(Picture) laundry room panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

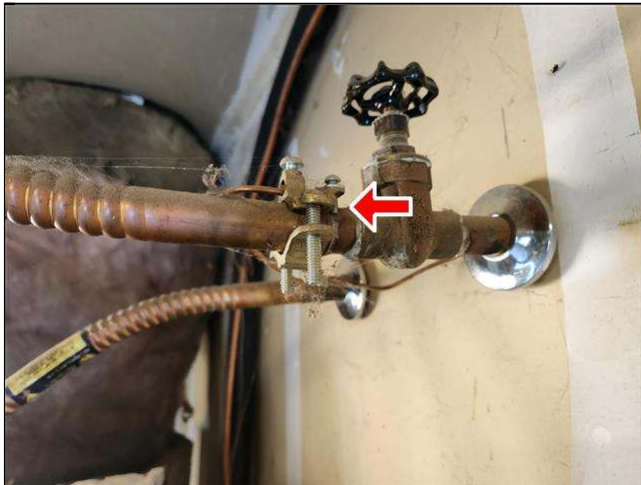
Comments: Inspected

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

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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



4.3 Item 1(Picture) bond to plumbing

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

Comments: Inspected

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

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected



Loose wire end needs placing inside a box with a cover-plate at the South exterior. A qualified licensed electrician should perform repairs that involve wiring.



4.5 Item 1(Picture) loose wire ends at south exterior

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

Comments: Inspected



I was unable to verify the operation of light switches/fixtures at the following locations: Family room ceiling lighting. Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

There is NO GFCI protection in the Kitchen at left side of sink, and at family room sink outlets. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person. All other 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 every year.

4.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

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

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

5. Plumbing System

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

Styles & Materials

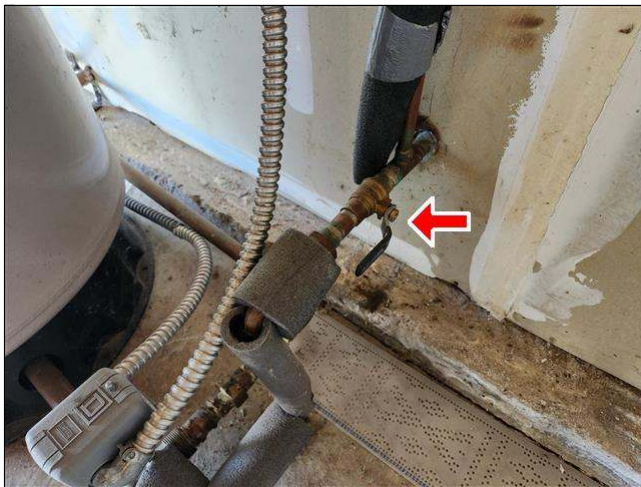
Water Source: Well	Plumbing Water Supply (into building): Copper	Plumbing Water Distribution (inside building): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Natural Gas (quick recovery)
Water Heater Capacity: 50 Gallon (3-4 people)	Water Heater Manufacturer: STATE INDUSTRIES	

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) main water shut-off valve location

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

The water pressure was tested at the rear hose bib, pressure was 42 psi at time of inspection.



5.1 Item 1(Picture) water pressure at rear hose bib

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

Comments: Inspected

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 1 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

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected



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



5.3 Item 1(Picture) slow drip at shower drain

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Not 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 NOT properly strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is NOT installed in the gas line, water and fuel shut-off valves are present. Water heater COULD NOT be operated as the gas utility was locked OFF at time of inspection. No obvious problems noted at time of inspection... Manufactured in 1989 by State Industries (34 years old). Recommend further evaluation of water heater by a qualified person, once gas supply has been restored.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater could not be operated



5.4 Item 3(Picture) water heater burner compartment

- 🏠 (2) Water heater is not properly strapped with approved seismic strapping material. 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".

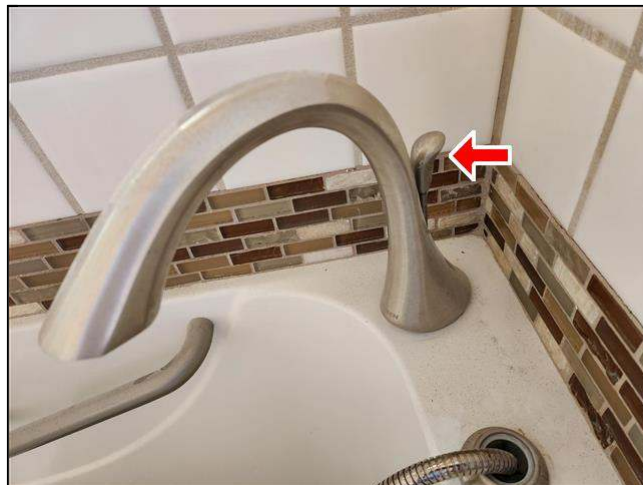
5.5 PLUMBING FIXTURES

Comments: Inspected

- 🏠 Master Bathroom Walk-in tub could not be filled to check door seals, due to drain plug NOT holding. Diverter valve on faucet does not function properly, and will not switch from the spray hose to the faucet fixture. Recommend repair by a qualified person as needed.



5.5 Item 1(Picture) drain plug does not hold



5.5 Item 2(Picture) cannot redirect water from hose

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) checking laundry valves/drain

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected

- 🏠 NOTE: moisture drips were noted on the ground under the guest bathroom shower, with moisture stains also noted on the subfloor surrounding the shower area. There are no obvious signs of issues noted at the shower enclosure, however should be further evaluated by a qualified person to locate the source of the moisture. Possibly leaking around the drain, and migrating on the subfloor?



5.7 Item 1(Picture) moisture stains under shower



5.7 Item 2(Picture) moisture drips from subfloor under shower



5.7 Item 3(Picture) possibly leaking around shower drain

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.9 COMBUSTION AIR

Comments: Inspected

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

Comments: Inspected



Gas outlets that do not connect to appliances should be capped gas-tight in case the shut-off valve opens or fails. Laundry room connection is currently uncapped.



5.10 Item 1(Picture) dryer gas valve uncapped

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected



Located at the South side of the house with the gas meter. No problems noted. Locked OFF at time of inspection.



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



5.11 Item 2(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:

MAYTAG

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

BROAN

Range/Oven:

MAYTAG

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.

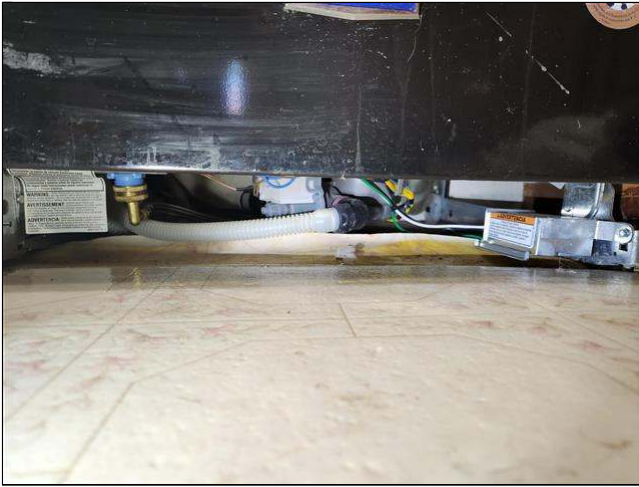


6.0 Item 1(Picture) view of kitchen

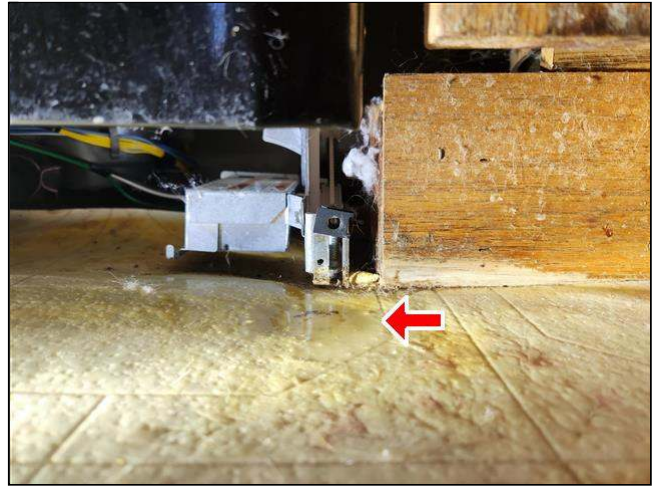
6.1 DISHWASHER

Comments: Inspected

(1) The Dishwasher was run through a complete cycle, with no 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) pooled moisture under door seal



(2) Pooled moisture noted under the dishwasher right side door seal during normal operation. Recommend further evaluation and repair by a qualified appliance technician.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Electric Range cooktop and Double Oven were inspected at all heating elements and settings. No problems noted at time of inspection.

This appliance **has** 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

6.3 RANGE HOOD

Comments: Inspected

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

6.4 FOOD WASTE DISPOSER

Comments: Inspected

Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks.

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet and Linoleum

Tile Entry

Interior Doors:

Hollow core Raised panel

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Tile

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior



7.0 Item 3(Picture) view of interior



7.0 Item 4(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

(1) Moisture stains noted at the Family room ceiling. There is a repaired roof shingle area above this location, and appears was the cause for this moisture stain.



7.1 Item 1(Picture) past moisture at family room ceiling

(2) The Drywall on the ceiling has hairline settling cracks in various areas. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



7.1 Item 2(Picture) hairline settlement cracks at ceilings

7.2 WALLS

Comments: Inspected Item 7.2(1) Repaired by Handyman



(1) Lower wall is pushed in at the West wall in West guest bedroom, and appears was caused from impact at the exterior wall of home. Recommend repair interior and exterior damage by a qualified person.



7.2 Item 1(Picture) impact damage at west wall



7.2 Item 2(Picture) impact damage at west wall

(2) Cracks at interior drywall noted at hallway and bedrooms, that appear to be caused from normal settling. Foundation was inspected under settled areas, with no problems or settlement cracks noted. Drywall cracking is possibly caused from "green" lumber used during construction with shrinkage over time, or from earthquake/tremmers. Walls appear, and feel solid. These cracks are considered to be cosmetic only.



7.2 Item 3(Picture) settlement crack at hallway

(3) NOTE: Excessive settlement cracks noted at the Southwest bedroom West wall, and may have been caused by the exterior wall impact.



7.2 Item 4(Picture) SW bedroom corner walls



7.2 Item 5(Picture) SW bedroom west wall



7.2 Item 6(Picture) SW bedroom doorway

7.3 FLOORS

Comments: Inspected



Finish flooring is very worn/aged, with several areas of damage and staining noted. This appears will need replacement.



7.3 Item 1(Picture) worn/damaged carpet



7.3 Item 2(Picture) worn/damaged carpet



7.3 Item 3(Picture) worn/damaged carpet



7.3 Item 4(Picture) worn/damaged flooring



7.3 Item 5(Picture) worn/damaged flooring

7.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected



(1) Countertop tiles are cracked/broken (and missing grout) adjacent to the sink at the Kitchen. Though this appears to be a cosmetic item, recommend sealing against sink to prevent possible moisture intrusion under sink into cabinet.



7.4 Item 1(Picture) kitchen countertop tiles



7.4 Item 2(Picture) kitchen countertop tiles

(2) Lower cabinet shelving is swollen, sags or is warped, under sink at bottom shelf (from a previous leak) at Kitchen. Recommend repair or replace damaged cabinet shelving with new material as needed.



7.4 Item 3(Picture) sagging lower cabinet shelf



(3) NOTE: Corner carousel cabinet at Kitchen drags, making for difficult use.



7.4 Item 4(Picture) corner cabinet drags

(4) Miscellaneous trim repairs are needed at the kitchen area.



7.4 Item 5(Picture) loose trim

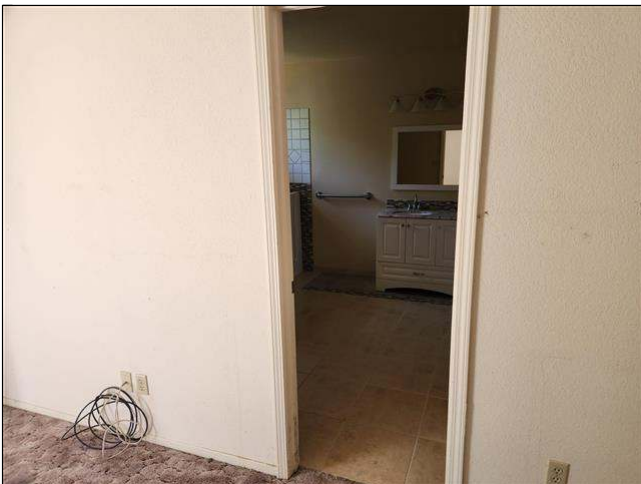


7.4 Item 6(Picture) missing trim

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

NOTE: Privacy door is missing at the master bathroom.



7.5 Item 1(Picture) missing door at master bathroom



7.5 Item 2(Picture) missing doors at all closets

7.6 CLOSETS

Comments: Inspected

NOTE: All closet doors are missing.

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: Two automatic	Garage Door Material: Metal
Auto-opener Manufacturer: CHAMBERLAIN GENIE	Auto-opener Style: Belt Drive Opener Screw Drive Opener	Garage Walls: Drywall 2x4 wall stud framing
Garage Ceiling: Open to the Rafters	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

The ceilings in the garage are open to the rafters, (unfinished). No problems noted at time of inspection.

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

(1) The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition.

(2) Garage walls are of 2x4 stud construction, and are not covered/finished, No problems noted.

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 weather stripped, and completely closes with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home. NOTE: this door closes very slowly, and should have hinges adjusted to self close better.

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

Comments: Inspected

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

8.10 ROOF STRUCTURE and ATTIC

Comments: Inspected

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-19

Ventilation:

Foundation Vents
Roof Vents

Exhaust Fans:

Windows Only

Dryer Power Source:

220 Electric and Gas Connection

Dryer Vent:

Metal

Floor Insulation:

R 13 Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Attic insulation is original to the home, and is Fiberglass Batt type with foil facing, approximately 6 inches thick (R19). No problems noted.



9.0 Item 1(Picture) view of attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The crawlspace area is insulated on the perimeter of the inner foundation wall. Insulation is falling away from the foundation stemwall under the master bedroom, Kitchen and Family room areas. Recommend securing insulation to foundation wall to maximize the home's efficiency and comfort.



9.1 Item 1(Picture) falling foundation insulation



9.1 Item 2(Picture) falling foundation insulation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

The home does not have a Vapor Barrier install on the crawlspace floor, nor does it appear that one was installed at time of construction. Adding a vapor barrier goes one step further towards ground moisture/dampness protection, and is always a good addition. The subject home shows no signs of ground moisture on the crawlspace floor, with no moisture problems noted to wood framing materials.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The ventilation in the attic is achieved through the use of only roof vents. Though there are NO signs of poor ventilation noted, I recommend installing additional venting at time of next roof covering replacement.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Kitchen and Laundry vents are properly ducted to the exterior of the home. Bathrooms use windows only for ventilation.



9.4 Item 1(Picture) properly vented to exterior

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

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: GOODMAN	Location of Heater: Garage	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: AMANA	Number of AC Only Units: One
Cooling Tons: 4 ton		

Items

10.0 HEATING EQUIPMENT

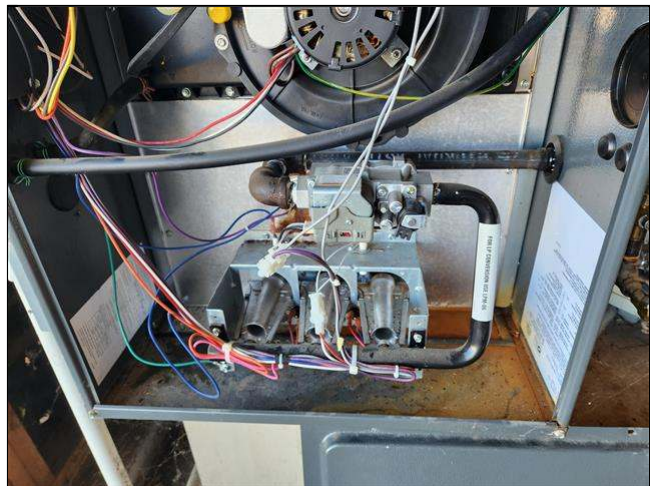
Comments: Not Inspected



The furnace is a GOODMAN Mfg. NOT original equipment for the home, and was visually inspected only due to gas supply being turned/locked off at time of inspection. No obvious problems noted. NOTE: Recommend further evaluation by a qualified HVAC contractor to verify proper operation of the heating system.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners

10.1 NORMAL OPERATING CONTROLS

Comments: Not 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

10.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 72 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 1992 by Amana.



10.4 Item 1(Picture) condensing unit

10.5 NORMAL OPERATING CONTROLS

Comments: Inspected

10.6 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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.

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

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Inspected

Woodstove appears operational, with stovepipe fastened securely. Clearances to combustibile materials appears acceptable. Door seals and damper controls appear serviceable. **Several floor tiles are cracked/loose.** Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the woodstove, pipe systems and code compliance, as needed.



11.3 Item 1(Picture) family room woodstove



11.3 Item 2(Picture) woodstove firebox



11.3 Item 3(Picture) cracked/loose tiles

General Summary



Clear Choice Home Inspection Services

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

Customer
Suzanne Bornstein

Address
2747 Stewart Ave.
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

1.1 WALL CLADDING

Inspected - Appears Functional



Siding in contact with the ground in areas across the South side, Southeast corner, and East side of the home. This condition can rapidly deteriorate siding materials. Recommend correct grade to eliminate ground contact.

1.4 WINDOWS

Inspected - Appears Functional



Jamb spring(s) is weak or no longer works properly at the living room window. A repair may be needed. A qualified contractor should inspect and repair as needed.... All other windows operate and secure as intended.

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

Inspected - Appears Functional



Grading at East side does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation.

2. Roofing

2.1 ROOF COVERINGS

Inspected

The roof covering appears to be original (33 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Advanced loss of granules noted from shingles. Ridge cap shingles are missing in a few areas. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**Inspected**

(1) There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas.

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.

4. Electrical System**4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected**

Circuit identification labels are missing and/or illegible at the Laundry room panel. Recommend identifying and labeling circuits, to ensure proper circuit disconnection when needed.

4.5 SWITCHES, RECEPTACLES, AND WIRE**Inspected**

Loose wire end needs placing inside a box with a cover-plate at the South exterior. A qualified licensed electrician should perform repairs that involve wiring.

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

I was unable to verify the operation of light switches/fixtures at the following locations: Family room ceiling lighting. Recommend current owner to verify proper operation of this/these item(s).

5. Plumbing System**5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Inspected**

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

5.4 HOT WATER SYSTEMS, CONTROLS,**Not 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 NOT properly strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is NOT installed in the gas line, water and fuel shut-off valves are present. Water heater COULD NOT be operated as the gas utility was locked OFF at time of inspection. No obvious problems noted at time of inspection... Manufactured in 1989 by State Industries (34 years old). Recommend further evaluation of water heater by a qualified person, once gas supply has been restored.



(2) Water heater is not properly strapped with approved seismic strapping material. 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".

5.5 PLUMBING FIXTURES

Inspected



Master Bathroom Walk-in tub could not be filled to check door seals, due to drain plug NOT holding. Diverter valve on faucet does not function properly, and will not switch from the spray hose to the faucet fixture. Recommend repair by a qualified person as needed.

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Inspected



NOTE: moisture drips were noted on the ground under the guest bathroom shower, with moisture stains also noted on the subfloor surrounding the shower area. There are no obvious signs of issues noted at the shower enclosure, however should be further evaluated by a qualified person to locate the source of the moisture. Possibly leaking around the drain, and migrating on the subfloor?

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

Inspected



Gas outlets that do not connect to appliances should be capped gas-tight in case the shut-off valve opens or fails. Laundry room connection is currently uncapped.

5.11 MAIN FUEL SHUT OFF (Describe Location)

Inspected



Located at the South side of the house with the gas meter. No problems noted. Locked OFF at time of inspection.

6. Built-In Kitchen Appliances

6.1 DISHWASHER

Inspected



(2) Pooled moisture noted under the dishwasher right side door seal during normal operation. Recommend further evaluation and repair by a qualified appliance technician.

7. Interiors

7.2 WALLS

Inspected

Item 7.2(1) Repaired by Handyman



(1) Lower wall is pushed in at the West wall in West guest bedroom, and appears was caused from impact at the exterior wall of home. Recommend repair interior and exterior damage by a qualified person.

7.3 FLOORS

Inspected



Finish flooring is very worn/aged, with several areas of damage and staining noted. This appears will need replacement.

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected



(1) Countertop tiles are cracked/broken (and missing grout) adjacent to the sink at the Kitchen. Though this appears to be a cosmetic item, recommend sealing against sink to prevent possible moisture intrusion under sink into cabinet.



(3) NOTE: Corner carousel cabinet at Kitchen drags, making for difficult use.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Not Inspected



The furnace is a GOODMAN Mfg. NOT original equipment for the home, and was visually inspected only due to gas supply being turned/locked off at time of inspection. No obvious problems noted. NOTE: Recommend further evaluation by a qualified HVAC contractor to verify proper operation of the heating system.

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: 9/11/2023
Report ID: BOR274

Customer Info:	Inspection Property:
Suzanne Bornstein	2747 Stewart Ave. Minden NV 89423
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,000 - 2,500	400.00	1	400.00

Tax \$0.00**Total Price \$400.00**

Payment Method:
Payment Status: Not Paid
Note: