

# Inspection Report

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**Property Address:**

1373 Bryan Ln.  
Gardnerville NV



**Parodi Inspection Co**

**Anthony Parodi 0000778-RES**

**1422 Bumblebee Dr  
Gardnerville NV 89460  
775-450-7253**

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# Parodi Inspection Co

<b>Date:</b> 9/14/2021	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 0001979
<b>Property:</b> 1373 Bryan Ln. Gardnerville NV	<b>Customer:</b>	<b>Real Estate Professional:</b> Thomas Vander Laan Coldwell Banker

**Type of building:**  
Single Family (1 story)

**Approximate age of building:**  
2005

**Temperature:**  
Over 80

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

## Summary

### Parodi Inspection Co

1422 Bumblebee Dr  
Gardnerville NV 89460  
775-450-7253

### Customer

**Address**  
1373 Bryan Ln.  
Gardnerville NV

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. Roof System / Chimneys and Attic

### 1.12 Are there any inaccessible areas

There were several areas of the attic that were not accessible or visible due to the clearances, obstructions, or insulation.

## 2. Exterior

### 2.3 Doorbell

The doorbell was not functional at the time of my inspection.(see photo)

Batteries were since replaced and doorbell is operational

### 2.9 Pet Access

It should be noted that there looks to be a functional pet access on the back south wall. This area was covered with furniture on the interior at the time of my inspection.

## 3. Landscape and Drainage

### 3.5 Outdoor Fire Pits/BBQ

Parodi inspection company does not inspect outdoor fire pits or barbecues.

## 5. Kitchen Components, Appliances

### 5.5 Windows

Although most all of the moisture stains look to be on the outside of the glass I suggest that the kitchen window be thoroughly cleaned inside and out to be 100% certain that there are no moisture stains between the panes of glass.(see photo)

Windows were professionally washed on 9/16/2021

## Parodi Inspection Co

### 5.13 Refrigerator

Parodi inspection Co. does not inspect refrigerators.

## 6. Laundry Room

### 6.3 Windows

Although most of the moisture stains look to be on the outside of the glass I suggest that the laundry room upper window be thoroughly cleaned inside and out to be 100% certain that there are no moisture stains between the panes of glass.

Windows were professionally washed on 9/16/2021

### 6.11 Washer/Dryer

Parodi inspection Co. does not inspect washers or dryers.

## 7. Living Rooms

### 7.4 Outlets, Switches and Fixtures

100% of the outlets were not accessible due to personal items and furniture. All accessible outlets were tested and function properly.

## 8. Bedrooms/Office

### 8.5 Outlets, switches, & lighting

100% of the outlets were not accessible due to furniture or personal items. All of the accessible outlets were tested and functioned properly.

## 9. Bathroom and Components

### 9.14 Shower Head Tub Faucets & Stop Valves

The master bathroom changeover valve on the tip of the tub spout to engage the shower head does not seal properly allowing less pressure to the shower head. I suggest that a licensed plumber evaluate and address this issue.(see photo)

This issue has been addressed. Please see receipt for replacement part installed in AD.

## 10. Structural Components

### 10.0 Explanation

This home is built on a slab foundation so there are very little visible structural components. The slab itself is not visible on the interior of the home due to finish floor coverings and the depth of the slab around the perimeter is unknown.

### 10.6 Pest Inspection

I suggest referring to the licensed pest inspection that was done at the time of my inspection.

## 11. Plumbing System

### 11.0 Interior Plumbing Water Supply, Distribution System and Fixtures

Refer to question 9.14.

### 11.10 Water Fliters

Parodi inspection Co. does not inspect water softeners for filtration equipment.

## Parodi Inspection Co

### 11.11 Sprinkler System

Parodi inspection Co. does not inspect sprinkler systems.

## 13. Heating / Central Air Conditioning

### 13.0 Heating Equipment

Although functional, I suggest that the heating unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.

### 13.1 Filter

I suggest cleaning or replacing the filter upon moving into the home.

### 13.4 Solid Fuel/Gas Heating Devices (Fireplaces, Woodstove)

The gas fireplace would light and then slowly the flame would extinguish. I suggest that the unit be serviced and evaluated by licensed professional.

An inspection of the fireplace is scheduled for 9/24/2021

### 13.6 Cooling and Air Handler Equipment

I suggest that the AC unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Anthony Parodi

## 1. Roof System / Chimneys and Attic

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:**

Composition Roofing

**Viewed roof covering from:**

Walked roof

**Attic Insulation:**

Blown  
APPROX R-30

**Ventilation:**

Soffit Vents  
Roof

**Roof Structure:**

Engineered wood trusses  
Lateral bracing  
Plywood  
Sheathing

**Roof-Type:**

Gable

**Attic info:**

Scuttle hole

### Items

#### 1.0 VIEW OF ROOF



1.0 Item 1(Picture)



1.0 Item 2(Picture)

#### 1.1 Roof Coverings

Comments: Functional

#### 1.2 Flashings

Comments: Functional

#### 1.3 Plumbing Vent Pipes.

Comments: Functional

#### 1.4 Ventilation of Roof/Attic

Comments: YES

#### 1.5 Is there a drip edge around the perimeter

Comments: YES

#### 1.6 Gutters and downspouts

Comments: Functional

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## 1.7 Roof Drainage

Comments: Functional

## 1.8 Tree Contact

Comments: NO

## 1.9 VIEW OF ATTIC SPACE



1.9 Item 1(Picture)



1.9 Item 2(Picture)

## 1.10 Attic Access

Comments: Functional

## 1.11 Roof Structure or Framing

Comments: Functional

## 1.12 Are there any inaccessible areas

There were several areas of the attic that were not accessible or visible due to the clearances, obstructions, or insulation.

## 1.13 Are there any visible leaks or condensation

Comments: NO

## 1.14 Insulation in Attic

Comments: YES



1.14 Item 1(Picture)

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. Any repair items mentioned in this report should be considered before purchase. 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. 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 Material:

Painted Wood

Siding Style:

4 X Beaded Sheets  
Lap

Driveway:

Street Parking  
Concrete Apron

Items

2.0 Wall Cladding, Stucco or Siding

Comments: Functional

2.1 Eaves, Soffits Trim and Fascias

Comments: Functional

2.2 Doors (Exterior)

Comments: Functional

2.3 Doorbell

The doorbell was not functional at the time of my inspection.(see photo)



Batteries were since replaced and doorbell is operational

2.3 Item 1(Picture)

2.4 Outside appearance of Windows

Comments: Functional

2.5 Screen Doors and Window Screens

Comments: Functional

2.6 Driveway

Comments: Functional

2.7 Sidewalks

Comments: Functional

## 2.8 Pouches or Patios

Comments: Functional

## 2.9 Pet Access

It should be noted that there looks to be a functional pet access on the back south wall. This area was covered with furniture on the interior at the time of my inspection.



2.9 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. 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. Landscape and Drainage

#### Items

#### 3.0 Grade Around the Home

Comments: Functional

#### 3.1 Does the Landscape Around the Home Have Proper Drainage

Comments: YES

#### 3.2 View Of Front Yard Landscape



3.2 Item 1(Picture)



3.2 Item 2(Picture)

#### 3.3 View of Back Yard Landscape



3.3 Item 1(Picture)



3.3 Item 2(Picture)

#### 3.4 Fences and Gates

Comments: Functional

#### 3.5 Outdoor Fire Pits/BBQ

## Parodi Inspection Co

Parodi inspection company does not inspect outdoor fire pits or barbecues.



3.5 Item 1(Picture)

## 4. Garage

### Styles & Materials

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**Garage Door Type:**

Two automatic

**Garage Door Material:**

Insulated  
Light inserts  
Metal

**Auto-opener Manufacturer:**

LIFT-MASTER

**Opening Size:**

2 Car  
1 Car

### Items

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**4.0 Ceilings & Walls**

Comments: Functional

**4.1 Floors**

Comments: Functional

**4.2 Windows**

Comments: Functional

**4.3 Garage Door Condition**

Comments: Functional

**4.4 Garage Door Opener**

Comments: Functional

**4.5 Safety Laser**

Comments: Functional

**4.6 Is The Garage To House Door Self Closing and Fire Rated**

Comments: YES

**4.7 Fire separation Walls/ceilings/doors**

Comments: Functional

**4.8 Man Door To The Exterior**

Comments: Functional

**4.9 Lighting , Outlets, Switches, and Wiring**

Comments: Functional

**4.10 Any Exposed Wiring Below 7"**

Comments: NO

## 5. Kitchen Components, 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:**

BOSCH

**Range/Oven:**

GENERAL ELECTRIC

**Cabinetry:**

Painted Wood

**Disposer Brand:**

IN SINK ERATOR

**Built in Microwave:**

GENERAL ELECTRIC

**Countertop:**

Granite

**Exhaust/Range hood:**

GENERAL ELECTRIC

**Trash Compactors:**

NONE

**Refrigerator:**

NOT INSPECTED

### Items

#### 5.0 View Of Kitchen



5.0 Item 1(Picture)

#### 5.1 Ceiling

Comments: Functional

#### 5.2 Walls

Comments: Functional

#### 5.3 Floors

Comments: Functional

#### 5.4 Doors

Comments: Functional

#### 5.5 Windows

## Parodi Inspection Co

Although most all of the moisture stains look to be on the outside of the glass I suggest that the kitchen window be thoroughly cleaned inside and out to be 100% certain that there are no moisture stains between the panes of glass.(see photo)



Windows were professionally washed on 9/16/2021

5.5 Item 1(Picture)

### 5.6 Plumbing Drain, Waste and Vent Systems

Comments: Functional

### 5.7 Plumbing Water Supply, Distribution System and Fixtures

Comments: Functional

### 5.8 Kitchen Sink

Comments: Functional

### 5.9 Sink Base Cabinet

Comments: Functional

### 5.10 Counters and Cabinets (representative number)

Comments: Functional

### 5.11 GFCI (Ground Fault Circuit Interruption)

Comments: YES

### 5.12 Outlets, Switches and Fixtures

Comments: Functional

### 5.13 Refrigerator

Parodi inspection Co. does not inspect refrigerators.

### 5.14 Dishwasher

Comments: Functional

### 5.15 Ranges/Ovens/Cooktops

Comments: Functional

### 5.16 Microwave Cooking Equipment

Comments: Functional

### 5.17 Range Hood (s)

Comments: Functional

### 5.18 Trash Compactor

Comments: Not Present

### 5.19 Food Waste Disposer

Comments: Functional

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. Any repair items mentioned in this report should be considered before purchase. 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. Laundry Room

### Styles & Materials

**Ceilings& Walls:**

Sheetrock

**Floors:**

Tile

**Windows:**

Vinyl

Double Pane

**Dryer Power:**

220 Volt

Gas

Both Your Choice

### Items

#### 6.0 Floors

**Comments:** Functional

#### 6.1 Ceiling & Walls

**Comments:** Functional

#### 6.2 Doors

**Comments:** Functional

#### 6.3 Windows

Although most of the moisture stains look to be on the outside of the glass I suggest that the laundry room upper window be thoroughly cleaned inside and out to be 100% certain that there are no moisture stains between the panes of glass.



Windows were professionally washed on 9/16/2021

6.3 Item 1(Picture)

#### 6.4 Outlets, Switches, & Lighting

**Comments:** Functional

#### 6.5 Cabinets

**Comments:** Functional

#### 6.6 Countertops

**Comments:** Not Present

#### 6.7 Sink

**Comments:** Functional

#### 6.8 Exhaust Fan

**Comments:** Not Present

## **Parodi Inspection Co**

### **6.9 Dryer Vent**

**Comments:** YES

### **6.10 Washer/Dryer Connections**

**Comments:** Functional

### **6.11 Washer/Dryer**

Parodi inspection Co. does not inspect washers or dryers.

**7. Living Rooms**

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:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Wood

**Interior Doors:**

Hollow core

Raised panel

Wood

**Window Types:**

Vinyl

Double Pane

**Items**

**7.0 Smoke Detector**

**Comments:** YES

**7.1 Ceilings and Walls**

**Comments:** Functional

**7.2 Floors**

**Comments:** Functional

**7.3 Windows (representative number)**

**Comments:** Functional

**7.4 Outlets, Switches and Fixtures**

100% of the outlets were not accessible due to personal items and furniture. All accessible outlets were tested and function properly.

**7.5 Ceiling Fan**

**Comments:** Functional

**7.6 Closet Doors**

**Comments:** Functional

**7.7 Closets**

**Comments:** Functional

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. Any repair items mentioned in this report should be considered before purchase. 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. Bedrooms/Office

Styles & Materials

Windows:

Vinyl  
Double Pane

Ceilings & Walls:

Sheetrock

Floors:

Wood

Doors:

Hollow Core Raised Panel  
Wood

Items

8.0 Smoke Detectors

Comments: YES

8.1 Ceilings & Walls

Comments: Functional

8.2 Floors

Comments: Functional

8.3 Windows

Comments: Functional

8.4 Doors

Comments: Functional

8.5 Outlets, switches, & lighting

100% of the outlets were not accessible due to furniture or personal items. All of the accessible outlets were tested and functioned properly.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

**8.6 Ceiling Fan**

**Comments:** Functional

**8.7 Closets**

**Comments:** Functional

**8.8 Closet Doors**

**Comments:** Functional

**8.9 Heat Register**

**Comments:** YES

## 9. Bathroom and Components

### Styles & Materials

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**Ceilings/Walls:**

Sheetrock

**Floors:**

Tile

**Doors:**

Hollow Core Rasied Panel

Wood

### Items

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**9.0 Ceiling**

Comments: Functional

**9.1 Walls**

Comments: Functional

**9.2 Floors**

Comments: Functional

**9.3 Doors**

Comments: Functional

**9.4 Windows**

Comments: Functional

**9.5 Are the Bathroom Outlets GFCI Protected**

Comments: YES

**9.6 Outlets, Switches and Fixtures**

Comments: Functional

**9.7 Cut Off Valves Under the Sink and Toilet**

Comments: YES

**9.8 Sink Plumbing**

Comments: Functional

**9.9 Sink Base and Cabinets**

Comments: Functional

**9.10 Counter Tops**

Comments: Functional

**9.11 Sink Faucet & Stop Valve**

Comments: Functional

**9.12 Do the Toilets Operate Properly**

Comments: YES

**9.13 Exhaust fan**

Comments: Functional

**9.14 Shower Head Tub Faucets & Stop Valves**

## Parodi Inspection Co

The master bathroom changeover valve on the tip of the tub spout to engage the shower head does not seal properly allowing less pressure to the shower head. I suggest that a licensed plumber evaluate and address this issue.(see photo)



This issue has been addressed. Please see receipt for replacement part installed in AD.

9.14 Item 1(Picture)

### 9.15 Does the Shower/Tub Drain Properly

Comments: YES

### 9.16 Shower/Tub Pan & Walls

Comments: Functional

### 9.17 Caulking From the Tub/Pan to Floor

Comments: Functional

### 9.18 Jacuzzi Tub

Comments: Not Present

### 9.19 Heating duct

Comments: YES

## 10. 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

**Floor Structure:**

Slab

**Wall Structure:**

Wood

### Items

**10.0 Explanation**

This home is built on a slab foundation so there are very little visible structural components. The slab itself is not visible on the interior of the home due to finish floor coverings and the depth of the slab around the perimeter is unknown.

**10.1 Are There Any Visible Plumbing Leaks Under The Home.**

**Comments:** Not Inspected

**10.2 Floor System**

**Comments:** Functional

**10.3 Exterior Walls**

**Comments:** Functional

**10.4 Interior Walls**

**Comments:** Functional

**10.5 Roof Structure**

**Comments:** Functional

**10.6 Pest Inspection**

I suggest referring to the licensed pest inspection that was done at the time of my inspection.

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. Any repair items mentioned in this report should be considered before purchase. 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. 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

Table with 3 columns: Water Source (Public), Water Filters (We do not inspect filtration systems), Plumbing Water Distribution (inside home) (Copper, PEX), Plumbing Waste (ABS), Water Heater Power Source (Gas), Water Heater Capacity (50 Gallon), Water Heater Location (Garage), WH Manufacturer (GE)

Items

- 11.0 Interior Plumbing Water Supply, Distribution System and Fixtures
Refer to question 9.14.
11.1 Interior Plumbing Drain, Waste and Vent Systems
Comments: Functional
11.2 Hot Water Systems, Controls, Chimneys, Flues and Vents
Comments: Functional
11.3 Water Heater Or Hot Water System
Comments: Functional
11.4 Expansion Tank
Comments: YES
11.5 TP Valve Plumbed to Within 6" of the Garage floor or to the Exterior of the Home
Comments: YES
11.6 Water Heater Platfoam & Walls
Comments: Functional
11.7 Condition Of Vent Pipe
Comments: Functional
11.8 Combustion Venting
Comments: Functional
11.9 Seismic Straps For Water Heater
Comments: YES



11.9 Item 1(Picture)

**11.10 Water Filters**

Parodi inspection Co. does not inspect water softeners for filtration equipment.



11.10 Item 1(Picture)

**11.11 Sprinkler System**

Parodi inspection Co. does not inspect sprinkler systems.



11.11 Item 1(Picture)

## 11.12 Exterior Hose Bibs

**Comments:** Functional

---

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. Any repair items mentioned in this report should be considered before purchase. 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.

## 12. 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

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Wiring Methods:**

Romex

### Items

**12.0 Saftey/Cover Panels**

**Comments:** Functional

**12.1 Service Entrance Conductors**

**Comments:** Functional

**12.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:** Functional

**12.3 Are All of the Circuit/Fuses Properly Labeled**

**Comments:** YES

**12.4 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Functional

**12.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside the house)**

**Comments:** Functional

**12.6 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:** Functional

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. Any repair items mentioned in this report should be considered before purchase. 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.

**13. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RHEEM	<b>Heat System Location:</b> Garage	<b>Types of Fireplaces:</b> Vented gas logs
<b>Operable Fireplaces:</b> One	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> One		

**Items**

**13.0 Heating Equipment**

Although functional, I suggest that the heating unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.



13.0 Item 1(Picture)

**13.1 Filter**

I suggest cleaning or replacing the filter upon moving into the home.

**13.2 Is the Gas Line Hard Piped Through the Units Wall**

**Comments:** YES

**13.3 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Functional

**13.4 Solid Fuel/Gas Heating Devices (Fireplaces, Woodstove)**

## Parodi Inspection Co

The gas fireplace would light and then slowly the flame would extinguish. I suggest that the unit be serviced and evaluated by licensed professional.



13.4 Item 1(Picture)



13.4 Item 2(Picture)

An inspection of the fireplace is scheduled for 9/24/2021

### 13.5 Hearth and Mantel

**Comments:** Functional

### 13.6 Cooling and Air Handler Equipment

I suggest that the AC unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.



13.6 Item 1(Picture)

### 13.7 AC Platform

**Comments:** YES

### 13.8 Presence of Installed Cooling Source in Each Room

**Comments:** YES

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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. Any repair items mentioned in this report should be considered before purchase. 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.