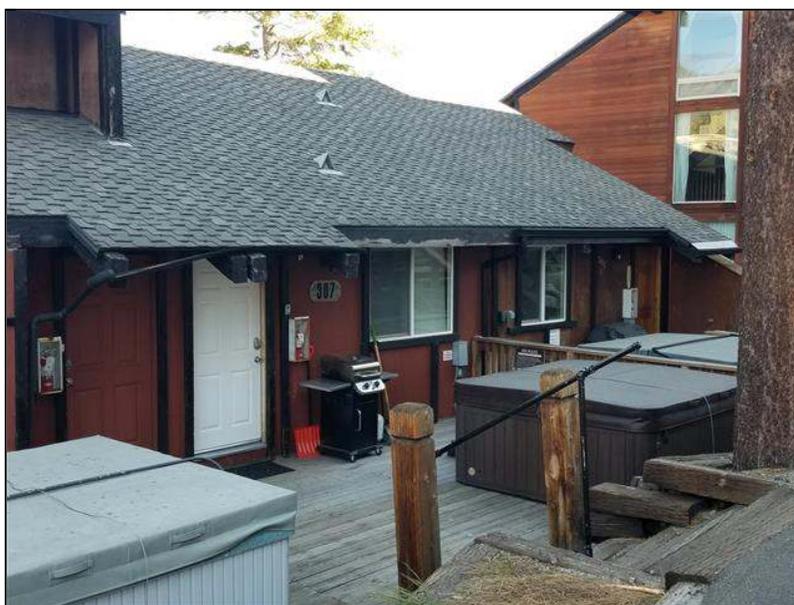




Inspection Report

Bart Gout

Property Address:
307-A East Peak Loop
Stateline NV 89449



Clear Choice Home Inspection Services

Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
775-901-6725

Received and Reviewed

by:

Signature _____

Date: _____

Signature _____

Date: _____

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Date: 7/7/2022	Time: 09:00 AM	Report ID: GOU307
Property: 307-A East Peak Loop Stateline NV 89449	Customer: Bart Gout	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:

Over 50 Years

Style of Home:

Condo/Duplex

Home Faces:

East

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

1000 to 1300

1. Exterior

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

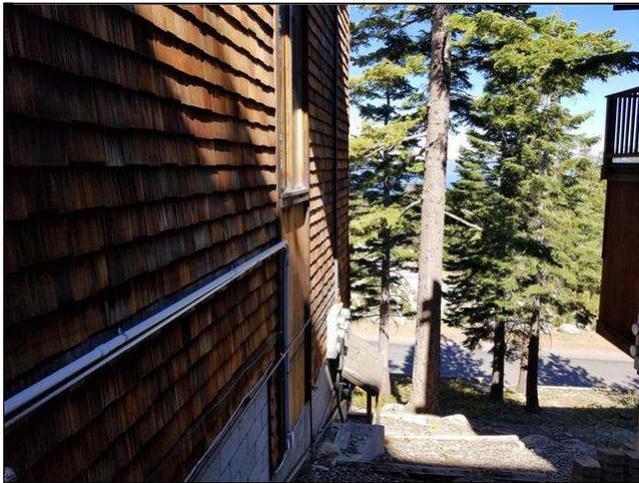
Styles & Materials

Siding Style: Wood Shakes	Siding Material: Cedar	Exterior Entry Door: Wood
Appurtenance: Balcony Deck	Driveway: Asphalt Parking lot	Exterior Rear Door: Insulated Sliding Glass

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional
Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional
All operate and secure.

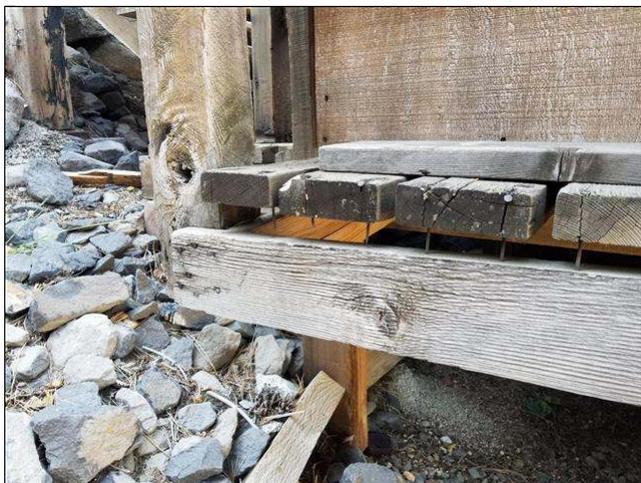
1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

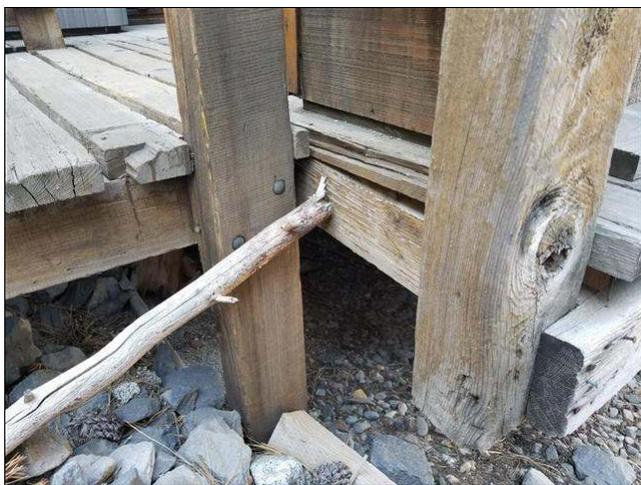
- 🏠 (1) North end framing at front deck is failing, not properly supporting the deck. Recommend further evaluation and repair by a qualified person.



1.6 Item 1(Picture) north end deck framing

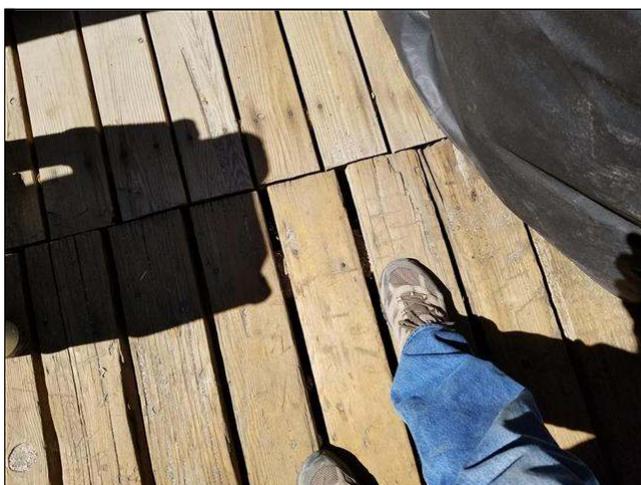


1.6 Item 2(Picture) north end deck framing



1.6 Item 3(Picture) north end deck framing

- 🏠 (2) There are a few loosened deck boards, and railing cap boards, the should be secured.



1.6 Item 4(Picture) loosened decking boards



1.6 Item 5(Picture) loose railing caps

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

Comments: Inspected - Appears Functional

Grading/Draining away from the buildings foundation, and site appears adequate.

1.8

RETAINING WALLS (with respect to their effect of the condition of the property)**Comments:** Inspected - Appears Functional

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

2. Roofing

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

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Cedar Shingles

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 does not appear to be original, and is a 50 year Presidential Architectural, Asphalt/Fiberglass Composition shingle with much of it's life remaining. Typical loss of granules noted from shingles. No problems noted at time of inspection.

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

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



(2) NOTE: Fireplace flue pipe needs to be sealed against flashing to prevent moisture intrusion into chimney structure and behind the fireplace.



2.3 Item 1(Picture) fireplace chimney flue pipe

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	Columns or Piers: Wood posts
Wall Structure: Wood	Ceiling Structure: Not visible	Roof Structure: Not Visible - Open Beam

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 South exterior 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

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

Floor structure was noted to "slope" downhill slightly when walking past the kitchen area. Floor structure and beams were inspected in the crawlspace area, with only normal settlement noted.

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 ROOF STRUCTURE AND ATTIC

Comments: Inspected

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: SQUARE D	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER Not Visible	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

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

Comments: Inspected

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



4.1 Item 1(Picture) hallway distribution panel



4.1 Item 2(Picture) distribution panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main Panel and Disconnect are located at the North side of the building exterior, The Distribution Panel is located in the downstairs hallway.



4.2 Item 1(Picture) location of main disconnect

4.3 GROUNDING EQUIPMENT

Comments: Inspected

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

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

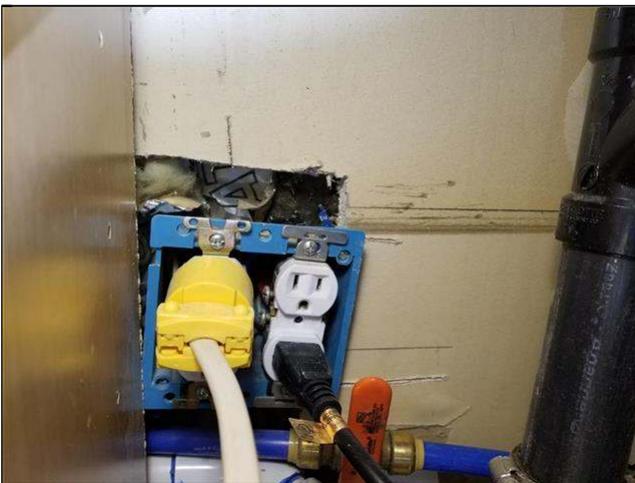
Comments: Inspected

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

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

- 🏠 (1) Loose outlets and box under the kitchen sink, and needs to be properly secured to wall framing, and cover plate installed.

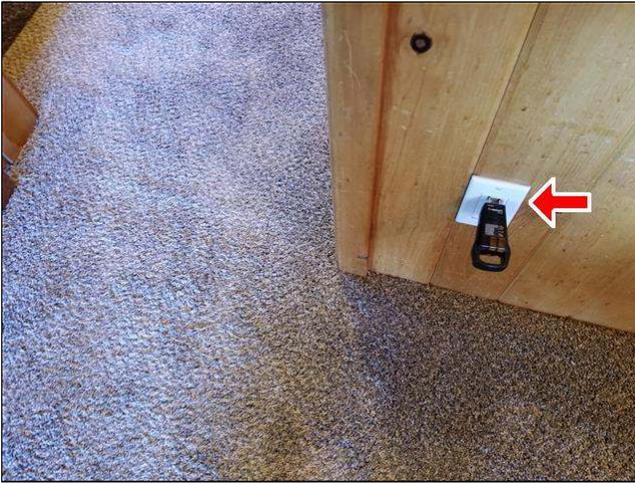


4.5 Item 1(Picture) loose box under kitchen sink



4.5 Item 2(Picture) outlet box at front deck

- 🏠 (2) Recommend securing loose outlet and box at front deck and spa area.
- 🏠 (3) Open grounded receptacle noted at the kitchen island West side outlet, which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.
- 🏠 (4) There appears to be an obstruction in the master bedroom entry outlet, preventing use. Recommend repair by a qualified person.



4.5 Item 3(Picture) obstruction in outlet

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

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

 GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen, right of sink, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

4.8 SMOKE DETECTORS

Comments: Inspected

4.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

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

5. Plumbing System

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

Styles & Materials

Water Source: Public Utilities	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: 40 Gallon (2-3 people)	Water Heater Manufacturer: STATE INDUSTRIES	

Items

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

Comments: Inspected

Located in the crawlspace area, no problems noted.



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

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

 Front exterior hose bib does not function properly, and should be repaired to shut-off water without finding the "sweet spot"



5.1 Item 1(Picture) front hose bib

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

Comments: Inspected

The water pressure was tested at the front hose bib, pressure was 60 psi at time of inspection.



5.2 Item 1(Picture) water pressure at front hose bib

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

 The bathroom sink drain leaks in the crawlspace area under the guest bathroom. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.



5.3 Item 1(Picture) leak and moisture under guest bathroom

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Water heater is located in the crawlspace area, and is strapped to current local codes. Temperature and Pressure Relief Valve is NOT piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Drip leg has been installed in the gas supply piping, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in 1995 by State Industries.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment



(2) Temperature and Pressure Relief valve discharges into the crawlspace, and can cause elevated moisture levels due to being un-noticed, unhealthy for building components and air quality. Recommend extending TPR valve drain to the exterior of the home.



5.4 Item 3(Picture) tpr valve drain pipe

5.5 PLUMBING FIXTURES

Comments: Inspected

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS**Comments:** General Maintenance Item

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

5.8 CHIMNEYS, FLUES AND VENTS**Comments:** Inspected**5.9 COMBUSTION AIR****Comments:** Inspected**5.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****Comments:** Inspected**5.11 MAIN FUEL SHUT OFF (Describe Location)****Comments:** Inspected

Located at the North side of the building with the gas meters. No problems noted.



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

5.12 SUMP PUMP**Comments:** Not Present**5.13 OTHER****Comments:** Inspected

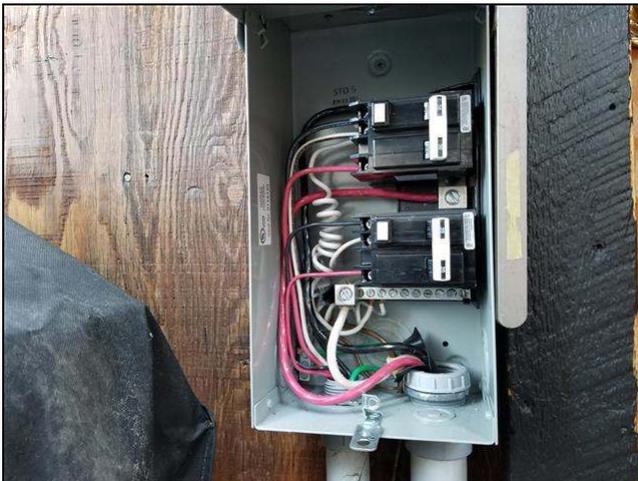
(1) Clear Choice Home Inspection Services does not inspect Pools, Hot Tubs or any related equipment. Recommend a licensed Pool Contractor further evaluate and service as needed. NOTE: electrical panel for Spa was inspected, with no problems noted.



5.13 Item 1(Picture) spa not inspected



5.13 Item 2(Picture) spa electrical panel



5.13 Item 3(Picture) spa electrical breakers

(2) Master Bathroom jetted tub was filled, and jets were checked for proper operation. No problems noted with jets operation.



5.13 Item 4(Picture) master jetted tub



(3) NOTE: plumbing drain pipe leaks at the connection to the jetted tub pump, and was noted in the crawlspace area. Recommend repair by a qualified person.



5.13 Item 5(Picture) moisture in crawlspace



5.13 Item 6(Picture) leak under jetted tub

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: SAMSUNG	Disposer Brand: BADGER	Exhaust/Range hood: NONE
Range/Oven: SAMSUNG	Built in Microwave: GENERAL ELECTRIC	

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

6.1 DISHWASHER

Comments: Inspected

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

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

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

6.3 RANGE HOOD

Comments: Not Present

 There is NO range vent installed in the kitchen for the gas range.



6.3 Item 1(Picture) no range hood in kitchen

6.4 FOOD WASTE DISPOSER

Comments: Inspected

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

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

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

7. Interiors

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

Styles & Materials

Ceiling Materials: 2 x 6 Decking	Wall Material: Drywall Wood	Floor Covering(s): Laminated T&G and Carpet
Interior Doors: Raised panel Solid Wood	Cabinetry: Medium-Density Fiberboard Particle Board	Countertop: Granite/Marble

Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Inspected

Interior walls were not fully visible for inspection, due to personal belongings in the home. No problems noted.

7.2 FLOORS

Comments: Inspected

NOTE: Interior Floors were not fully visible for inspection, due to personal belongings in the home. No problems noted.

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.5 CLOSETS

Comments: Inspected

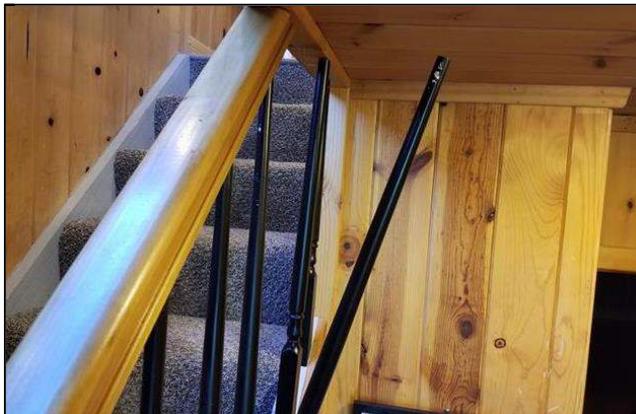
7.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

-  Recommend securing glass railing frame to upper staircase to prevent excessive movement and possible breakage... Recommend repair lower staircase railing as needed.



7.6 Item 1(Picture) recommend secure glass railing



7.6 Item 2(Picture) lower staircase railing

7.7 ATTACHED FIXTURES

Comments: Inspected

8. 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:

Unknown
Open Beam Ceilings

Exhaust Fans:

Fan only

Dryer Power Source:

Natural Gas Connection

Dryer Vent:

Metal

Floor Insulation:

R-19 Insulated Floor Joists

Items

8.0 INSULATION IN ATTIC

Comments: Not Inspected

Insulation in roof structure was not inspected due to lack of accessibility.

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The subfloor area is insulated between the floor joists using R19 fiberglass Batts, no problems noted.

8.2 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.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. 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: RHEEM	Location of Heater: Crawlspace	Ductwork: Non-insulated
Filter Type: Disposable	Filter Location: Wall Intake Grill	Cooling Equipment Type: None

Items

9.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is NOT original (5 years). The furnace is a vertical Upflow natural gas fired forced air unit, Rated at 50,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in August 2017 by Rheem Heating.



9.0 Item 1(Picture) forced air furnace



9.0 Item 2(Picture) furnace burners

9.1 NORMAL OPERATING CONTROLS

Comments: Inspected

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

The Heating/Air Conditioning Ducts are located in the crawlspace area and are not 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.

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

9.5

COOLING AND AIR HANDLER EQUIPMENT**Comments:** Not Present**9.6 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.

10. Fireplaces

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Wood or Solid Fuel Stoves:
Vented Gas Log	One	None

Items

10.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Living room fireplace's pilot light was turned "on" and operational upon arrival for inspection. Firelog burner ignited, using the control switches located at the fireplace mantle. No problems noted at time of inspection.



10.0 Item 1(Picture) living room gaslog fireplace



10.0 Item 2(Picture) fireplace damper

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

Comments: Inspected

10.2 NORMAL OPERATING CONTROLS

Comments: Inspected

10.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Not Present

General Summary



Clear Choice Home Inspection Services

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

Customer
Bart Gout

Address
307-A East Peak Loop
Stateline NV 89449

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

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

Inspected - Appears Functional

-  (1) North end framing at front deck is failing, not properly supporting the deck. Recommend further evaluation and repair by a qualified person.
-  (2) There are a few loosened deck boards, and railing cap boards, the should be secured.

2. Roofing

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

-  (2) NOTE: Fireplace flue pipe needs to be sealed against flashing to prevent moisture intrusion into chimney structure and behind the fireplace.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected

-  (1) Loose outlets and box under the kitchen sink, and needs to be properly secured to wall framing, and cover plate installed.
-  (2) Recommend securing loose outlet and box at front deck and spa area.
-  (3) Open grounded receptacle noted at the kitchen island West side outlet, which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.
-  (4) There appears to be an obstruction in the master bedroom entry outlet, preventing use. Recommend repair by a qualified person.

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Inspected**

-  GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen, right of sink, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

5. Plumbing System**5.1 EXTERIOR WATER VALVES, AND HOSE BIBS****Inspected**

-  Front exterior hose bib does not function properly, and should be repaired to shut-off water without finding the "sweet spot"

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected**

-  The bathroom sink drain leaks in the crawlspace area under the guest bathroom. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified licensed plumber should repair or correct as needed.

5.4 HOT WATER SYSTEMS, CONTROLS,**Inspected**

-  (2) Temperature and Pressure Relief valve discharges into the crawlspace, and can cause elevated moisture levels due to being un-noticed, unhealthy for building components and air quality. Recommend extending TPR valve drain to the exterior of the home.

5.13 OTHER**Inspected**

-  (3) NOTE: plumbing drain pipe leaks at the connection to the jetted tub pump, and was noted in the crawlspace area. Recommend repair by a qualified person.

6. Built-In Kitchen Appliances**6.3 RANGE HOOD****Not Present**

-  There is NO range vent installed in the kitchen for the gas range.

7. Interiors**7.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Inspected**

-  Recommend securing glass railing frame to upper staircase to prevent excessive movement and possible breakage... Recommend repair lower staircase railing as needed.

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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Received and Reviewed

by:

Signature

Date:

Signature

Date: