# Inspection Report

## Murl Williams

**Property Address:**
1425 State Route 208
Yerington NV 89447

## Clear Choice Home Inspection Services

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

Ask Price factors in defects discovered during inspections, including the condition of the roof.

Received and Reviewed by:_____

Signature_____ Date:_____

Signature_____ Date:_____

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General Summary

Invoice

| **Date:** 6/15/2022 | **Time:** 09:00 AM | **Report ID:** WIL142 |
|---|---|---|
| **Property:**<br>1425 State Route 208<br>Yerington NV 89447 | **Customer:**<br>Murl Williams | **Real Estate Professional:**<br>Thomas Vander Laan<br>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 before you purchase the property.

**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:** | **Home Faces:** | **Client Is Present:** |
|---|---|---|
| Over 35 Years | North | Yes |
| **Weather:** | **Temperature:** | **Rain in last 3 days:** |
| Clear | Over 60 | No |
| **Square Foot:** | | |
| 2500 to 3000 | | |

## 1. Exterior

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

### Styles & Materials

**Siding Style:**
Brick Wainscot
Board and Batten style

**Siding Material:**
Wood Boards
Full brick

**Exterior Entry Door:**
Wood w/glass insert

**Appurtenance:**
Deck
Covered Entry

**Driveway:**
Gravel

**Exterior Rear Door:**
Wood w/glass insert

**Windows:**
Thermal insulated - Vinyl framed

### 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

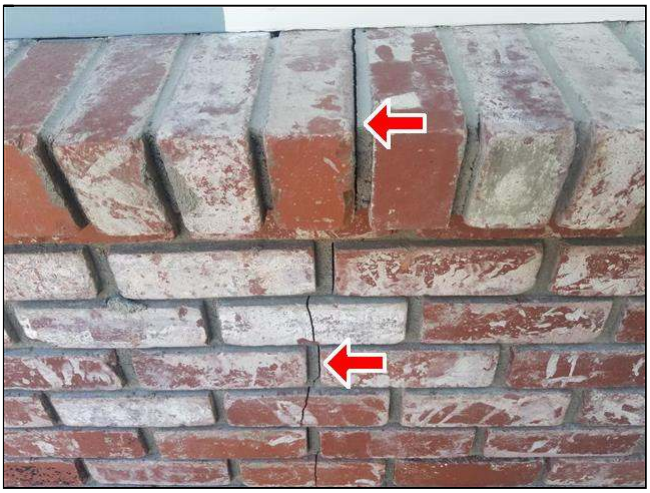
1.0 Item 2(Picture) view of exterior

1.0 Item 3(Picture) view of exterior

**1.1 WALL CLADDING**

**Comments:** Inspected - Appears Functional

Settlement cracks noted at the West side brick wainscotting, and should be sealed with approved exterior sealant to prevent possible moisture intrusion.



1.1 Item 1(Picture) west wall wainscot brick

**1.2 FLASHING AND TRIM**

**Comments:** Inspected - Appears Functional

Cracked exterior window sill noted at the South side of home, and could allow moisture intrusion into wall framing areas.

1.2 Item 1(Picture) south window lower exterior sill

**1.3 EXTERIOR DOORS**

**Comments:** Inspected - Appears Functional

**1.4 WINDOWS**

**Comments:** Inspected - Appears Functional

**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/Draining away from the home's foundation, and home site appears adequate.

**1.8 GATES/FENCES**

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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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. 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:**
Wood shakes

**Viewed roof covering from:**
Walked roof

**Sky Light(s):**
Five-Fixed

**Chimney (exterior):**
Brick

**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

2.0 Item 3(Picture) view of roof

**2.1 ROOF COVERINGS**

**Comments:** Inspected

(1) Roof covering appears original to the home (35 years) and are Cedar Shakes, that appear aged/worn in areas. Several shakes are weathered completely through, with a few missing shakes. The roof covering does need repairs to prevent moisture intrusion into the attic and roof structure areas.

2.1 Item 1(Picture) missing shakes

2.1 Item 2(Picture) missing shakes

2.1 Item 3(Picture) worn shakes

2.1 Item 4(Picture) worn shakes

2.1 Item 5(Picture) worn shakes

2.1 Item 6(Picture) worn shakes

2.1 Item 7(Picture) missing shakes

2.1 Item 8(Picture) worn out shakes

(2) NOTE: although there are a few missing shakes, the 30 lb. felt paper underlayment remains solid, and is preventing moisture intrusion into roof framing areas.

**2.2 FLASHINGS**

**Comments:** Inspected

**2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Comments:** Inspected

(1) The plumbing vent pipes should be sealed against flashing to prevent moisture intrusion into attic framing areas.

2.3 Item 1(Picture) seal vent boot

2.3 Item 2(Picture) plumbing vent pipe boot

(2) Furnace and water heater flue pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.

2.3 Item 3(Picture) furnace flue pipe

2.3 Item 4(Picture) water heater 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.

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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:**
3/4" Plywood Subfloor
2 x 10 Wood Joists

**Columns or Piers:**
Wood posts

**Wall Structure:**
Wood

**Ceiling Structure:**
2X6 Joists

**Roof Structure:**
Plywood Sheathing
2 X 8 Rafters

**Method used to observe attic:**
Crawled

**Attic info:**
Scuttle hole

### Items

**3.0 VIEW OF CRAWLSPACE/BASEMENT**

**Comments:** Inspected

(1) West Crawlspace, as seen at time of inspection.

3.0 Item 1(Picture) view of west crawlspace

3.0 Item 2(Picture) view of west crawlspace

3.0 Item 3(Picture) view under hallway

(2) East Crawlspace, as seen at time of inspection.

3.0 Item 4(Picture) view of east crawlspace

3.0 Item 5(Picture) view of east crawlspace

**3.1 CRAWLSPACE/BASEMENT ACCESS**

**Comments:** Inspected

The Crawlspace access is located at the West 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

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

**3.3 WALLS (Structural)**

**Comments:** Inspected

The structural components of the walls are not visible due to coverage by the interior and exterior finishes. Walls appear straight and without bows/warpage. No obvious problems noted at time of inspection.

**3.4 COLUMNS OR PIERS**

**Comments:** Inspected

**3.5 GIRDER BEAMS and SUPPORT WALLS**

**Comments:** Inspected

Subfloor girder beam has twisted under the main entry/garage entry area, lifting the support post off the ground. Recommend repositioning support post and securing to it's foundation.

3.5 Item 1(Picture) twisted girder beam

3.5 Item 2(Picture) lifted support post

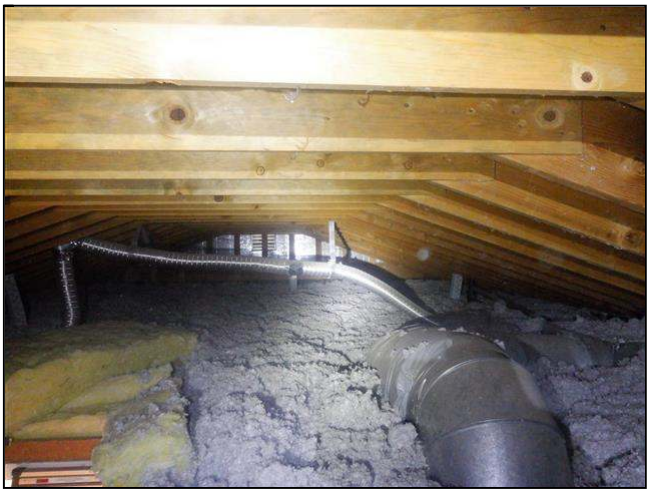
**3.6**

**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.

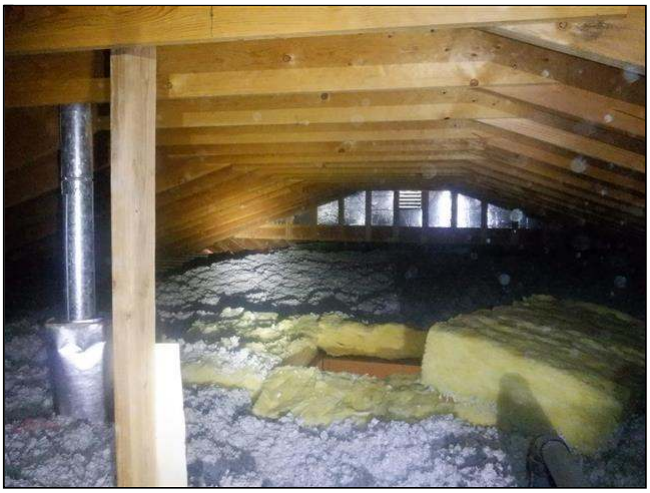
**3.8 VIEW OF ATTIC**
**Comments:** Inspected
(1) The West Attic, as seen at time of Inspection.

3.8 Item 1(Picture) view of west attic


3.8 Item 2(Picture) view of west attic

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

3.8 Item 3(Picture) view of east attic


3.8 Item 4(Picture) view of east attic

**3.9 ROOF STRUCTURE AND ATTIC**
**Comments:** Inspected

**3.10 ATTIC ACCESS**
**Comments:** Inspected
Scuttle holes located in Garage and master bedroom closet. Serviceable.

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

## 4. Electrical System

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

### Styles & Materials

**Electrical Service Conductors:**
Below Ground - 220 volts

**Number of Conductors:**
Three

**Panel capacity:**
200 AMP (adequate)

**Panel Type:**
Circuit breakers

**Electric Panel Manufacturer:**
BRYANT

**Branch wire 15 and 20 AMP:**
Copper

**Wiring Methods:**
NMC -Sheathed Non Metalic Cable

**Grounding Type:**
UFER Not Visible

### Items

**4.0 SERVICE ENTRANCE CONDUCTORS**

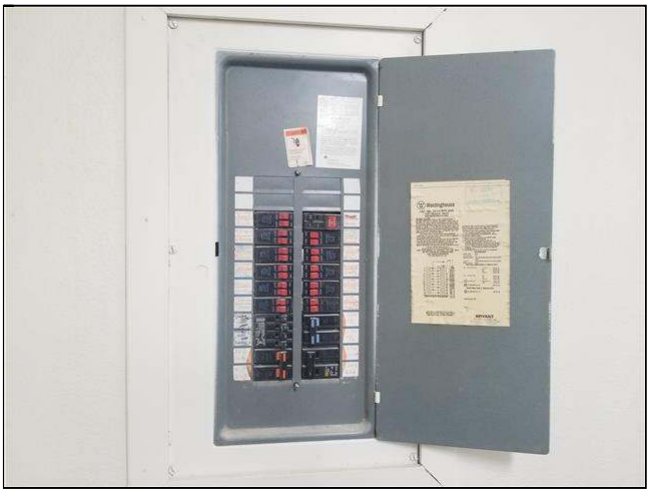
**Comments:** Inspected

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

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



4.1 Item 1(Picture) garage panel

4.1 Item 2(Picture) main electrical panel

(2) 200 amp main disconnect breaker inside Main Electrical Panel is not properly "lugged" in place. Recommend repair by a qualified person.

4.1 Item 3(Picture) not properly installed

**4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

Main Panel and Disconnect are located at the North side of the Additional building's exterior, The Distribution Panel is located in the Garage.

**4.3 GROUNDING EQUIPMENT**

**Comments:** Inspected

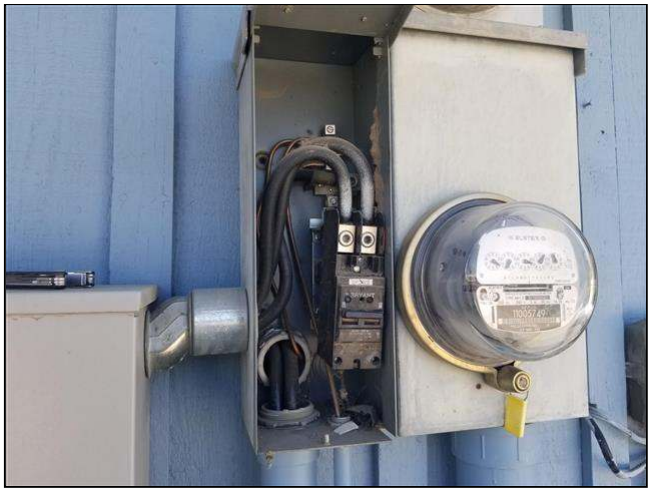
The Grounding system for the Main Service Panel is not visible due to construction materials. However, there is a Grounding wire present in the Panel, which is important for proper grounding (safety) of the home.

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

**Comments:** Inspected

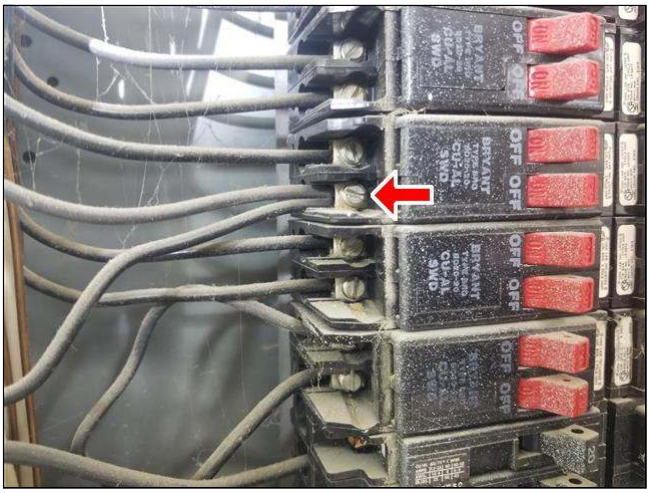
(1) The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No burned connections noted.

4.4 Item 1(Picture) distribution panel conductors

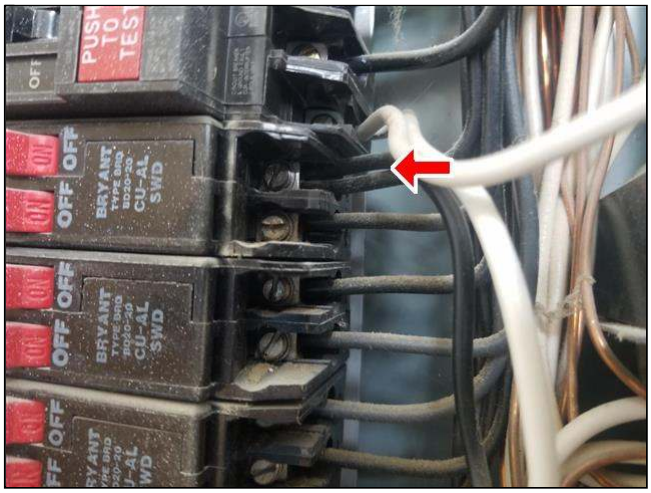


4.4 Item 2(Picture) main panel conductors

(2) Note: There are 2 "double tap" circuit breakers noted inside the Garage panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.




4.4 Item 3(Picture) double tap circuit breaker




4.4 Item 4(Picture) double tap circuit breaker

**4.5 SWITCHES, RECEPTACLES, AND WIRE**

**Comments:** Inspected

**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

(1) GFCI (Ground Fault Circuit Interrupter) outlet at the rear deck area, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

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

**4.8 SMOKE DETECTORS**

**Comments:** Inspected

**4.9 CARBON MONOXIDE DETECTORS**

**Comments:** Not Present

**4.10 OTHER**

**Comments:** Inspected

Backup generator system was noted and appears in serviceable condition, however was not checked for proper operation. Recommend consulting current owner for proper operation and maintenance of system.

4.10 Item 1(Picture) generator panel

4.10 Item 2(Picture) generator panel

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:**
AGED

**Water Heater Power Source:**
Propane (quick recovery)

**Water Heater Capacity:**
40 Gallon (2-3 people)
Two units

**Water Heater Manufacturer:**
BRADFORD-WHITE

### 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 detached garage, with the well pump equipment.

5.0 Item 1(Picture) main water shut-off valves

**5.1 EXTERIOR WATER VALVES, AND HOSE BIBS**

**Comments:** Inspected

**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 present and not leaking, and the pump controller is for 1-1/2 h.p. submersible 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

Plumbing vent pipe is improperly sloped in the attic area over the kitchen, which could trap and pool water in the pipe. Recommend correcting slope to prevent pooling of moisture.

5.3 Item 1(Picture) vent pipe in attic

**5.4 HOT WATER SYSTEMS, CONTROLS,**

**Comments:** Inspected

(1) GARAGE... 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 strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No problems noted at time of inspection... Manufactured in 2017 by Bradford-White.

5.4 Item 1(Picture) garage water heater

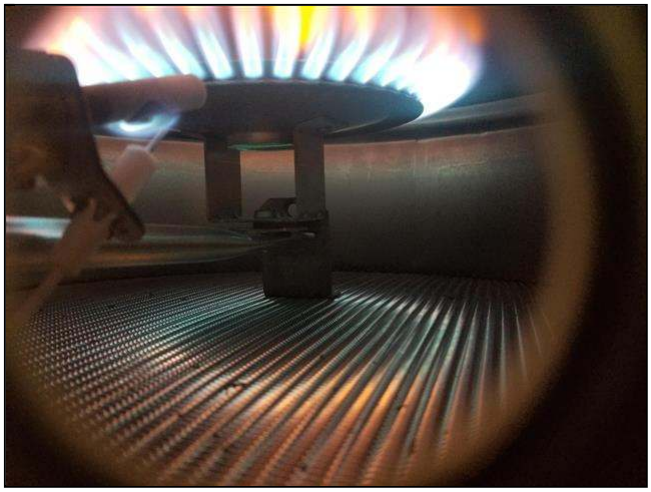
5.4 Item 2(Picture) water heater burner compartment

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

5.4 Item 3(Picture) recirculation pump

(3) HALLWAY CLOSET... Water heater is located in the hallway Utility closet, and is NOT strapped to current local codes. Temperature and Pressure Relief Valve is piped to the exterior of the home, or within 6 inches of the floor (for safety reasons). Water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in 2021 by Bradford-White.

5.4 Item 4(Picture) hallway closet water heater



5.4 Item 5(Picture) water heater burner compartment

(4) HALL CLOSET... 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".

5.4 Item 6(Picture) missing lower strap

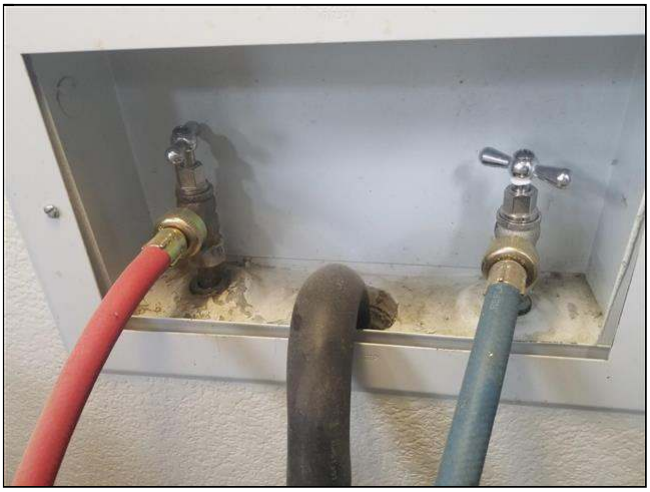
**5.5 PLUMBING FIXTURES**

**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 flexible aluminum ducting installed in the crawlspace. Washer drain is 2" diameter, Hot and Cold hook-ups with no problems noted.



5.6 Item 1(Picture) laundry hook-ups

5.6 Item 2(Picture) laundry hook-ups

**5.7 TUB AND SHOWER WALLS, FLOORS, DOORS**

**Comments:** Inspected

**5.8 CHIMNEYS, FLUES AND VENTS**

**Comments:** Inspected

**5.9 COMBUSTION AIR**

**Comments:** Inspected

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

**Comments:** Inspected

Main gas supply regulator at rear of home (under edge of deck) needs to maintain space underneath for venting.

5.10 Item 1(Picture) needs space under for venting

**5.11 MAIN FUEL SHUT OFF (Describe Location)**

**Comments:** Inspected

**5.12 SUMP PUMP**

**Comments:** Not Present

**5.13 OTHER**

**Comments:** Inspected

Master bathroom jetted tub was filled to check operation, however this unit did not operate. No problems noted with the GFCI circuit breaker in the garage panel, however it appears there is NO power to the tub motor/pump. Recommend further evaluation b y a qualified person as needed.

5.13 Item 1(Picture) master jetted tub

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.

## 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:**
KENMORE

**Disposer Brand:**
IN SINK ERATOR

**Exhaust/Range hood:**
Downdraft Built into Range

**Range/Oven:**
JENN AIR

**Trash Compactors:**
JENN AIR

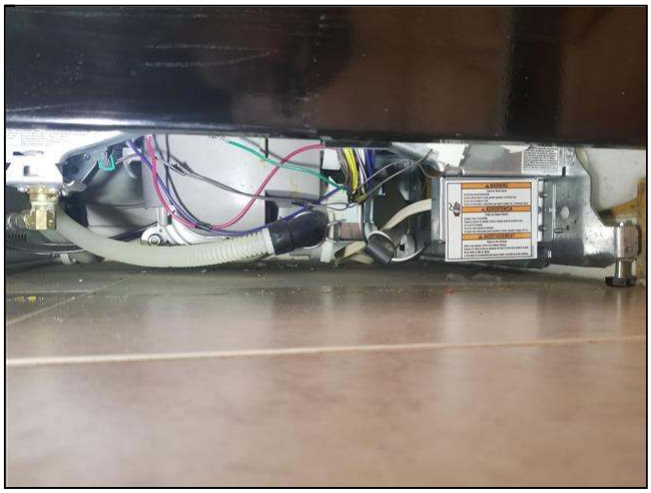
### Items

**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 Electric cooktop was inspected at all heating elements and settings. The Electric double Oven was inspected at all heating elements and random settings. No problems noted at time of inspection.

**6.3 RANGE HOOD**

**Comments:** Inspected

The range fan is built into the range cook top, and is a downdraft, vented through the floor. Operated as intended.

6.3 Item 1(Picture) downdraft range hood

**6.4 TRASH COMPACTOR**

**Comments:** Inspected

Operated as intended.

**6.5 FOOD WASTE DISPOSER**

**Comments:** Inspected

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

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

## 7. Interiors

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

### Styles & Materials

**Ceiling Materials:**
Drywall

**Wall Material:**
Drywall

**Floor Covering(s):**
Hardwood T&G and Tile

**Interior Doors:**
Hollow Core - Wood

**Windows:**
Thermal/Insulated

**Cabinetry:**
Wood Face and Doors
Wood

**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

**7.2 WALLS**

**Comments:** Inspected

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

**7.3 FLOORS**

**Comments:** Inspected

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

**7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

**7.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**7.6 CLOSETS**

**Comments:** Inspected

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

**7.7 ATTACHED FIXTURES**

**Comments:** Inspected

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Garage

### Styles & Materials

**Garage Style:**
Attached

**Garage Door Type:**
One automatic

**Garage Door Material:**
Metal - Insulated

**Auto-opener Manufacturer:**
LIFT-MASTER

**Auto-opener Style:**
Belt Drive Opener

**Garage Walls:**
Drywall

**Garage Ceiling:**
Drywall

**Garage Floor:**
Concrete

### Items

**8.0 VIEW OF GARAGE**

**Comments:** Inspected

Garage, as seen at time of inspection.

8.0 Item 1(Picture) view of garage

**8.1 ELECTRICAL SWITCHES and RECEPTACLES**

**Comments:** Inspected

**8.2 PLUMBING SUPPLY and WASTE SYSTEMS**

**Comments:** Inspected

**8.3 GARAGE CEILINGS**

**Comments:** Inspected

Ceilings finished with drywall, no problems noted.

**8.4 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)**

**Comments:** Inspected

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

**8.5 GARAGE FLOOR**

**Comments:** Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks.

**8.6 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.

**8.7 WINDOWS**

**Comments:** Inspected

I was unable to check the garage window for proper operation due to sticking lock/latch, and may need service to function properly.

8.7 Item 1(Picture) defective window lock

**8.8 GARAGE DOOR (S)**

**Comments:** Inspected

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

**Comments:** Inspected

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

**8.10 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA**

**Comments:** Inspected

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

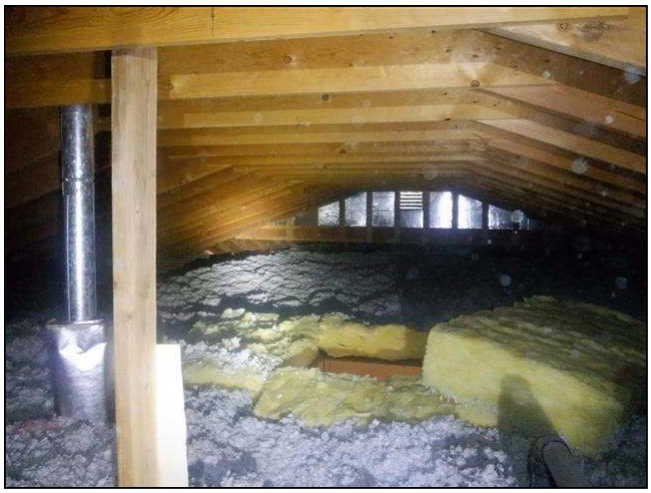
**Comments:** Inspected

The sensors are in place for garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

**8.12 ROOF STRUCTURE and ATTIC**

**Comments:** Inspected

Garage attic area as seen at time of inspection. NOTE: garage ceiling is insulated with R30 loose-fill fiberglass.



8.12 Item 1(Picture) view over garage

## 9. Insulation and Ventilation

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

### Styles & Materials

**Attic Insulation:**
R 30 or better Loose Fill

**Ventilation:**
Soffit and Gable Vents
Foundation Vents

**Exhaust Fans:**
Fan only

**Dryer Power Source:**
Propane Connection

**Dryer Vent:**
Flexible Aluminum

**Floor Insulation:**
Rigid Styrofoam Insulation
Insulated Foundation Stemwall

### Items

**9.0 INSULATION IN ATTIC**

**Comments:** Inspected

The attic insulation is loose-fill, and is approximately 10 to 12 inches deep (R-30). No problems noted.

9.0 Item 1(Picture) view of ceiling insulation

9.0 Item 2(Picture) view of crawlspace insulation

**9.1 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Inspected

The crawlspace area is insulated on the perimeter of the foundation, using rigid Styrofoam. No problems noted.

**9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

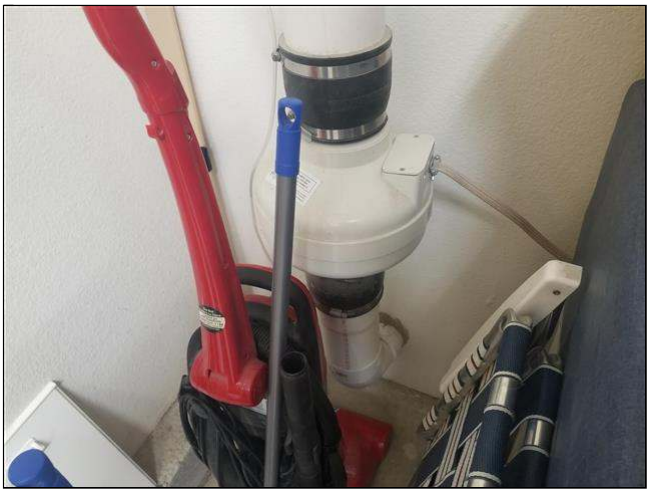
**Comments:** Inspected

Vapor Barrier is 6 mil clear plastic that appears in good overall condition, with 100% of crawlspace ground covered.

**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

NOTE: Radon ventilation fan is noted in the garage, with vent piping extending from the crawlspace area up through the roof. System appears to be in good overall condition, and operating as intended at time of inspection.



9.3 Item 1(Picture) radon fan system installed

9.3 Item 2(Picture) vented through the roof

9.3 Item 3(Picture) radon fan/ducting in crawlspace

**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected

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

9.4 Item 1(Picture) properly vented to exterior

**9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Not Present

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

## 10. Heating / Central Air Conditioning

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

### Styles & Materials

**Heat Type:**
Forced Air

**Energy Source:**
Propane

**Number of Heat Systems (excluding wood):**
One

**Heat System Brand:**
CARRIER

**Location of Heater:**
Inside Closet

**Ductwork:**
Insulated

**Filter Type:**
Disposable

**Filter Location:**
Hallway Ceiling

**Cooling Equipment Type:**
Condenser/Compressor - Split Unit
Evaporative Cooler

**Cooling Equipment Energy Source:**
Electricity

**Central Air Manufacturer:**
KENMORE

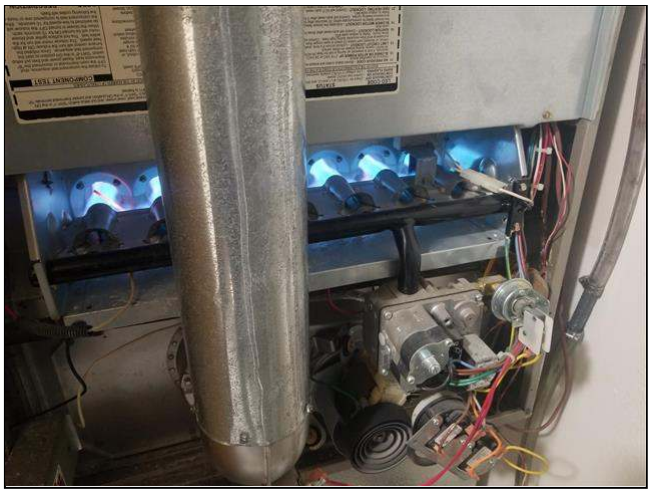
**Number of AC Only Units:**
Two

**Cooling Tons:**
5 ton

### Items

**10.0 HEATING EQUIPMENT**
**Comments:** Inspected
The heating equipment is NOT original (19 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 154,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in October 2003 by Carrier Heating.

10.0 Item 1(Picture) forced air furnace


10.0 Item 2(Picture) furnace burners

**10.1 NORMAL OPERATING CONTROLS**
**Comments:** Inspected

**10.2 AUTOMATIC SAFETY CONTROLS**
**Comments:** Not Present

**10.3 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 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.

**10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

**10.5 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Inspected

(1) 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 82 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 2004 by Kenmore.

10.5 Item 1(Picture) condensing unit

(2) The home uses an Evaporative Cooler mounted in the Sunroom. Cooler pan, Belt and Motor, control wires and water pump appeared serviceable. Operated as intended with normal operating controls.

10.5 Item 2(Picture) sunroom cooler

10.5 Item 3(Picture) water distribution system

**10.6 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

**10.8 DOORS UNDERCUT FOR AIR BALANCE**

**Comments:** Inspected

The interior doors are undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower.

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 | One | None |
| Conventional | | |
| Insert | | |

### 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

Chimney appears to be in good overall condition, with the poured concrete chimney cap recently re-done.

11.1 Item 1(Picture) concrete chimney cap

**11.2 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)**

**Comments:** Inspected

Fireplace Insert appears in good operating condition. Damper operates freely, firebrick appears in good condition, with minimal cracks. Note: Recommend consulting a licensed fireplace contractor for a more thorough examination of the fireplace, chimney and flue pipe systems, and code compliance, as needed.

11.3 Item 1(Picture) living room fireplace

11.3 Item 2(Picture) fireplace burner box

## 12. Additional Building

### Styles & Materials

**Roofing Material:**
Wood Shake Roof

**Roof Structure:**
Site/Stick Built
Not Visible

**Wall Cladding:**
Cedar Board and Batt

**Windows:**
Dual Pane

**Exterior Doors:**
Steel Clad

**Plumbing Supply/Waste:**
Copper/ABS

**Foundation:**
Concrete Slab

**Electrical:**
NMC-Sheathed Non Metalic

**Insulation:**
Not Visible

**Heating/Cooling:**
Wall Furnace
Forced Air Furnace

**Garage Door:**
Metal Insulated

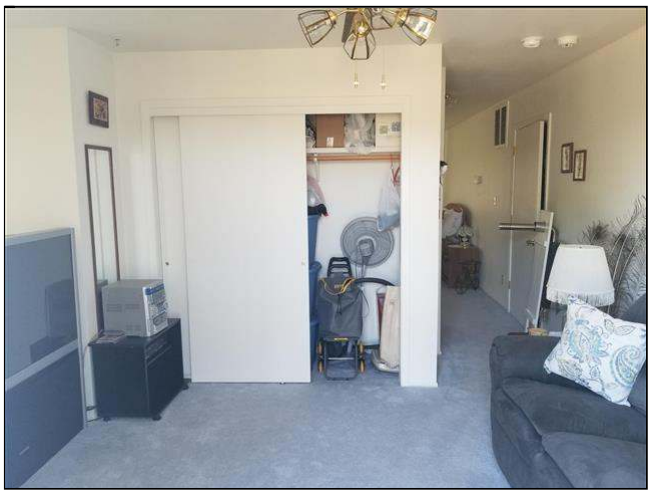
### Items

**12.0 VIEW OF EXTRA BUILDING**

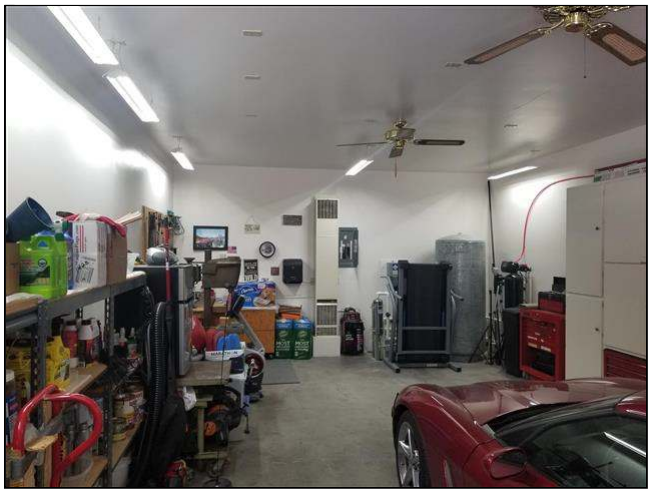
**Comments:** Inspected

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

12.0 Item 1(Picture) view of building exterior



12.0 Item 2(Picture) view of apartment interior



12.0 Item 3(Picture) view inside detached garage

**12.1 WALL CLADDING**

**Comments:** Inspected

**12.2 WINDOWS and DOORS**

**Comments:** Inspected

**12.3 ROOFING (Type of Material and Condition)**

**Comments:** Inspected

(1) Additional building roof, as seen at time of inspection.

12.3 Item 1(Picture) view of lower roof

12.3 Item 2(Picture) view of upper roof

12.3 Item 3(Picture) view of upper roof

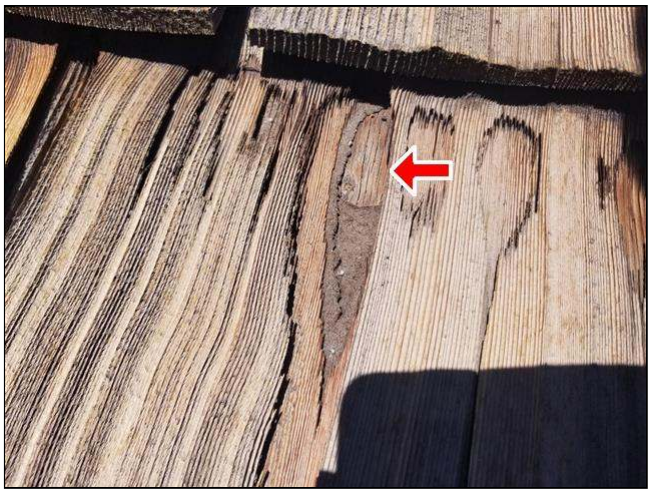
12.3 Item 4(Picture) view of lower roof

(2) Roof covering appears original to the building, and are Cedar Shakes, that appear aged/worn in several areas. Several shakes are weathered completely through, giving the appearance of missing shakes. The roof covering does need repairs to prevent moisture intrusion into the attic and roof structure areas, as roof sheathing plywood was noted to be exposed at several locations.

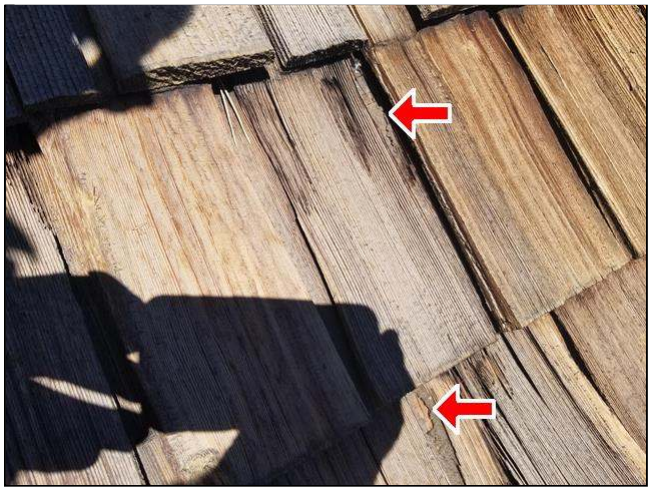
12.3 Item 5(Picture) broken/worn shakes

12.3 Item 6(Picture) worn shakes

12.3 Item 7(Picture) worn/missing shakes



12.3 Item 8(Picture) exposed roof sheathing



12.3 Item 9(Picture) exposed roof sheathing

12.3 Item 10(Picture) worn shakes

**12.4 STRUCTURAL COMPONENTS**

**Comments:** Not Inspected

Structural components are covered with finish materials, and not visible for inspection. There also is NO access provided for the roof structure and attic area.

12.4 Item 1(Picture) no access to attic/roof structure

12.4 Item 2(Picture) no access into attic area

**12.5 FOUNDATION**

**Comments:** Inspected

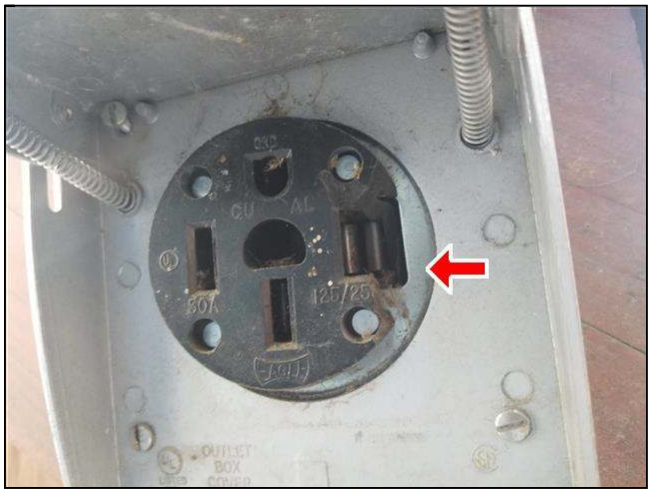
Structure has a concrete slab floor, and only visible at the outer foundation wall. No problems noted at time of inspection.

**12.6 ELECTRICAL**

**Comments:** Inspected

(1) There is NO GFCI protection at the kitchenette sink outlet. Recommend upgrading to GFCI receptacles in areas within 6 feet of plumbing fixtures.

(2) Broken 220 volt electrical receptacle noted at the the North exterior stairs location, and should be replaced.



12.6 Item 1(Picture) broken 220 volt receptacle

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

12.6 Item 2(Picture) detached garage panel

12.6 Item 3(Picture) detached garage panel

**12.7 PLUMBING**

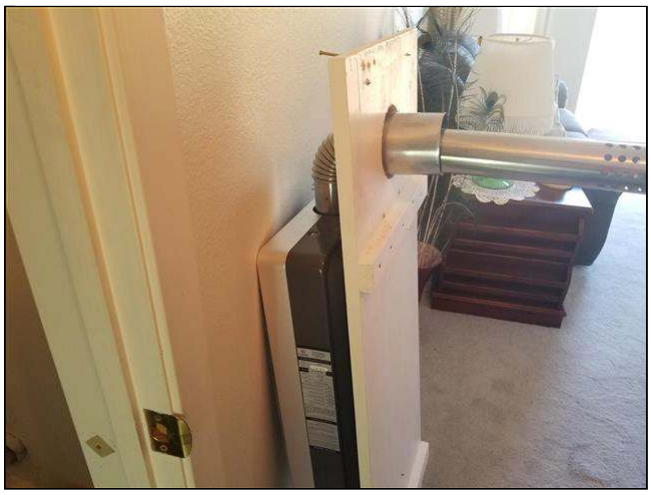
**Comments:** Inspected

(1) Gas shut-off valve for water heater appears to leak, as gas odor was noted coming from the Utility closet where the water heater gas supply has been disconnected.

12.7 Item 1(Picture) gas odor noted inside utility closet

(2) Instantaneous water heater was removed (or not yet installed) inside the Utility closet, with moisture noted pooled on the flooring. This caused the "water sensor alarm" to be chirping upon arrival to building. These water supply pipes appear to leak water when ANY other plumbing fixture in the building is used. It would be best NOT to use the water until repairs are completed.

Listing Agent Notes: Pest Inspector had entered the building shortly before Home Inspector and turned on water sources, thus causing the leak at time of inspection.



12.7 Item 2(Picture) water heater not installed

12.7 Item 3(Picture) plumbing disconnected

12.7 Item 4(Picture) water on floor

**12.8 INSULATION**

**Comments:** Not Inspected

No accessible for inspection.

**12.9 VENTILATION**

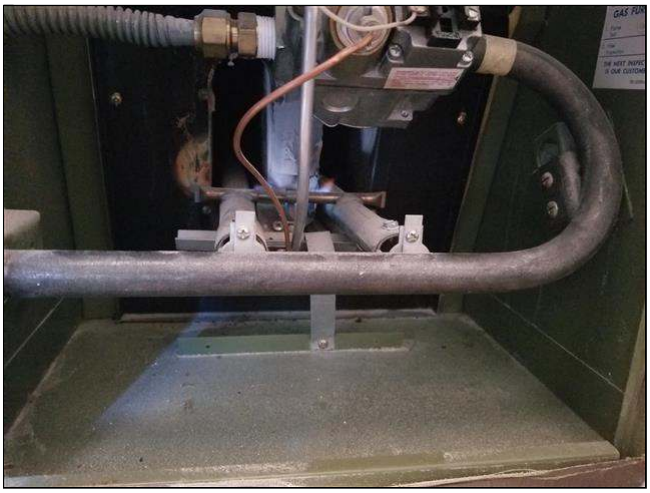
**Comments:** Inspected

**12.10 HEATING and COOLING**

**Comments:** Inspected

(1) Furnace did not respond to normal operating controls. Electric and gas supply are present, pilot light is ON, however burners did not ignite. Recommend further evaluation by a qualified person.

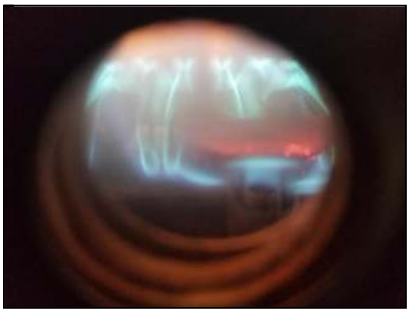
12.10 Item 1(Picture) forced air furnace



12.10 Item 2(Picture) furnace burners

(2) The downstairs garage heating equipment appears original. The furnace is a vertical wall mounted radiant propane gas fired forced air unit, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured by Williams Heating.

12.10 Item 3(Picture) wall mounted radiant furnace



12.10 Item 4(Picture) furnace burners

12.10 Item 5(Picture) furnace gas valve

**12.11 GARAGE DOOR OPENER**

**Comments:** Not Present

**12.12 FLOOR**

**Comments:** Inspected

# General Summary

**Clear Choice Home Inspection Services**

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

**Customer**
Murl Williams

**Address**
1425 State Route 208
Yerington NV 89447

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

## 1. Exterior

### 1.1 WALL CLADDING

**Inspected - Appears Functional**

Settlement cracks noted at the West side brick wainscotting, and should be sealed with approved exterior sealant to prevent possible moisture intrusion.

### 1.2 FLASHING AND TRIM

**Inspected - Appears Functional**

Cracked exterior window sill noted at the South side of home, and could allow moisture intrusion into wall framing areas.

## 2. Roofing

### 2.1 ROOF COVERINGS

**Inspected**

(1) Roof covering appears original to the home (35 years) and are Cedar Shakes, that appear aged/worn in areas. Several shakes are weathered completely through, with a few missing shakes. The roof covering does need repairs to prevent moisture intrusion into the attic and roof structure areas.

### 2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Inspected**

(1) The plumbing vent pipes should be sealed against flashing to prevent moisture intrusion into attic framing areas.

## 3. Structural Components

### 3.5 GIRDER BEAMS and SUPPORT WALLS

**Inspected**

Subfloor girder beam has twisted under the main entry/garage entry area, lifting the support post off the ground. Recommend repositioning support post and securing to it's foundation.

## 4. Electrical System

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

**Inspected**

(2) 200 amp main disconnect breaker inside Main Electrical Panel is not properly "lugged" in place. Recommend repair by a qualified person.

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

**Inspected**

(2) Note: There are 2 "double tap" circuit breakers noted inside the Garage panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.

### 4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Inspected**

(1) GFCI (Ground Fault Circuit Interrupter) outlet at the rear deck area, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

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

## 5. Plumbing System

### 5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Inspected**

Plumbing vent pipe is improperly sloped in the attic area over the kitchen, which could trap and pool water in the pipe. Recommend correcting slope to prevent pooling of moisture.

### 5.4 HOT WATER SYSTEMS, CONTROLS,

**Inspected**

(4) HALL CLOSET... 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".

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

**Inspected**

Main gas supply regulator at rear of home (under edge of deck) needs to maintain space underneath for venting.

### 5.13 OTHER

**Inspected**

Master bathroom jetted tub was filled to check operation, however this unit did not operate. No problems noted with the GFCI circuit breaker in the garage panel, however it appears there is NO power to the tub motor/pump. Recommend further evaluation b y a qualified person as needed.

## 8. Garage

### 8.7 WINDOWS

**Inspected**

I was unable to check the garage window for proper operation due to sticking lock/latch, and may need service to function properly.

## 12. Additional Building

### 12.3 ROOFING (Type of Material and Condition)

**Inspected**

(2) Roof covering appears original to the building, and are Cedar Shakes, that appear aged/worn in several areas. Several shakes are weathered completely through, giving the appearance of missing shakes. The roof covering does need repairs to prevent moisture intrusion into the attic and roof structure areas, as roof sheathing plywood was noted to be exposed at several locations.

### 12.6 ELECTRICAL

**Inspected**

(1) There is NO GFCI protection at the kitchenette sink outlet. Recommend upgrading to GFCI receptacles in areas within 6 feet of plumbing fixtures.

(2) Broken 220 volt electrical receptacle noted at the the North exterior stairs location, and should be replaced.

### 12.7 PLUMBING

**Inspected**

(1) Gas shut-off valve for water heater appears to leak, as gas odor was noted coming from the Utility closet where the water heater gas supply has been disconnected.

(2) Instantaneous water heater was removed (or not yet installed) inside the Utility closet, with moisture noted pooled on the flooring. This caused the "water sensor alarm" to be chirping upon arrival to building. These water supply pipes appear to leak water when ANY other plumbing fixture in the building is used. It would be best NOT to use the water until repairs are completed.

### 12.10 HEATING and COOLING

**Inspected**

(1) Furnace did not respond to normal operating controls. Electric and gas supply are present, pilot light is ON, however burners did not ignite. Recommend further evaluation by a qualified person.

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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.

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