



## Inspection Report

**Property Address:**  
3115 Imperial Way  
Carson City NV 89706



### Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES**  
4255 State Route 208  
Wellington, NV 89444  
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Received and Reviewed

by: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

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<b>Date:</b> 6/1/2023	<b>Time:</b> 09:00 AM	<b>Report ID:</b> BRO311
<b>Property:</b> 3115 Imperial Way Carson City NV 89706	<b>Customer:</b>	<b>Real Estate Professional:</b> 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 45 Years

**Style of Home:**

Town home

**Home Faces:**

West

**Client Is Present:**

No

**Weather:**

Clear

**Temperature:**

Over 65

**Rain in last 3 days:**

Light Rain

**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:**

Brick

**Siding Material:**

Masonry

**Exterior Entry Door:**

Steel Clad w/glass insert

**Appurtenance:**

Patio

**Driveway:**

Asphalt

**Exterior Rear Door:**

Insulated Sliding Glass

Covered Entry

Parking lot

**Windows:**

Thermal insulated - Vinyl framed

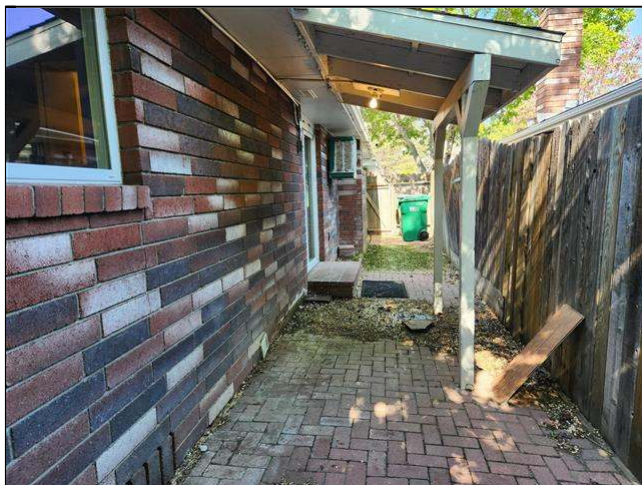
Single Hung &amp; Sliders

### Items

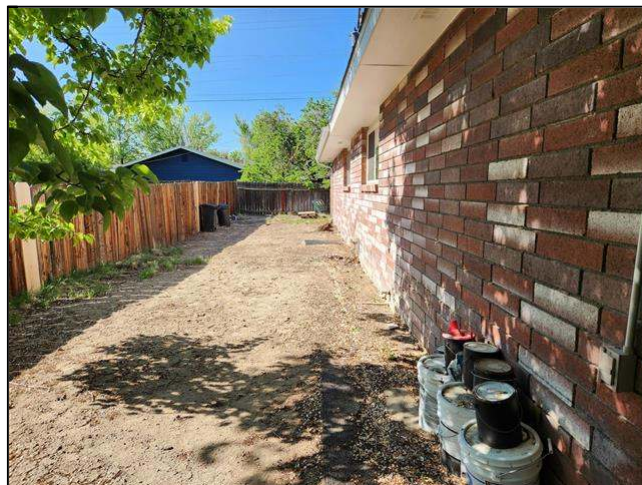
#### 1.0 VIEW OF EXTERIOR

**Comments:** Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of north exterior



1.0 Item 2(Picture) view of east 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

Windows are vinyl framed, thermal insulated sliding and single hung windows, 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

**1.7 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:**

Architectural Asphalt/Fiberglass Comp

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**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

#### 2.1 ROOF COVERINGS

**Comments:** Inspected

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

#### 2.2 FLASHINGS

**Comments:** Inspected

#### 2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

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



(2) The main soil stack plumbing vent pipe should be sealed against flashing to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) seal main soil stack

## 2.4 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected



Recommend connecting gutter and downspout at the Northeast corner of home, to control roof run-off moisture and ground erosion.



2.4 Item 1(Picture) gutter and downspout at NE corner

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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

<b>Foundation:</b> Poured Concrete Footing/Stemwall	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> 2 x 8 Wood Joists 3/4" Plywood Subfloor
<b>Columns or Piers:</b> Wood posts	<b>Wall Structure:</b> 2 X 4 Wood	<b>Ceiling Structure:</b> Engineered wood trusses 2X4 Joists
<b>Roof Structure:</b> Engineered Truss/ Plywood Sheathing 2 X 4 Rafters	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Scuttle hole

#### Items

##### 3.0 VIEW OF CRAWLSPACE/BASEMENT

**Comments:** Inspected

Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace





3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace


### 3.1 CRAWLSPACE/BASEMENT ACCESS

**Comments:** Inspected

The Crawlspace access is located at the Guest Bedroom Closet, and is Serviceable.

### 3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected **RE: 3.2(Partial)**—Please see *Exhibit: Seller Repair Itemization*

 NOTE: Several areas of pooled moisture were noted in the crawlspace area on top of the vapor barrier. Moisture intrusion through the foundation and stemwall noted at the North wall, appears from the pooled moisture outside. Sounds of water running could be heard at the main water inlet pipe, indicating the main supply pipe is most likely leaking just outside the home's foundation. The pooled moisture could also be caused from poor ventilation in the crawlspace area, as fungus growth was noted on the subfloor rim joist at the Northwest corner of home. Pooled exterior moisture appears has been going on for some time, with moisture saturated "sole" plate noted in areas at the North side foundation. This has caused moisture damage in a few areas of the sole plate. Recommend further evaluation of moisture damage by a qualified licensed contractor as needed. Also recommend verifying all foundation vents are clear and operating as intended.



3.2 Item 1(Picture) moisture at north foundation



3.2 Item 2(Picture) pooled moisture at north side





3.2 Item 3(Picture) pooled moisture at south side



3.2 Item 4(Picture) pooled moisture at SW corner



3.2 Item 5(Picture) fungus growth at NW corner



3.2 Item 6(Picture) moisture affected sole plate



3.2 Item 7(Picture) moisture affected sole plate



3.2 Item 8(Picture) moisture affected sole plate



3.2 Item 9(Picture) moisture affected sole plate



3.2 Item 10(Picture) moisture affected sole plate

### 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



NOTE: There are a few additional support posts installed along the North foundation (near rear entry), that are resting on the concrete footings. These should have been Pressure-Treated materials used, due to concrete contact.



3.4 Item 1(Picture) additional support posts installed

### 3.5 GIRDER BEAMS and SUPPORT WALLS

**Comments:** Inspected

### 3.6 FLOORS (Structural)

**Comments:** Inspected

(1) NOTE: Subfloor area is NOT fully visually accessible for inspection, due to installation of floor insulation between the floor joists. Moisture Vulnerable areas such as adjacent to plumbing drain pipes, and exterior subfloor edges, were viewed by pulling back insulation.





3.6 Item 1(Picture) subfloor covered with insulation



(2) The floor joist has been cut completely through under the master tub/shower, leaving an unsupported subfloor area. Recommend additional support, backing or pier and post (with proper footings), as preferred by contractor.



3.6 Item 2(Picture) cut joist under master bath



(3) NOTE: Subfloor plywood is moisture damaged under the master bathroom, appears from a leaking toilet seal. Recommend further evaluation of subfloor once toilet is removed for seal replacement, and repair/replace as needed.



3.6 Item 3(Picture) subfloor under master toilet



(4) NOTE: Northwest floor joist outer edge has been affected by the elevated moisture levels in the crawlspace, beginning to crush the lower edge of the joist. Recommend repair/replace by a qualified person as needed.





3.6 Item 4(Picture) soft joist from moisture

### 3.7 CEILINGS (structural)

**Comments:** Inspected

(1) 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.

(2) NOTE: Ceiling is "sagging" at the corner of Guest Bathroom shower area, and appears was caused from a support block installed for the drywall being too short to rest in the wall framing. This appears to have allowed settlement over the years. No structural issues noted, leaving this a cosmetic item.



3.7 Item 1(Picture) corner appears to sag

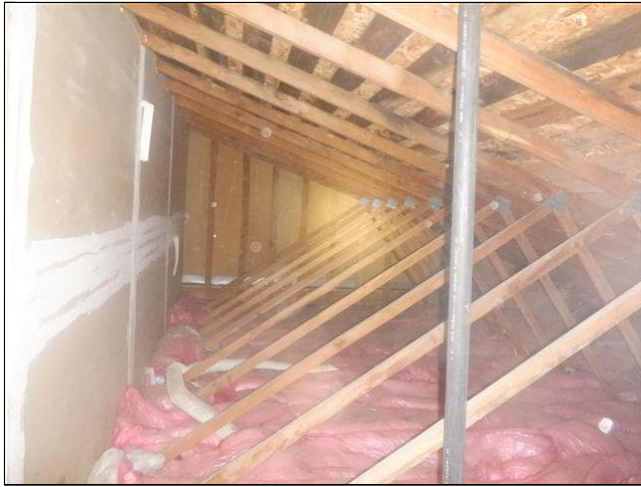


3.7 Item 2(Picture) sagging corner area

### 3.8 VIEW OF ATTIC

**Comments:** Inspected

The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic

### 3.9 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

### 3.10 ATTIC ACCESS

**Comments:** Inspected

Scuttle hole located in Guest Bedroom Closet. Serviceable.

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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 Type:

Circuit breakers

#### Electric Panel Manufacturer:

GENERAL ELECTRIC

#### 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

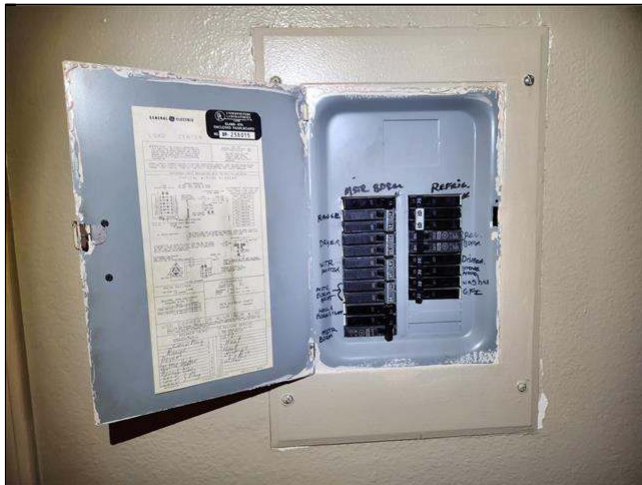
**Comments:** Inspected

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.

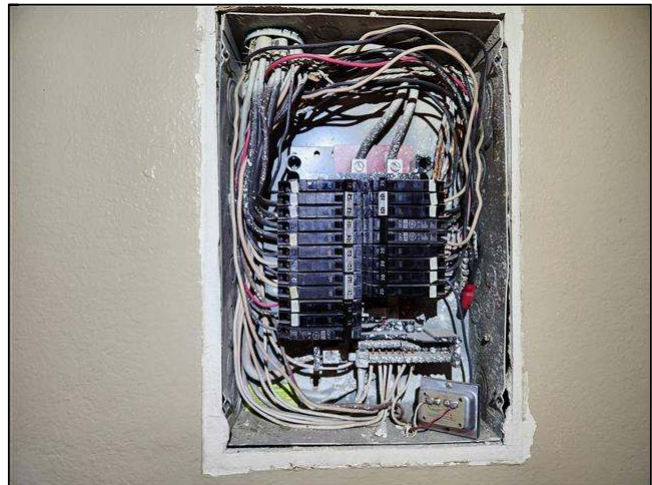
#### 4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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



4.1 Item 1(Picture) 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 West side of the home's exterior, The Distribution Panel is located in the master bedroom.





4.2 Item 1(Picture) main disconnect for home

#### 4.3 GROUNDING EQUIPMENT

**Comments:** Inspected

#### 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) Open grounded receptacles noted at the kitchen (inside upper cabinets), which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.



4.5 Item 1(Picture) open grounded outlets



(2) Recommend replacing any outlet and switch cover plates that are missing.

**RE: 4.5(2)**—Please see *Exhibit: Seller Repair Itemization*



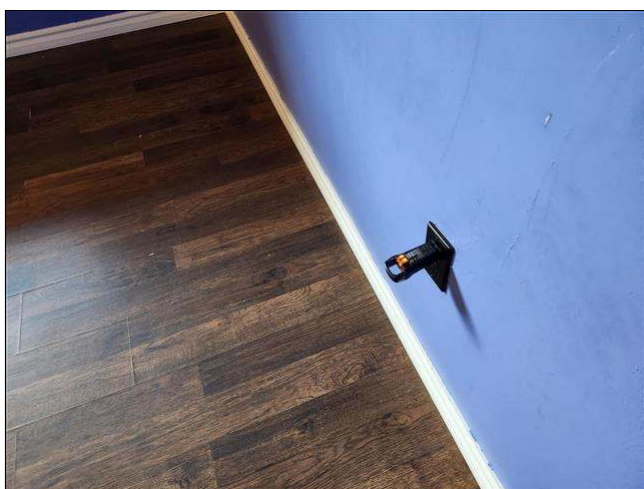


**RE: 4.5(3)**—Please see *Exhibit: Seller Repair Itemization*

4.5 Item 2(Picture) replace missing cover plates



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



4.5 Item 3(Picture) loose outlet at NE bedroom

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

**Comments:** Inspected



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

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

**Comments:** Inspected



GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior wall of home, did not reset properly when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.



4.7 Item 1(Picture) faulty gfci at rear exterior

#### 4.8 SMOKE DETECTORS

**Comments:** Inspected

Recommend installing smoke detectors in all bedrooms and in common hallways. For your protection, recommend replacement of batteries every year.

#### 4.9 CARBON MONOXIDE DETECTORS

**Comments:** Not Present

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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

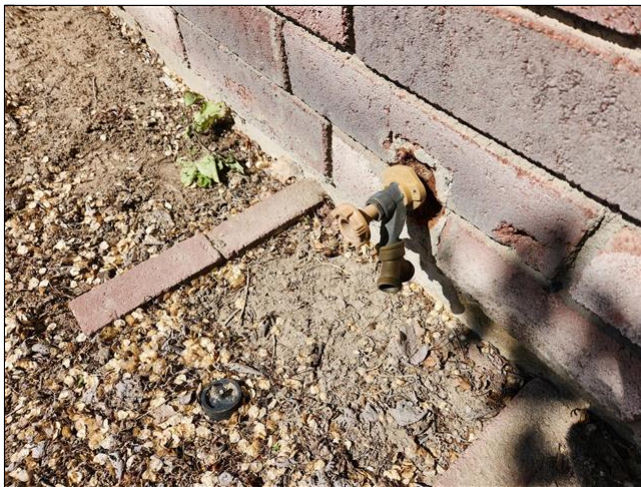
<b>Water Source:</b> Public Utilities	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into building):</b> Copper
<b>Plumbing Water Distribution (inside building):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 40 Gallon (2-3 people)	<b>Water Heater Manufacturer:</b> BRADFORD-WHITE

### Items

#### 5.0 EXTERIOR WATER VALVES, AND HOSE BIBS

**Comments:** Inspected


-  (1) Rear exterior hose bib is non-operational (frozen shut). Recommend repair by a qualified person as needed.



5.0 Item 1(Picture) east hose bib non-operational




5.0 Item 2(Picture) secure and seal flange

-  (2) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.

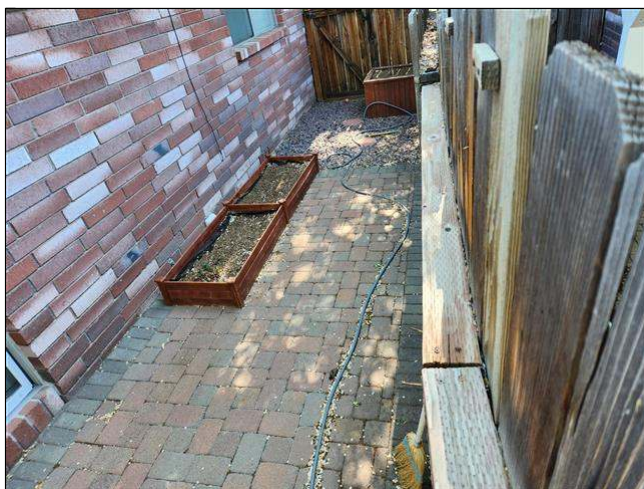
#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, SHUT-OFF VALVES (standard is 80 psi max)

**Comments:** Inspected

-  (1) NOTE: Pooled ground moisture was observed at the North patio area, however was not noted at the neighboring yard. This could be a damaged plumbing supply pipe under this patio area. Recommend further evaluation by a qualified person.

**RE: 5.1(1)**—Please see *Exhibit: Seller Repair Itemization*





5.1 Item 1(Picture) neighbor's patio was dry



5.1 Item 2(Picture) pooled moisture at north patio

(2) The water pressure was tested at the North hose bib, pressure was 65 psi at time of inspection.



5.1 Item 3(Picture) water pressure at north hose bib

## 5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

**RE: 5.2(1)**—Please see *Exhibit: Seller Repair Itemization*



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



5.2 Item 1(Picture) guest bathtub drain



5.2 Item 2(Picture) moisture from leak



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

**RE: 5.2(2)**—Please see *Exhibit: Seller Repair Itemization*

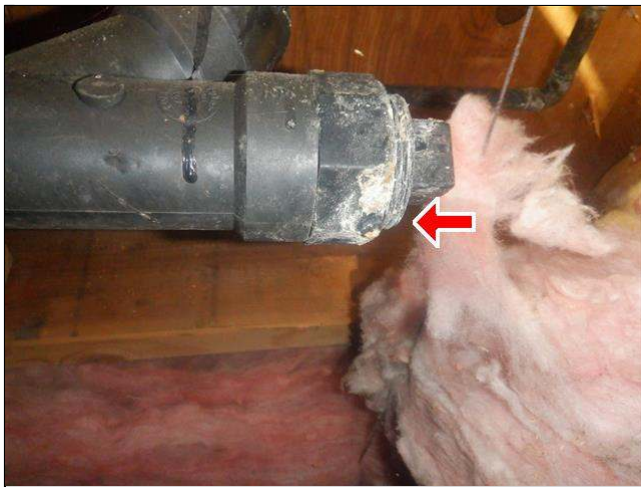




5.2 Item 3(Picture) leaking drain under master tub



(3) Clean-out threaded plug is leaking in the crawlspace area under the master bathroom, and should be corrected.



5.2 Item 4(Picture) leaking clean-out plug under master bath

**RE: 5.2(3)**—Please see *Exhibit: Seller Repair Itemization*

### 5.3 HOT WATER SYSTEMS, CONTROLS,

**Comments:** Inspected

(1) Water heater is electric, and is located in the hall closet, and is 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 shut-off valve is present. Water heater operated as intended with no abnormal noises or leaks noted. Manufactured in 2011 by Bradford-White.



5.3 Item 1(Picture) water heater



5.3 Item 2(Picture) setting in a drip pan

(2) The water heater is setting on the common house subfloor, and DOES have a drip pan installed for subfloor protection against a water heater failure.

#### 5.4 PLUMBING FIXTURES

**Comments:** Inspected

**RE: 5.4(1)**—Please see *Exhibit: Seller Repair Itemization*



(1) The toilet is loose at floor at the Master Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



(2) The toilet is beginning to loosen at floor at the guest bath. Loosely mounted toilet can break the wax seal. Moisture was noted at the front of toilet base indicating the seal is leaking. Recommend replacing the wax seal, and securing toilet to prevent movement.

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



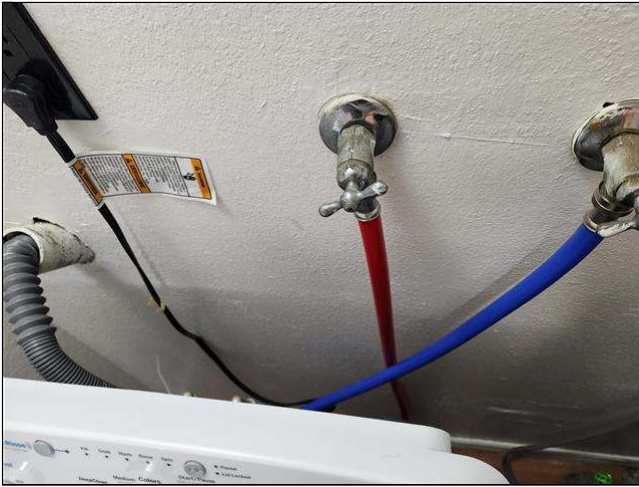
5.4 Item 1(Picture) moisture at guest bathroom toilet base

#### 5.5 LAUNDRY HOOK-UPS

**Comments:** Inspected

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





5.5 Item 1(Picture) laundry hook-ups



5.5 Item 2(Picture) laundry hook-ups

## 5.6 TUB AND SHOWER WALLS, FLOORS, DOORS

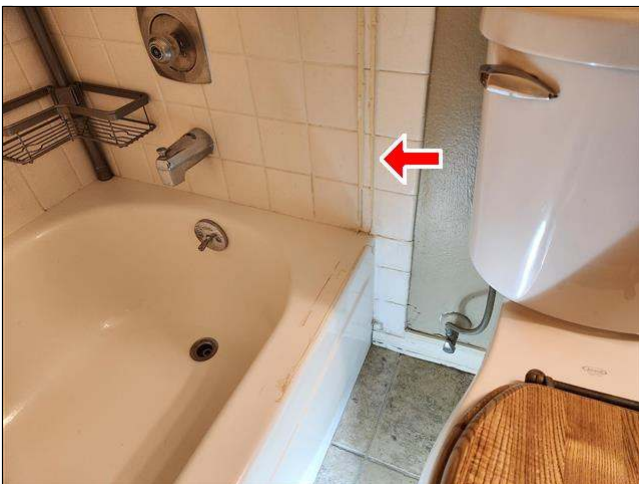
**Comments:** Inspected

- 🏠 (1) Safety bar at master bathroom shower is very loose, and should be secured to the wall.



5.6 Item 1(Picture) safety bar at master shower

- 🏠 (2) Hall bathroom tub/shower shows signs of past moisture leaking out of the shower at the right side, possibly from the missing shower curtain or splash guard. This moisture has caused damage to the drywall behind the tiles. Recommend further evaluation and repair by a qualified person as needed.



5.6 Item 2(Picture) missing splash guard



5.6 Item 3(Picture) moisture damaged drywall area

## 5.7

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

**Comments:** Not Present

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

**Comments:** Not Present

**5.9 SUMP PUMP**

**Comments:** Not Present

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Disposer Brand:**  
IN SINK ERATOR

**Exhaust/Range hood:**  
VENTED  
Built into Microwave

**Range/Oven:**  
WHIRLPOOL

**Built in Microwave:**  
LG

**Refrigerator:**  
WHIRLPOOL

### 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. Manufactured by MIDEA

#### 6.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

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

**Note: This appliance does not have an anti-tip bracket installed.** This is recommended by the MFG to prevent accidental tipping of the appliance, in the event of a child standing on the oven door.



6.2 Item 1(Picture) behind range

### 6.3 RANGE HOOD

**Comments:** Inspected

The range hood is a four speed, vented type with light. Operated as intended. Range hood and built-in microwave are one unit.

### 6.4 FOOD WASTE DISPOSER

**Comments:** Inspected

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

### 6.5 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

(1) Range hood and built-in microwave are one unit. Both items function as intended. Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.



(2) NOTE: Left upper microwave fastener has pulled through the cabinet, and is no longer supporting the microwave. Recommend repair by a qualified person.



6.5 Item 1(Picture) microwave not properly supported

### 6.6 REFRIGERATOR

**Comments:** Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 45 and 24 degrees respectively at time of inspection.

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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):**

Laminated T&G  
Tile Bathrooms

**Interior Doors:**

Hollow Core - Masonite

**Cabinetry:**

Particle Board  
Wood Face and Doors

**Countertop:**

Tile

### Items

#### 7.0 VIEW OF INTERIOR

**Comments:** Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior

#### 7.1 CEILINGS

**Comments:** Inspected

#### 7.2 WALLS

**Comments:** Inspected



Recommend drywall repair at Northeast guest bedroom, behind the entry door, which appears was caused from the door knob.

**RE: 7.2**—Please see *Exhibit: Seller Repair Itemization*





7.2 Item 1(Picture) drywall damage at NE bedroom

### 7.3 FLOORS

**Comments:** Inspected



Transition strip is missing at the living room/dining room floor transition.

### 7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected



(1) Missing backsplash tiles noted at the kitchen sink area.



7.4 Item 1(Picture) missing backsplash tiles



(2) Lower corner base cabinet door needs to be installed at kitchen.

**RE: 7.4(2)**—Please see *Exhibit: Seller Repair Itemization*



7.4 Item 2(Picture) lower cabinet door not installed



7.4 Item 3(Picture) improper upper cabinet door



(3) Upper range hood cabinet door is not the proper installation, and should be 2 side-by-side doors. Currently this door is screwed in place.

## 7.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

## 7.6 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected



Master Bathroom door is damaged at the inside, and should be repaired or replaced by a qualified person.



7.6 Item 1(Picture) master bathroom door

**RE: 7.6**—Please see *Exhibit: Seller Repair Itemization*

## 7.7 CLOSETS

**Comments:** Inspected

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

## 7.8 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. 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

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**Attic Insulation:**

Fiberglass Batts R-19  
Loose Fill Cellulose

**Ventilation:**

Soffit and Roof Vents  
Foundation Vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Aluminum

**Floor Insulation:**

R-19 Insulated Floor Joists

### Items

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#### 8.0 INSULATION IN ATTIC

**Comments:** Inspected

Attic insulation is Fiberglass Batt type approximately 6 inches thick (R19), installed over the original 4 inch thick Cellulose insulation, giving the home approximately R30 value. No problems noted.



8.0 Item 1(Picture) view of attic insulation

#### 8.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

The subfloor area is insulated between the floor joists using R19 fiberglass Batts, with a couple areas sagging, no problems noted.





8.1 Item 1(Picture) view of subfloor insulation



8.1 Item 2(Picture) missing insulation under bathroom

## 8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Inspected

Vapor Barrier is 6 mil black plastic that appears in good overall condition, with better than 95% of crawlspace ground covered.

## 8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

There are signs of past "poor ventilation" in the attic area, indicated by blackening of roof framing materials. There has since been roof vents installed, and appears the ventilation is now adequate.



8.3 Item 1(Picture) blackening of roof boards



8.3 Item 2(Picture) additional roof vents installed

## 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

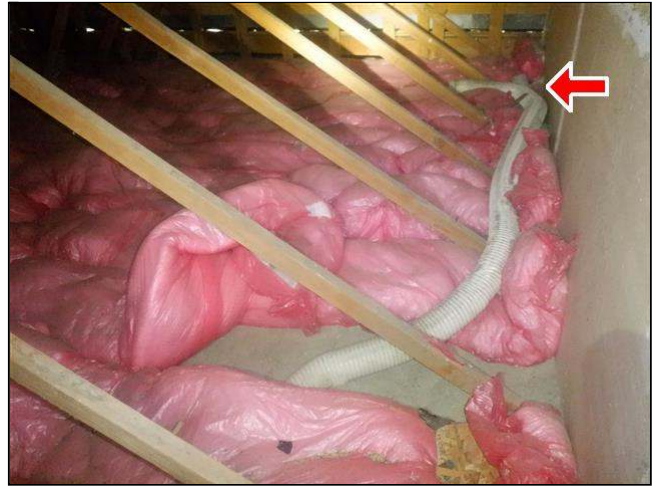
**Comments:** Inspected



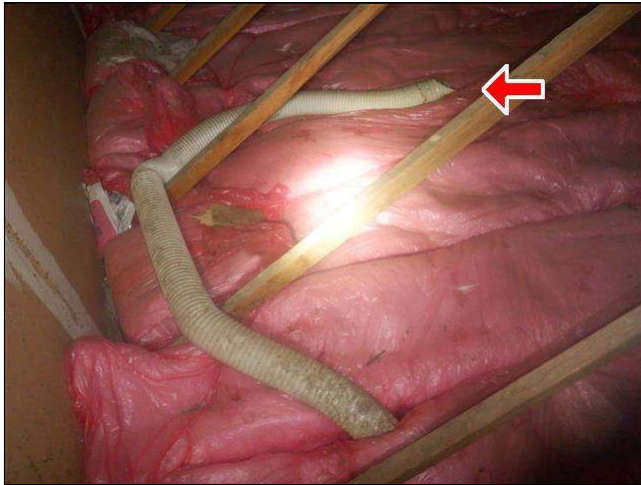
The Exhaust fan does not vent to outside at the Bathrooms or Kitchen. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.



8.4 Item 1(Picture) kitchen vents into attic



8.4 Item 2(Picture) guest bathroom vents into attic



8.4 Item 3(Picture) master bathroom vents into attic

## 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

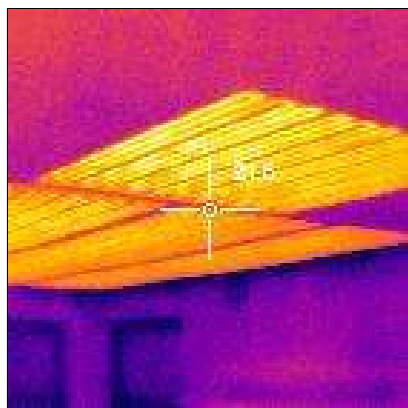
<b>Heat Type:</b>	<b>Energy Source:</b>	<b>Number of Heat Systems (excluding wood):</b>
Electric heat	Electric	One
Radiant Ceiling		
<b>Heat System Brand:</b>	<b>Ductwork:</b>	<b>Filter Type:</b>
UNKNOWN	N/A	N/A
<b>Cooling Equipment Type:</b>	<b>Cooling Equipment Energy Source:</b>	<b>Central Air Manufacturer:</b>
Evaporative Cooler	Electricity	UNKNOWN
<b>Number of AC Only Units:</b>		
One		

### Items

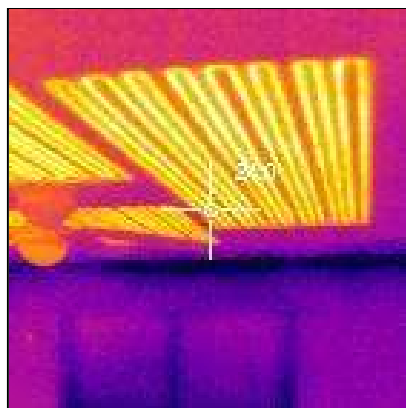
#### 9.0 HEATING EQUIPMENT

**Comments:** Inspected

Heating for the home is radiant electric installed in the ceiling at Living room, and all bedrooms. All circuits responded to normal operating controls, and verified using a Thermal Imaging Camera. No problem noted at time of inspection.



9.0 Item 1(Picture) ceiling radiant heat



9.0 Item 2(Picture) ceiling radiant heat

#### 9.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 9.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Not Present

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

**Comments:** Inspected

#### 9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 9.5 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Not Inspected



The home uses an Evaporative Cooler located in the Living room. Cooler has been winterized, and could not be checked for proper operation. Water pan appeared serviceable, pads need replacing. Could not determine if water pump functions properly.



9.5 Item 1(Picture) winterized cooler



9.5 Item 2(Picture) winterized cooler



9.5 Item 3(Picture) winterized cooler pads

## 9.6 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Not Present

## 9.7 DOORS UNDERCUT FOR AIR BALANCE

**Comments:** Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. 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:**

Solid Fuel  
Conventional

**Operable Fireplaces:**

One

**Number of Wood or Solid Fuel Stoves:**

None

### Items

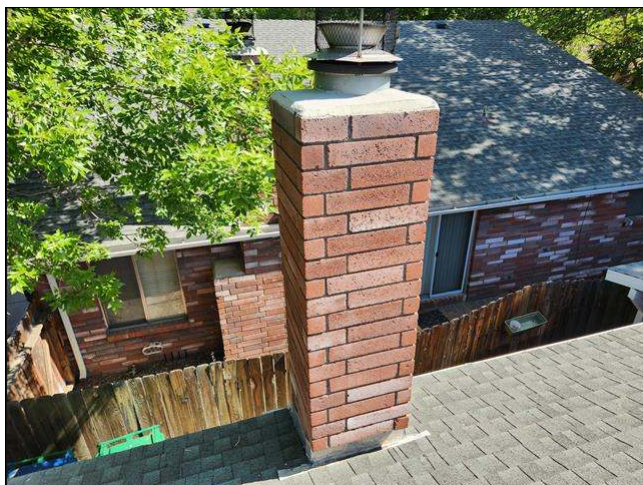
**10.0 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Not Present

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

**Comments:** Inspected

Chimney appears solid with good mortar joints and flashings. Concrete chimney cap is in good condition. No problem noted.



10.1 Item 1(Picture) block chimney structure



10.1 Item 2(Picture) chimney flashings

**10.2 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

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

**Comments:** Inspected

Fireplace 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.



10.3 Item 1(Picture) living room fireplace



10.3 Item 2(Picture) fireplace damper





## General Summary



### Clear Choice Home Inspection Services

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

### Customer

**Address**  
3115 Imperial Way  
Carson City NV 89706

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.

## 2. Roofing

### 2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected



(2) The main soil stack plumbing vent pipe should be sealed against flashing to prevent moisture intrusion into attic framing areas.

### 2.4 ROOF DRAINAGE SYSTEMS

#### Inspected



Recommend connecting gutter and downspout at the Northeast corner of home, to control roof run-off moisture and ground erosion.

## 3. Structural Components

**RE: 3.2(Partial)**—Please see *Exhibit: Seller Repair Itemization*

### 3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected



NOTE: Several areas of pooled moisture were noted in the crawlspace area on top of the vapor barrier. Moisture intrusion through the foundation and stemwall noted at the North wall, appears from the pooled moisture outside. Sounds of water running could be heard at the main water inlet pipe, indicating the main supply pipe is most likely

leaking just outside the home's foundation. The pooled moisture could also be caused from poor ventilation in the crawlspace area, as fungus growth was noted on the subfloor rim joist at the Northwest corner of home. Pooled exterior moisture appears has been going on for some time, with moisture saturated "sole" plate noted in areas at the North side foundation. This has caused moisture damage in a few areas of the sole plate. Recommend further evaluation of moisture damage by a qualified licensed contractor as needed. Also recommend verifying all foundation vents are clear and operating as intended.

### 3.4 COLUMNS OR PIERS

#### Inspected



NOTE: There are a few additional support posts installed along the North foundation (near rear entry), that are resting on the concrete footings. These should have been Pressure-Treated materials used, due to concrete contact.

### 3.6 FLOORS (Structural)

#### Inspected



(2) The floor joist has been cut completely through under the master tub/shower, leaving an unsupported subfloor area. Recommend additional support, backing or pier and post (with proper footings), as preferred by contractor.



(3) NOTE: Subfloor plywood is moisture damaged under the master bathroom, appears from a leaking toilet seal. Recommend further evaluation of subfloor once toilet is removed for seal replacement, and repair/replace as needed.



(4) NOTE: Northwest floor joist outer edge has been affected by the elevated moisture levels in the crawlspace, beginning to crush the lower edge of the joist. Recommend repair/replace by a qualified person as needed.

## 4. Electrical System

### 4.5 SWITCHES, RECEPTACLES, AND WIRE

#### Inspected

**RE: 4.5(2&3)—Please see *Exhibit: Seller Repair Itemization***



(1) Open grounded receptacles noted at the kitchen (inside upper cabinets), which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.



(2) Recommend replacing any outlet and switch cover plates that are missing.



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

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

#### Inspected



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

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

#### Inspected



GFCI (Ground Fault Circuit Interrupter) outlet at the rear exterior wall of home, did not reset properly when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

## 5. Plumbing System

### 5.0 EXTERIOR WATER VALVES, AND HOSE BIBS

#### Inspected



(1) Rear exterior hose bib is non-operational (frozen shut). Recommend repair by a qualified person as needed.



(2) Recommend securing North hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.

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

**Inspected**

**RE: 5.1(1)**—Please see *Exhibit: Seller Repair Itemization*



(1) NOTE: Pooled ground moisture was observed at the North patio area, however was not noted at the neighboring yard. This could be a damaged plumbing supply pipe under this patio area. Recommend further evaluation by a qualified person.

**5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Inspected**

**RE: 5.2(1,2,3)**—Please see *Exhibit: Seller Repair Itemization*



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



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



(3) Clean-out threaded plug is leaking in the crawlspace area under the master bathroom, and should be corrected.

**5.4 PLUMBING FIXTURES**

**Inspected**

**RE: 5.4(1)**—Please see *Exhibit: Seller Repair Itemization*



(1) The toilet is loose at floor at the Master Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



(2) The toilet is beginning to loosen at floor at the guest bath. Loosely mounted toilet can break the wax seal. Moisture was noted at the front of toilet base indicating the seal is leaking. Recommend replacing the wax seal, and securing toilet to prevent movement.

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

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

**Inspected**



(1) Safety bar at master bathroom shower is very loose, and should be secured to the wall.



(2) Hall bathroom tub/shower shows signs of past moisture leaking out of the shower at the right side, possibly from the missing shower curtain or splash guard. This moisture has caused damage to the drywall behind the tiles. Recommend further evaluation and repair by a qualified person as needed.

**6. Built-In Kitchen Appliances**

**6.5 MICROWAVE COOKING EQUIPMENT**

**Inspected**



(2) NOTE: Left upper microwave fastener has pulled through the cabinet, and is no longer supporting the microwave. Recommend repair by a qualified person.

**7. Interiors**

**7.2 WALLS**

**RE: 7.2**—Please see *Exhibit: Seller Repair Itemization*

**Inspected**



Recommend drywall repair at Northeast guest bedroom, behind the entry door, which appears was caused from the door knob.

**7.3 FLOORS**

**Inspected**



Transition strip is missing at the living room/dining room floor transition.

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

**Inspected**

**RE: 7.4(2)**—Please see *Exhibit: Seller Repair Itemization*



(1) Missing backsplash tiles noted at the kitchen sink area.



(2) Lower corner base cabinet door needs to be installed at kitchen.



(3) Upper range hood cabinet door is not the proper installation, and should be 2 side-by-side doors. Currently this door is screwed in place.



## 7.6 DOORS (REPRESENTATIVE NUMBER)

### Inspected



Master Bathroom door is damaged at the inside, and should be repaired or replaced by a qualified person.

**RE: 7.6**—Please see *Exhibit: Seller Repair Itemization*

## 8. Insulation and Ventilation

### 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected



The Exhaust fan does not vent to outside at the Bathrooms or Kitchen. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

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

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

**INVOICE**

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

**Inspection Date: 6/1/2023**  
**Report ID: BRO311**

<b>Customer Info:</b>	<b>Inspection Property:</b>
<b>Customer's Real Estate Professional:</b> Thomas Vander Laan Coldwell Banker	3115 Imperial Way Carson City NV 89706

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Ft 1,000 - 2,000	375.00	1	375.00

**Tax \$0.00****Total Price \$375.00****Payment Method:** Check**Payment Status:** PAID**Note:**