



## Inspection Report

**Property Address:**

1731 Bougainvillea  
Minden NV 88423



### Clear Choice Home Inspection Services

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

Received and Reviewed

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

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

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

# Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roofing](#)

[3 Structural Components](#)

[4 Electrical System](#)

[5 Plumbing System](#)

[6 Built-In Kitchen Appliances](#)

[7 Interiors](#)

[8 Garage](#)

[9 Insulation and Ventilation](#)

[10 Heating / Central Air Conditioning](#)

[11 Fireplaces](#)

[General Summary](#)

[Invoice](#)

<b>Date:</b> 4/20/2023	<b>Time:</b> 08:30 AM	<b>Report ID:</b> BEA173
<b>Property:</b> 1731 Bougainvillea Minden NV 88423	<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 30 Years

**Style of Home:**

Ranch

**Home Faces:**

South

**Client Is Present:**

No

**Weather:**

Clear

**Temperature:**

Below 40

**Rain in last 3 days:**

No

**Square Foot:**

1900 to 2200

## 1. Exterior

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

### Styles & Materials

**Siding Style:**

Horizontal Lap

**Siding Material:**

OSB Smart Panel Siding

**Exterior Entry Door:**

Steel clad

**Appurtenance:**

Deck

**Driveway:**

Concrete

**Exterior Rear Door:**

Single French Door

Covered Entry

**Windows:**

Dual Pane Metal Framed 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 east exterior



1.0 Item 2(Picture) view of north exterior

#### 1.1 WALL CLADDING

**Comments:** Inspected - Appears Functional

(1) Exterior wall cladding appears original to the home, and is Horizontal lap style OSB boards that appear in average condition for the age home for most areas. Normal aging and wear was noted, with slight deterioration at the lower edges, possibly from irrigation over-spray or roof run-off splashing on the ground. No major problems were noted with the siding materials, and appears properly secured to wall framing.





1.1 Item 1(Picture) normal wear/age on siding



1.1 Item 2(Picture) normal wear/age on siding



(2) NOTE: Northwest corner siding, materials show advanced wear/age, and appears to be caused from irrigation overspray. The North wall lower siding is deteriorated across the lower end (from excessive moisture), and appears will need replacement. Recommend further evaluation and repair of siding at this location by a qualified person.



1.1 Item 3(Picture) lower edge siding at NW corner



1.1 Item 4(Picture) lower edge siding at NW corner



1.1 Item 5(Picture) lower edge of siding is wet

(3) NOTE: Expanding foam noted at Northwest corner of home, appears may have been installed to prevent moisture intrusion? No signs of past moisture intrusion into the crawlspace area were noted at time of inspection.






1.1 Item 6(Picture) foam/sealant at NW corner of home

## 1.2 FLASHING AND TRIM

**Comments:** Inspected - Appears Functional

 Fireplace chimney trim boards need to be secured tightly, caulked in seams and dry weathered cracks, and painted for moisture protection.



1.2 Item 1(Picture) chimney trim boards



1.2 Item 2(Picture) cracked chimney trim boards



1.2 Item 3(Picture) hole through chimney trim board




1.2 Item 4(Picture) loosened chimney trim boards

## 1.3 EXTERIOR DOORS

**Comments:** Inspected - Appears Functional

## 1.4 WINDOWS

**Comments:** Inspected - Appears Functional

-  (1) Window is cloudy/condensation (lost seal) at the South guest bedroom, SW guest bedroom, Living room North wall, West guest bathroom, Master bedroom and bathroom windows. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



1.4 Item 1(Picture) cloudy window



1.4 Item 2(Picture) cloudy windows

-  (2) Window pane is cracked at the West guest bathroom.



1.4 Item 3(Picture) cracked window panel

## 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

-  NOTE: Tree stump/roots are lifting the Northeast corner of rear deck off it's pier foundation. Recommend removing roots to allow deck to set properly on the foundation blocks.





1.6 Item 1(Picture) lifted corner of rear deck



1.6 Item 2(Picture) tree root lifting deck



1.6 Item 3(Picture) not setting on footings

## 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

---

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



## 2. Roofing

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

### Styles & Materials

**Roof Covering:**

Architectural Asphalt/Fiberglass Comp

**Chimney (exterior):**

Composition board siding

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

Two - Fixed

**Roof Type:**

Gable

### Items

#### 2.0 VIEW OF ROOF

**Comments:** Inspected

The roof, as seen at time of inspection. Inspected by walking the roof.



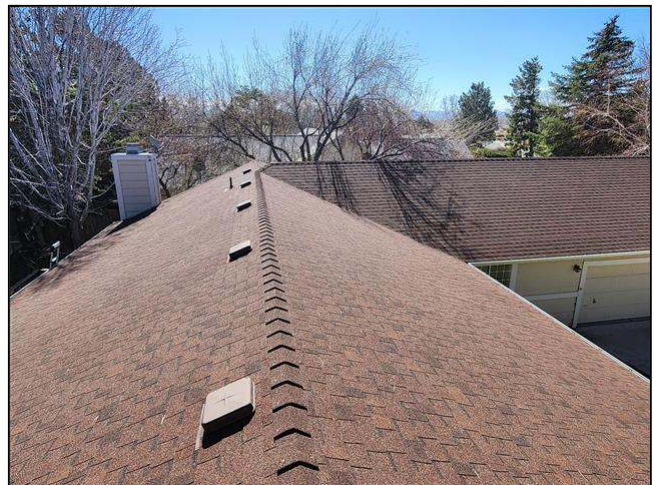
2.0 Item 1(Picture) view looking west



2.0 Item 2(Picture) view looking south



2.0 Item 3(Picture) view looking north



2.0 Item 4(Picture) view looking east

#### 2.1 ROOF COVERINGS

**Comments:** Inspected

(1) 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 (appears less than 5 years old). Typical loss of granules noted from shingles. No problems noted at time of inspection.



(2) NOTE: There are signs of past leaking noted at the Northeast corner area, with drip stains noted on siding and soffit blocking. This may have been caused from "ice dams" from this past winter. There are no issues noted with roof covering materials or flashings.



2.1 Item 1(Picture) stains at NE corner



2.1 Item 2(Picture) no problems with roofing or flashings

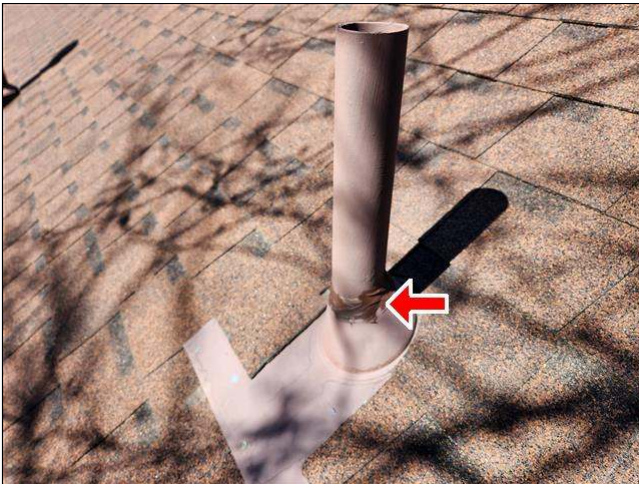
## 2.2 FLASHINGS

**Comments:** Inspected

## 2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

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



2.3 Item 1(Picture) plumbing vent pipes sealed well



2.3 Item 2(Picture) flue pipes sealed well

## 2.4 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

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

---

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



### 3. Structural Components

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

#### Styles & Materials

<b>Foundation:</b> Poured Concrete Footing/Stemwall	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> 8" or better - Engineered Floor Joist 3/4" Plywood Subfloor
<b>Columns or Piers:</b> Supporting walls	<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> Crawled	<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

### 3.1 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

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 GIRDER BEAMS and SUPPORT WALLS

**Comments:** Inspected

### 3.5 FLOORS (Structural)

**Comments:** Inspected

### 3.6 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.

### 3.7 VIEW OF ATTIC

**Comments:** Inspected

The Attic, as seen at time of Inspection.





3.7 Item 1(Picture) view of attic




3.7 Item 2(Picture) view of attic



3.7 Item 3(Picture) view of attic

### 3.8 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

 NOTE: Slight blackening of plywood was noted at the Northeast corner of roof structure area, adjacent to the fireplace chimney. This appears may have been caused from past roof covering and/or flashing issues that no longer exist. I am unable to access this area close enough to properly assess the condition of the roof sheathing plywood, however appears to remain solid.



3.8 Item 1(Picture) blackening plywood at NE corner



3.8 Item 2(Picture) roof sheathing plywood at NE corner

### 3.9 ATTIC ACCESS

**Comments:** Inspected

Scuttle hole located in ceiling of Hallway. Serviceable.

---

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



## 4. Electrical System

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

### Styles & Materials

#### Electrical Service Conductors:

Below Ground - 220 volts

#### Number of Conductors:

Three

#### Panel capacity:

200 AMP (adequate)

#### Panel Type:

Circuit breakers

#### Electric Panel Manufacturer:

SQUARE D

#### Branch wire 15 and 20 AMP:

Copper

#### Wiring Methods:

NMC -Sheathed Non Metallic Cable

#### Grounding Type:

UFER -Bonded to Plumbing

### Items

#### 4.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

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

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

**Comments:** Inspected

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) main electrical panel

#### 4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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

#### 4.3 GROUNDING EQUIPMENT

**Comments:** Inspected

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



4.3 Item 1(Picture) bond to plumbing

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

**Comments:** Inspected

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



4.4 Item 1(Picture) distribution panel conductors



4.4 Item 2(Picture) main panel conductors

#### 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

GFCI protected receptacles were noted at Kitchen, Bathrooms, and Exterior locations. All GFCI outlets "trip" and "reset" as intended.

#### 4.8 SMOKE DETECTORS

**Comments:** Inspected



Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries every year.

#### **4.9 CARBON MONOXIDE DETECTORS**

**Comments:** Not Present

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

---

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

## 5. Plumbing System

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

### Styles & Materials

**Water Source:**

Public Utilities

**Water Filters:**

None

**Plumbing Water Supply (into building):**

Copper

**Plumbing Water Distribution (inside building):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

ABS

**Water Heater Power Source:**

Natural Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (3-4 people)

**Water Heater Manufacturer:**

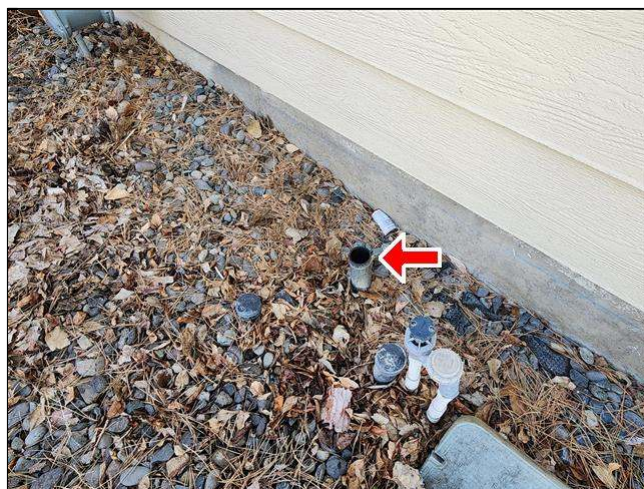
BRADFORD-WHITE

### Items

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

**Comments:** Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at side yard to left of house. Note: Both of these locations will require a water key tool to operate.



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



5.0 Item 2(Picture) main water shut-off valve

#### 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 pressure was tested at the front hose bib, pressure was 70 psi at time of inspection.





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

### 5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

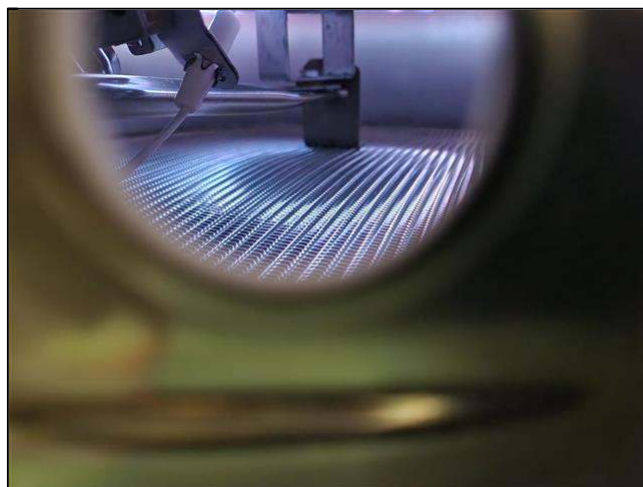
### 5.4 HOT WATER SYSTEMS, CONTROLS,

**Comments:** Inspected

(1) Temperature and Pressure Relief valve is piped to the exterior of the house, or within 6 inches of the floor (for safety). Water Heater is 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 2021 by Bradford-White.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

(2) Your water heater does have a "Thermal Expansion tank" installed to prevent a possible leak at the Temperature and Pressure relief valve, or "pop-off" valve, by absorbing the excessive pressure built-up in the water heater.



5.4 Item 3(Picture) thermal expansion tank

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



5.6 Item 1(Picture) laundry hook-ups



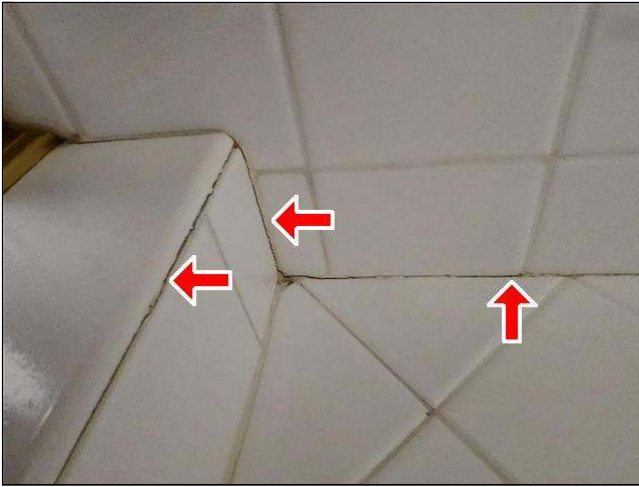
5.6 Item 2(Picture) laundry hook-ups

## 5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

**Comments:** General Maintenance Item

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





5.7 Item 1(Picture) recommend sealing shower surrounds as needed

## 5.8 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

## 5.9 COMBUSTION AIR

**Comments:** Inspected

Upper and lower Combustion Air vents were noted in the garage area for proper combustion of gas appliances. Appears adequate.

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

**Comments:** Inspected

## 5.11 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

Located at the West side of the house with the gas meter. No problems noted.



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

## 5.12 SUMP PUMP

**Comments:** Not Present

## 5.13 SPRINKLERS and IRRIGATION SYSTEMS

**Comments:** Not Inspected

Sprinkler system inspection is beyond the scope of this Home Inspection. Irrigation boxes were opened and inspected for damage and/or major water leaks. No obvious problems noted at time of inspection.

## 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:**

AMANA

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

RE-CIRCULATE

Built into Microwave

**Range/Oven:**

JENN AIR

MAYTAG

**Built in Microwave:**

MAYTAG

**Refrigerator:**

MAYTAG

### Items

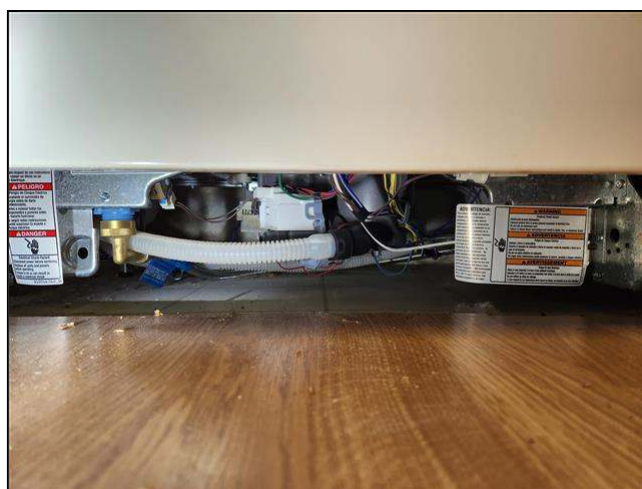
#### 6.0 VIEW OF KITCHEN

**Comments:** Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 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

(1) The gas Range was inspected at all burners and settings. The Electric double Oven was inspected at all heating elements and random settings. No problems noted at time of inspection.





6.2 Item 1(Picture) under cooktop range



6.2 Item 2(Picture) loose/worn knobs

(2) NOTE: cooktop range burner control valve handles are worn/loose and will need replacement to function as intended.



(3) NOTE: upper oven control panel is covered with tape, however the oven operated as intended. Recommend cleaning oven, as excessive smoke was noted coming from the upper oven during normal operation.

### 6.3 RANGE HOOD

**Comments:** Inspected

The range hood is two speed, non-vented, recirculating 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

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.

### 6.6 REFRIGERATOR

**Comments:** Not Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 41 and 6 degrees respectively at time of inspection.

---

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 and Carpet

**Interior Doors:**

Hollow core Raised panel

**Cabinetry:**

Particle Board

**Countertop:**

Laminate

Wood Face and Doors

### 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

#### 7.1 CEILINGS

**Comments:** Inspected

#### 7.2 WALLS

**Comments:** Inspected

(1) Cracks at interior drywall noted at Northeast corner of living room, that appears to be caused from normal settling. Foundation was inspected under settled areas, with no problems or settlement cracks noted. This appears to be caused from ground moisture, and is typical for this area. Walls appear, and feel solid. Recommend further "invasive" evaluation of wall structure by a qualified contractor as desired.





7.2 Item 1(Picture) larger settlement crack at living room



7.2 Item 2(Picture) no signs of settlement outside

(2) The sheetrock on the wall has several hairline settlement cracks at various locations throughout the home. This is considered cosmetic. A qualified person should repair/caulk/paint as needed.



7.2 Item 3(Picture) average settlement cracks

### 7.3 FLOORS


**Comments:** Inspected



(1) Recommend silicone caulk maintenance along floor and shower at Laundry area Hall Bath, to prevent moisture intrusion to floor framing materials.



7.3 Item 1(Picture) seal floor at shower

-  (2) NOTE: Linoleum flooring is cracked and pulling loose from the sink cabinet at the West guest bathroom, and should be repaired to prevent possible moisture intrusion into subfloor area.




7.3 Item 2(Picture) west guest bathroom



7.3 Item 3(Picture) west guest bathroom floor

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

**Comments:** Inspected

-  (1) Recommend caulking maintenance along backsplash at Kitchen Countertop (also master bathroom). This is a small maintenance repair that should be done to prevent moisture intrusion behind cabinet.



7.4 Item 1(Picture) caulking at kitchen




7.4 Item 2(Picture) caulking at kitchen



7.4 Item 3(Picture) caulking at kitchen



7.4 Item 4(Picture) master bathroom countertop

-  (2) Kitchen peninsula bar countertop is loose at the right side facing, and should be secured.





7.4 Item 5(Picture) loose bar countertop

## 7.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

Recommend caulking maintenance at interior window sills where settling has occurred, to prevent drafts and maintain the home's integrity and efficiency.



7.5 Item 1(Picture) interior window opening caulking

## 7.6 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

## 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. Garage

### Styles & Materials

---

**Garage Style:**

Attached

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

CHAMBERLAIN

LIFT-MASTER

**Auto-opener Style:**

Chain Drive Opener

**Garage Walls:**

2x4 wall stud framing

**Garage Ceiling:**

Open to the Rafters

**Garage Floor:**

Concrete

### Items

---

#### 8.0 VIEW OF GARAGE

**Comments:** Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage

#### 8.1 ELECTRICAL SWITCHES and RECEPTACLES

**Comments:** Inspected

#### 8.2 GARAGE CEILINGS

**Comments:** Inspected

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

#### 8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

**Comments:** Inspected

The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition. Only partially inspected due to personal belongings in garage.

#### 8.4 GARAGE FLOOR

**Comments:** Inspected

The Garage floors are poured concrete, and in serviceable condition. Only partially inspected due to personal belongings in garage.

#### 8.5 GARAGE FOUNDATION

**Comments:** Inspected

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

#### 8.6 WINDOWS

**Comments:** Inspected



Window is cloudy (lost seal) at the East wall of Garage. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



8.6 Item 1(Picture) cloudy window at garage

### 8.7 GARAGE DOOR (S)

**Comments:** Inspected

NOTE: Both garage doors show signs of physical damage to the lower panels (creased), however the doors open and close as intended. **NOTE: small garage door lower panel is bent out at the bottom edge, and drags against the door header when opening.**



8.7 Item 1(Picture) creases at garage door panels



8.7 Item 2(Picture) creases at garage door panels



8.7 Item 3(Picture) drags framing header when opening

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

**Comments:** Inspected

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

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

**Comments:** Inspected

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

**Comments:** Inspected

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

**8.11 ROOF STRUCTURE and ATTIC**

**Comments:** Inspected



## 9. Insulation and Ventilation

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

### Styles & Materials

#### Attic Insulation:

Fiberglass Batts R-30

#### Ventilation:

Soffit Roof and Gable Vents

Foundation Vents

#### Exhaust Fans:

Fan only

#### Dryer Power Source:

220 Electric and Gas Connection

#### Dryer Vent:

Metal

Flexible Vinyl

#### Floor Insulation:

R-11 Insulated Foundation Stemwall

### Items

#### 9.0 INSULATION IN ATTIC

**Comments:** Inspected

Attic insulation is Fiberglass Batt type approximately 9 to 10 inches thick (R30). No problems noted at time of inspection.



9.0 Item 1(Picture) view of attic 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 R11 fiberglass Batts, no problems noted.

#### 9.2 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.

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

The ventilation in the attic is achieved through the use of soffit, gable, and roof vents. The crawlspace uses foundation vents, and appears adequate.

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

**Comments:** Inspected



(1) NOTE: There are varying opinions by professionals, on whether to use vinyl ducting together with a gas operated dryer, due to the excessive heat created. Recommend installing metal ductwork for dryer, venting to the outside.

(2) Bathroom 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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RUUD	<b>Location of Heater:</b> Garage	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable	<b>Filter Location:</b> Inside Upper Furnace Cabinet	<b>Cooling Equipment Type:</b> None

### Items

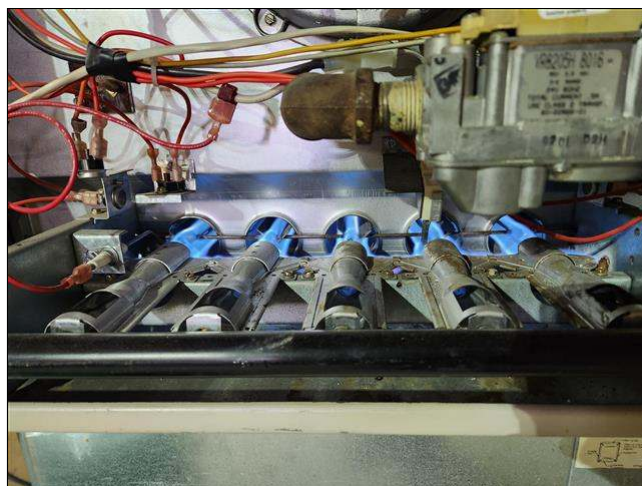
#### 10.0 HEATING EQUIPMENT

**Comments:** Inspected

The heating equipment is original (31 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 125,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 1992 by RUUD 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:** Inspected

#### 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

Conditioned air was noted at all rooms and registers throughout the home, with a variance within 15 degrees.

#### **10.5 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Present

#### **10.6 DOORS UNDERCUT FOR AIR BALANCE**

**Comments:** Inspected

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

---

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

11. Fireplaces

Styles & Materials

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

Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Fireplace appears in good operating condition, with firebricks appearing in good condition. Gas valve operated smoothly, and completely shut-off fuel to extinguish the flame. Damper operates smoothly, and remains in the "open" position.



11.0 Item 1(Picture) living room fireplace



11.0 Item 2(Picture) fireplace chimney damper

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

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Not Present



## General Summary



**Clear Choice Home Inspection Services**

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

**Customer**

**Address**  
1731 Bougainvillea  
Minden NV 88423

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**



(2) NOTE: Northwest corner siding, materials show advanced wear/age, and appears to be caused from irrigation overspray. The North wall lower siding is deteriorated across the lower end (from excessive moisture), and appears will need replacement. Recommend further evaluation and repair of siding at this location by a qualified person.

#### 1.2 FLASHING AND TRIM

**Inspected - Appears Functional**



Fireplace chimney trim boards need to be secured tightly, caulked in seams and dry weathered cracks, and painted for moisture protection.

#### 1.4 WINDOWS

**Inspected - Appears Functional**



(1) Window is cloudy/condensation (lost seal) at the South guest bedroom, SW guest bedroom, Living room North wall, West guest bathroom, Master bedroom and bathroom windows. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



(2) Window pane is cracked at the West guest bathroom.

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

### Inspected - Appears Functional



NOTE: Tree stump/roots are lifting the Northeast corner of rear deck off it's pier foundation. Recommend removing roots to allow deck to set properly on the foundation blocks.

## 3. Structural Components

### 3.8 ROOF STRUCTURE AND ATTIC

#### Inspected



NOTE: Slight blackening of plywood was noted at the Northeast corner of roof structure area, adjacent to the fireplace chimney. This appears may have been caused from past roof covering and/or flashing issues that no longer exist. I am unable to access this area close enough to properly assess the condition of the roof sheathing plywood, however appears to remain solid.

## 6. Built-In Kitchen Appliances

### 6.2 RANGES/OVENS/COOKTOPS

#### Inspected



(3) NOTE: upper oven control panel is covered with tape, however the oven operated as intended. Recommend cleaning oven, as excessive smoke was noted coming from the upper oven during normal operation.

## 7. Interiors

### 7.3 FLOORS

#### Inspected



(1) Recommend silicone caulk maintenance along floor and shower at Laundry area Hall Bath, to prevent moisture intrusion to floor framing materials.



(2) NOTE: Linoleum flooring is cracked and pulling loose from the sink cabinet at the West guest bathroom, and should be repaired to prevent possible moisture intrusion into subfloor area.

### 7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Inspected



(1) Recommend caulking maintenance along backsplash at Kitchen Countertop (also master bathroom). This is a small maintenance repair that should be done to prevent moisture intrusion behind cabinet.



(2) Kitchen peninsula bar countertop is loose at the right side facing, and should be secured.

## 9. Insulation and Ventilation

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

#### Inspected



(1) NOTE: There are varying opinions by professionals, on whether to use vinyl ducting together with a gas operated dryer, due to the excessive heat created. Recommend installing metal ductwork for dryer, venting to the outside.

---

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: 4/20/2023**  
**Report ID: BEA173**

Customer Info:	Inspection Property:
<b>Customer's Real Estate Professional:</b> Thomas Vander Laan Coldwell Banker	1731 Bougainvillea Minden NV 88423

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	400.00	1	400.00

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

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:** Bank of America... check #1153 (Rec'd from Thomas Vander Laan)