



# Inspection Report

**Mickey & Marilyn Martinez**

**Property Address:**  
2988 Del Rio Ln  
Minden NV 89423



**Clear Choice Home Inspection Services**

**Kenneth Vandervort IOS.0001836-RES  
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<b>Date:</b> 4/27/2026	<b>Time:</b> 09:00 AM	<b>Report ID:</b> MAR298
<b>Property:</b> 2988 Del Rio Ln Minden NV 89423	<b>Customer:</b> Mickey & Marilyn Martinez	<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:**

26 Years

**Style of Home:**

Contemporary

**Home Faces:**

East

**Client Is Present:**

Yes

**Weather:**

Cloudy

**Temperature:**

Below 50

**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 and T-111

**Siding Material:**

OSB Smart Panel Siding

**Exterior Entry Door:**

Steel Clad w/glass insert

**Appurtenance:**

Patio  
Covered Entry

**Driveway:**

Concrete

**Exterior Rear Door:**

Insulated Sliding Glass

**Windows:**

Thermal-Insulated Vinyl 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 exterior



1.0 Item 2(Picture) view of exterior



1.0 Item 3(Picture) view of exterior



1.0 Item 4(Picture) view of exterior

### 1.1 WALL CLADDING

**Comments:** Inspected - Appears Functional

Exterior wall cladding appears original to the home, and is T-111 and Horizontal lap style OSB materials that appear in good overall condition. Normal aging and wear was noted. No problems were noted with the siding materials, and appears properly secured to wall framing.

### 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 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 at North side does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation. NOTE: Moisture stains were noted at the inside of the foundation at this location, indicating excessive moisture has been present against the exterior of the foundation in the past, however not enough to cause moisture pooling under the home.



1.7 Item 1(Picture) signs of past moisture against the exterior foundation

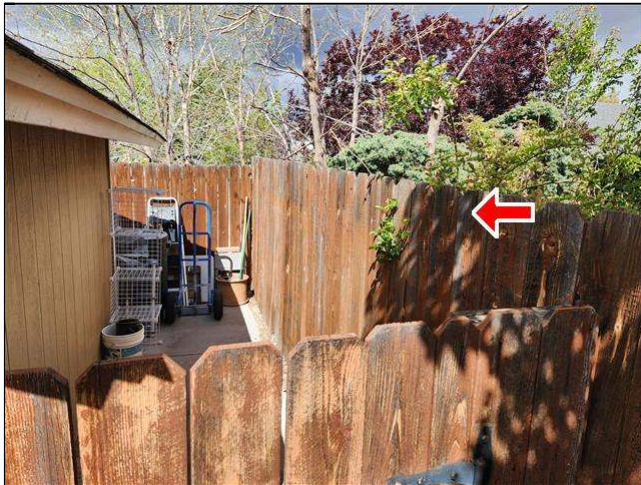


1.7 Item 2(Picture) negative grade at north side

**1.8 GATES/FENCES**

**Comments:** Inspected - Appears Functional

NOTE: Fencing at Northwest corner area is loose, appears a fence post may have a deteriorated base.



1.8 Item 1(Picture) Fencing at Northwest corner area is loose

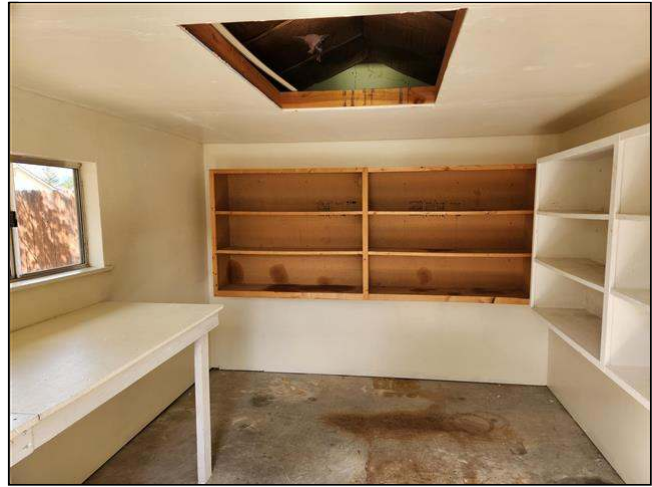
**1.9 ADDITIONAL BUILDINGS/ROOMS ON PROPERTY**

**Comments:** Inspected - Appears Functional

Storage shed appears in good overall condition. No problems noted.



1.9 Item 1(Picture) rear yard storage shed



1.9 Item 2(Picture) view of interior



1.9 Item 3(Picture) view of roof structure and attic area



1.9 Item 4(Picture) view of roof covering

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

One

Solar tube

**Chimney (exterior):**

Metal Flue Pipe

**Roof Type:**

Hip

### Items

#### 2.0 VIEW OF ROOF

**Comments:** Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof



2.0 Item 3(Picture) view of roof



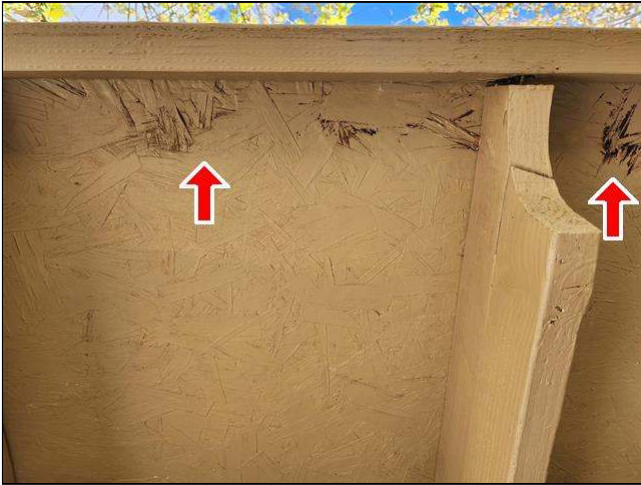
2.0 Item 4(Picture) view of roof

#### 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 All of it's life remaining (has an appearance of less than 5 years old). NO loss of granules noted from shingles. No problems noted at time of inspection.

(2) NOTE: Signs of past moisture intrusion were noted at the West eave plywood of rear patio roof, however appear to be caused from past roof covering issues that no longer exist. Past moisture appears to have caused slight swelling of the plywood eaves, however not requiring replacement. Recommend maintaining good paint coverage to protect eave plywood. **RE: ITEM 2.1(2)—Seller touched up paint of eaves.**



2.1 Item 1(Picture) Signs of past moisture intrusion were noted



2.1 Item 2(Picture) Signs of past moisture intrusion were noted

**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 and furnace vent pipes are sealed well



2.3 Item 2(Picture) Plumbing and furnace vent pipes are 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.

### 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

<p><b>Foundation:</b> Poured Concrete Footing/Stemwall</p>	<p><b>Method used to observe Crawlspace:</b> Crawled</p>	<p><b>Floor Structure:</b> 8" or better - Engineered Floor Joist 3/4" OSB Subfloor plywood</p>
<p><b>Columns or Piers:</b> Wood posts</p>	<p><b>Wall Structure:</b> 2 X 6 Wood</p>	<p><b>Ceiling Structure:</b> Engineered wood trusses 2X4 Joists</p>
<p><b>Roof Structure:</b> Engineered Truss/ Plywood Sheathing 2 X 4 Rafters</p>	<p><b>Method used to observe attic:</b> Walked</p>	<p><b>Attic info:</b> Scuttle hole</p>

#### Items

##### 3.0 VIEW OF CRAWLSPACE/BASEMENT

**Comments:** Inspected  
Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



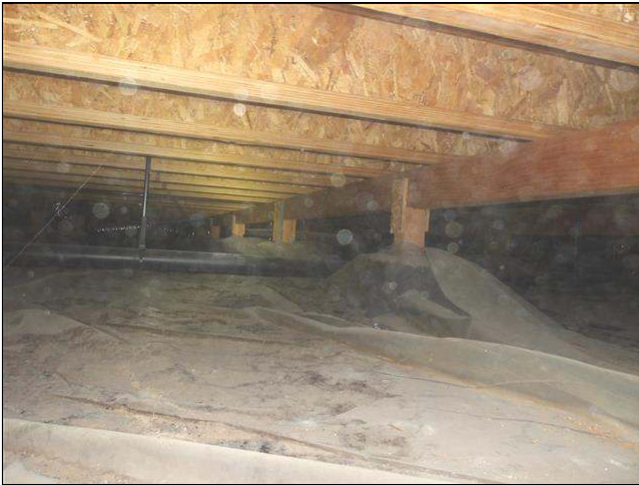
3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace



3.0 Item 5(Picture) view of crawlspace



3.0 Item 6(Picture) view of crawlspace



3.0 Item 7(Picture) view of crawlspace



3.0 Item 8(Picture) view of crawlspace

### 3.1 CRAWLSPACE/BASEMENT ACCESS

**Comments:** Inspected

The Crawlspace access is located at the Master 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 COLUMNS OR PIERS


**Comments:** Inspected

### 3.5 GIRDER BEAMS and SUPPORT WALLS

**Comments:** Inspected

### 3.6 FLOORS (Structural)

**Comments:** Inspected


-  (1) The floor joist top cord (and webbing) has been cut through at the master bathroom toilet drain plumbing. Pre-manufactured or engineered floor joist should not be cut at the top or bottom cords. Recommend additional support, either headered off from adjacent floor joists (preferred) or pier and post installed directly beneath the damaged area (with proper footings), as preferred by contractor. NOTE: Temporary angled brace installed is pushing up on the subfloor plywood, and causing it to come loose from the floor joist.



3.6 Item 1(Picture) floor joist top cord (and webbing) has been cut through



3.6 Item 2(Picture) causing it to come loose from the floor joist

-  (2) NOTE: Subfloor plywood is saturated from a leaking toilet wax seal under the guest bathroom. This damage does not appear significant to warrant replacement of the plywood, however the leaking toilet needs to be repaired, and additional blocking to create a solid mount for the toilet mounting flange. Recommend repair by a qualified person as needed.

**RE: ITEM 3.6(2)—Plumber determined able to repair toilet without need of additional blocking.**



3.6 Item 3(Picture) saturated from a leaking toilet wax seal



3.6 Item 4(Picture) moisture from leak

**3.7 CEILINGS (structural)**

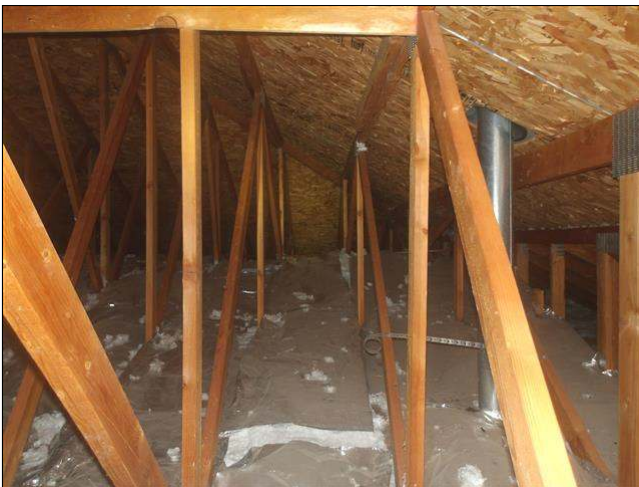
**Comments:** Inspected

Ceiling structure is covered with interior finish materials, and insulation, and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

**3.8 VIEW OF ATTIC**

**Comments:** Inspected

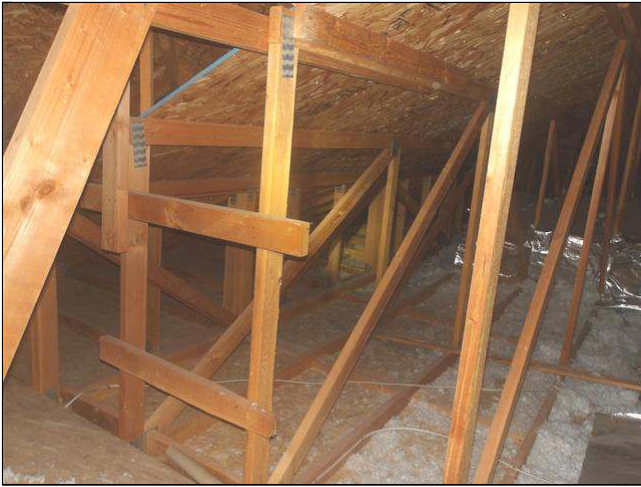
The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic



3.8 Item 3(Picture) view of attic



3.8 Item 4(Picture) view of attic



3.8 Item 5(Picture) view of attic



3.8 Item 6(Picture) view of attic

### 3.9 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

### 3.10 ATTIC ACCESS

**Comments:** Inspected

Scuttle hole located in Master 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. Any repair items mentioned in this report should be considered. 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

<b>Electrical Service Conductors:</b> Below Ground - 220 volts	<b>Number of Conductors:</b> Three	<b>Panel capacity:</b> 200 AMP (adequate)
<b>Panel Type:</b> Circuit breakers	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Branch wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods:</b> NMC -Sheathed Non Metallic Cable	<b>Grounding Type:</b> 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.

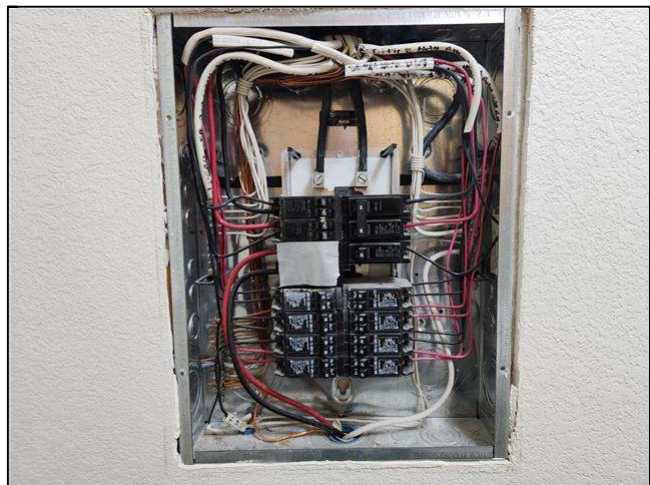
#### 4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**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) laundry room panel



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) main electrical panel



4.1 Item 4(Picture) panel conductors



4.1 Item 5(Picture) rear exterior electrical panels



4.1 Item 6(Picture) panel conductors

## 4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

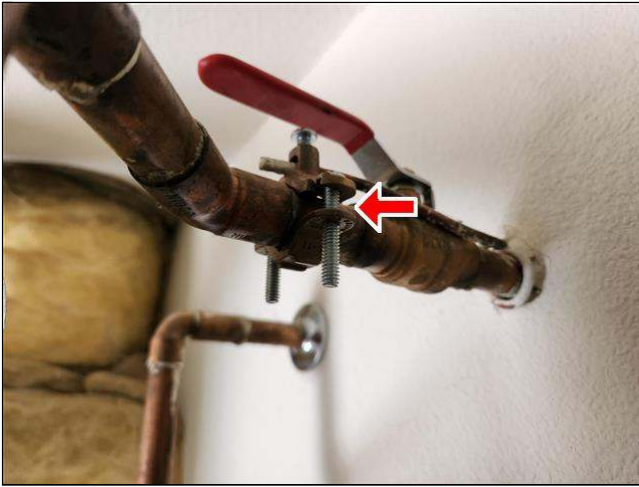
**Comments:** Inspected

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

## 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

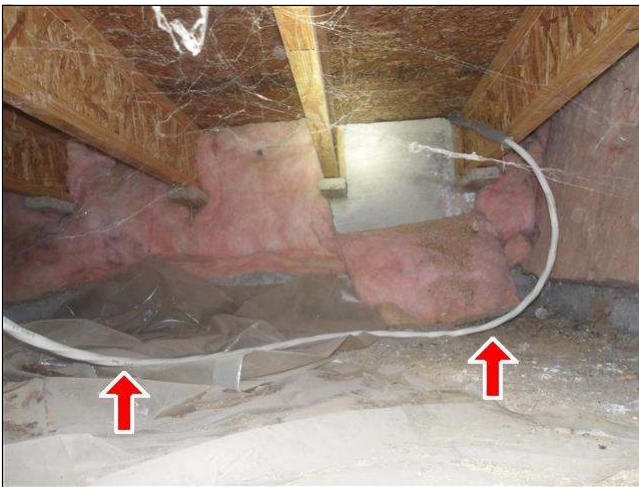
**Comments:** Inspected

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.

#### 4.5 SWITCHES, RECEPTACLES, AND WIRE

**Comments:** Inspected

The electrical wiring under master bedroom area in crawlspace was not secured to wood members properly, and was not installed in standard workmanlike practice. Recommend securing electrical wiring to floor joists at 4' on center, by a qualified person.




4.5 Item 1(Picture) not secured to wood members properly

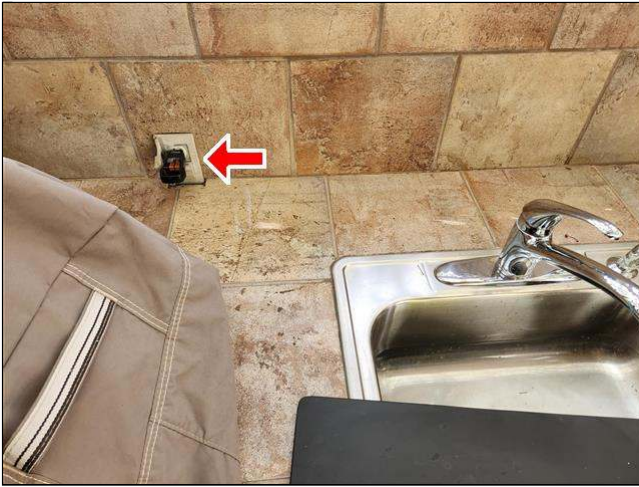
#### 4.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

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

**Comments:** Inspected

-  There is NO GFCI protection at the outside Kitchen sink area outlets. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person... All other GFCI outlets "trip" and "reset" as intended.



4.7 Item 1(Picture) NO GFCI protection at the outside Kitchen sink area

#### 4.8 SMOKE DETECTORS

**Comments:** General Maintenance Item

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries as recommended by the Manufacturer.

#### 4.9 CARBON MONOXIDE DETECTORS

**Comments:** Inspected

Carbon Monoxide Detector was noted at common hallway to Guest Bedrooms.

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

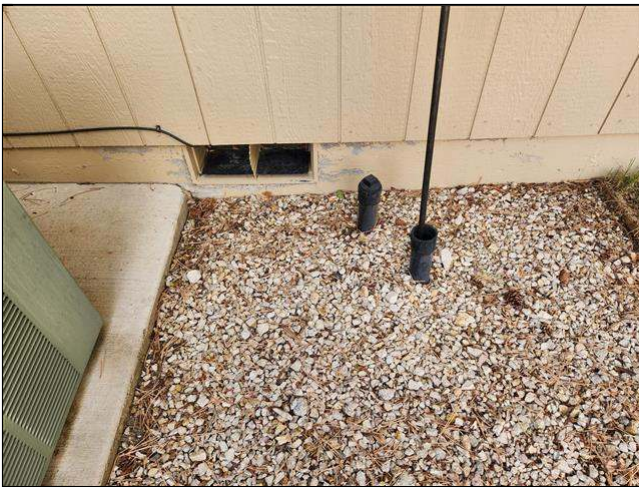
<b>Water Source:</b> Public Utilities	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into building):</b> Copper
<b>Plumbing Water Distribution (inside building):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS
<b>Water Heater Power Source:</b> Natural Gas (quick recovery)	<b>Water Heater Capacity:</b> Unknown - not visible	<b>Water Heater Manufacturer:</b> Unknown - Not Visible

### 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 right 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

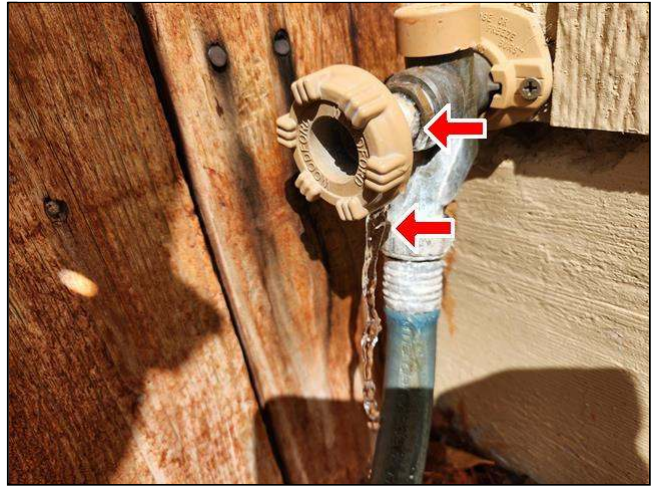
#### 5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

**Comments:** Inspected

 (1) NOTE: Exterior rear yard hydrant was non-operational at time of inspection. Recommend current owner to verify proper operation of this item.



5.1 Item 1(Picture) non-operational at time of inspection



5.1 Item 2(Picture) hose bib leaks around main shaft seal

(2) NOTE: Front exterior hose bib leaks around main shaft seal when in use.

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

**Comments:** Inspected

(1) The water pressure was tested at the front hose bib, pressure was 52 psi at time of inspection... Pressure regulator noted at the North side of crawlspace area, for future water pressure adjustments, if necessary.



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



5.2 Item 2(Picture) Pressure regulator noted at the North side of crawlspace area

(2) NOTE: Exterior kitchen plumbing was not checked for proper operation. Water heater was unplugged, and could not be verified for proper operation during the inspection.



5.2 Item 3(Picture) Exterior kitchen plumbing



5.2 Item 4(Picture) Exterior kitchen plumbing

### 5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

### 5.4 HOT WATER SYSTEMS, CONTROLS,

**Comments:** Inspected

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. 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 2000 (NOTE: I was unable to view the Manufacturer and capacity due to being wrapped)

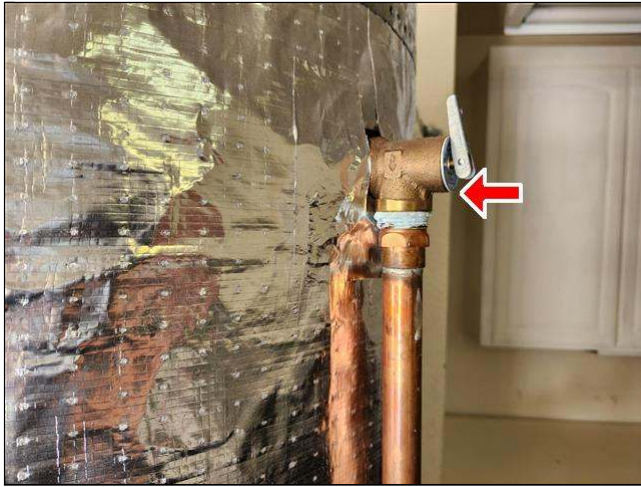
Temperature and Pressure Relief (TPR) valve should be checked Bi-Monthly for proper operation. A "sticking" valve could cause excessive pressure to build-up in the Water Heater, possibly causing damage to water heating unit. A valve that will not reseal when testing, is faulty as well. Recommend valve replacement by a qualified person if not operating properly.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment



5.4 Item 3(Picture) Temperature and Pressure Relief valve



5.4 Item 4(Picture) water heater connections

## 5.5 PLUMBING FIXTURES

**Comments:** Inspected **RE: ITEM 5.5—\*\*REPAIRED\*\*** Please see *Exhibit: Seller Repair Itemization for Updates*



The toilet is loose at floor at the Guest Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. NOTE: Moisture was noted dripping in the crawlspace area when toilet is flushing.



5.5 Item 1(Picture) saturated plywood subfloor from leak



5.5 Item 2(Picture) toilet is loose at floor at the Guest Bathroom

## 5.6 LAUNDRY HOOK-UPS

**Comments:** Inspected

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



5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups

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

Comments: Inspected

**5.8 CHIMNEYS, FLUES AND VENTS**

Comments: Inspected

**5.9 COMBUSTION AIR**

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

Located at the North 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.



5.13 Item 1(Picture) irrigation box/valves

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

**Dishwasher Brand:**

KITCHEN AID

**Disposer Brand:**

MOEN

**Exhaust/Range hood:**

Downdraft Built into Range

**Range/Oven:**

KITCHEN AIDE

### Items

#### 6.0 VIEW OF KITCHEN

**Comments:** Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hook-ups

#### 6.1 DISHWASHER

**Comments:** Inspected

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

#### 6.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

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

#### 6.3 RANGE HOOD

**Comments:** Inspected

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

#### 6.4 FOOD WASTE DISPOSER

**Comments:** Inspected

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

## 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):**

Carpet and Linoleum  
Rigid Core Vinyl Plank Flooring

**Interior Doors:**

Hollow core Raised panel

**Windows:**

Thermal/Insulated

**Cabinetry:**

Particle Board  
Wood Face and Doors

**Countertop:**

Granite/Marble

### 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

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

#### 7.3 FLOORS

**Comments:** Inspected

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

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

**Comments:** Inspected

#### 7.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 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

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. 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

<b>Garage Style:</b> Attached	<b>Garage Door Type:</b> One manual One automatic	<b>Garage Door Material:</b> Metal-Insulated w/Light Inserts
<b>Auto-opener Manufacturer:</b> LIFT-MASTER	<b>Auto-opener Style:</b> Chain Drive Opener	<b>Garage Walls:</b> Drywall
<b>Garage Ceiling:</b> Drywall	<b>Garage Floor:</b> Concrete	

### Items

#### 8.0 VIEW OF GARAGE

**Comments:** Inspected  
Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage



8.0 Item 2(Picture) view of garage

#### 8.1 ELECTRICAL SWITCHES and RECEPTACLES

**Comments:** Inspected

#### 8.2 GARAGE CEILINGS

**Comments:** Inspected  
Ceilings finished with drywall, with typical settlement cracks, no problems noted.



8.2 Item 1(Picture) typical settlement cracks



8.2 Item 2(Picture) typical settlement cracks

#### 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 good condition, with typical hairline cracks. 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**8.7 GARAGE DOOR (S)****Comments:** Inspected**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 garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

**8.11 ROOF STRUCTURE and ATTIC****Comments:** Inspected

Garage attic area as seen at time of inspection... NOTE: Garage ceiling is NOT insulated, however uses foil covering to help reflect radiant heat.



8.11 Item 1(Picture) view of garage roof structure



8.11 Item 2(Picture) view of garage roof structure

## 9. Insulation and Ventilation

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

### Styles & Materials

#### Attic Insulation:

R 30 or better Loose Fill

#### Ventilation:

Soffit and Roof Vents

#### Exhaust Fans:

Fan only

#### Dryer Power Source:

220 Electric and Gas Connection

#### Dryer Vent:

Flexible Aluminum  
Metal

#### Floor Insulation:

R-11 Insulated Foundation Stemwall

### Items

#### 9.0 INSULATION IN ATTIC

**Comments:** Inspected

The attic insulation is blown-in, loose-fill, and is approximately 10 to 12 inches deep (R-30), with foil sheeting installed over the insulation to help block radiating heat. No problems noted.



9.0 Item 1(Picture) view of attic insulation

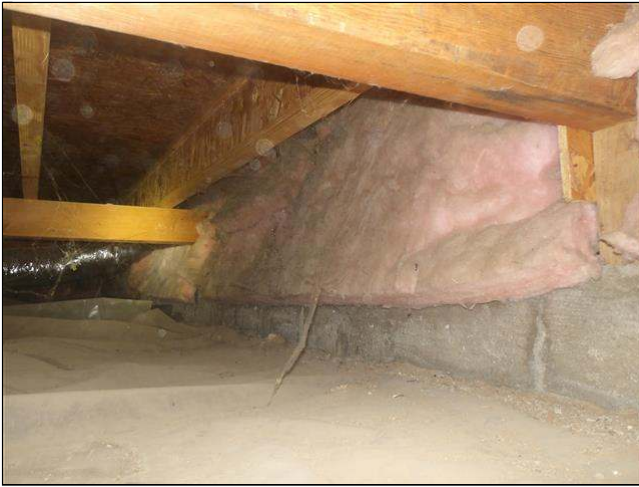


9.0 Item 2(Picture) view of attic insulation

#### 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.



9.1 Item 1(Picture) view of crawlspace insulation

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

**Comments:** Inspected

Vapor Barrier is 6 mil clear plastic that appears in good overall condition, with 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, and roof vents. The crawlspace uses foundation vents, and appears adequate... NOTE: There are water drip stains in the attic area, which indicate moisture has been condensing on protruding roofing nails from poor ventilation. It appears Roof vents have been added during the last roof covering replacement, giving the attic space soffit and roof venting, which now appears adequate.



9.3 Item 1(Picture) drip stains from condensation



9.3 Item 2(Picture) drip stains from condensation

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

**Comments:** Inspected

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



9.4 Item 1(Picture) properly ducted to the exterior



9.4 Item 2(Picture) properly ducted to the exterior

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

**Comments:** Not Present

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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. Any repair items mentioned in this report should be considered. 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> RHEEM	<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> Condenser/Compressor - Split Unit
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> RHEEM	<b>Number of AC Only Units:</b> One
<b>Cooling Tons:</b> 4 ton		

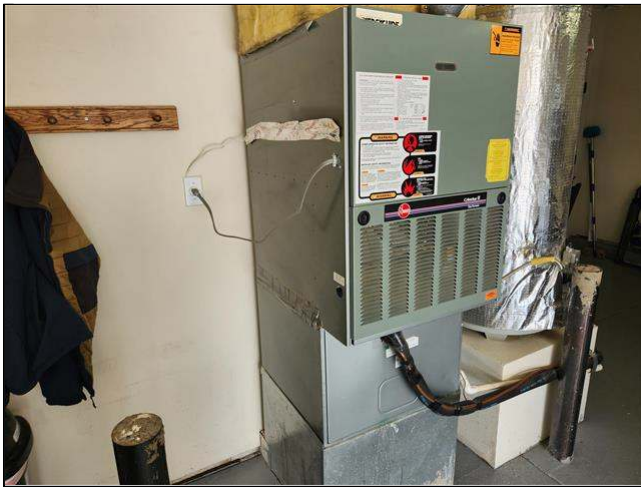
### Items

#### 10.0 HEATING EQUIPMENT

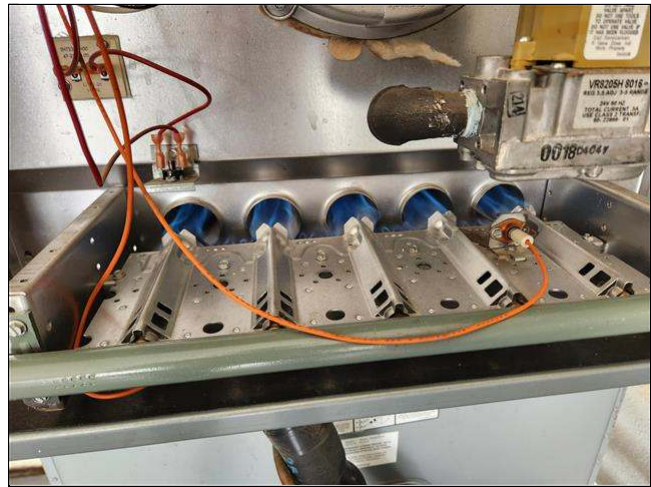
**Comments:** Inspected

The heating equipment is original (26 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 2000 by Rheem Heating.

Note: HVAC equipment can fail at anytime without warning. Regular service is important for efficient operation and to achieve maximum life from equipment. Most manufacturers recommend annual service.



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

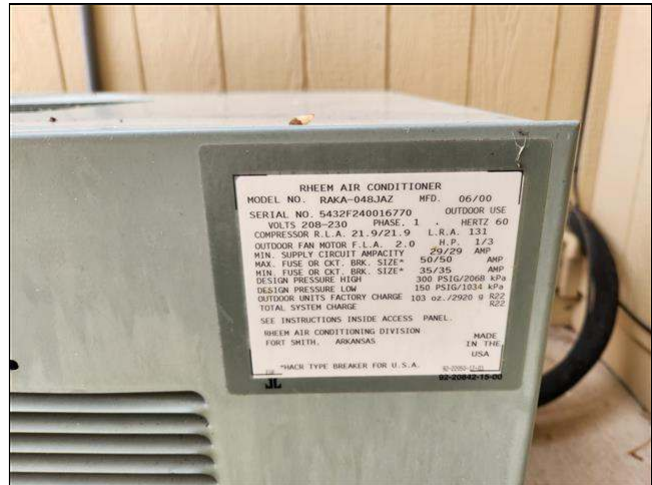
Conditioned air was noted at all rooms and registers throughout the home, with a variance within 15 degrees.

**10.5 COOLING AND AIR HANDLER EQUIPMENT****Comments:** Not Inspected

Performed a visual only inspection. The A/C was not tested for proper operation due to the outside air temperature being 49 degrees or less, and possibility of cooling equipment failure could occur. 60 degree minimum ambient temperature must be achieved for safe compressor operation. NOTE: Licensed HVAC Contractors possess the required knowledge and equipment to check operation of cooling system in cold weather. Recommend consulting an HVAC Contractor for further evaluation of cooling system as desired. We did not inspect this unit(s). Manufactured in 2000 by RHEEM.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

**10.6 NORMAL OPERATING CONTROLS****Comments:** Not Inspected**10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected**10.8 DOORS UNDERCUT FOR AIR BALANCE****Comments:** Inspected

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

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

 NOTE: I was unable to verify proper operation of the living room fireplace. PIEZO ignitor appears to function as intended, appears may be excessive air in the gas supply pipe. Recommend further evaluation of fireplace by a licensed Fireplace Contractor as needed.



11.0 Item 1(Picture) living room gaslog fireplace



11.0 Item 2(Picture) fireplace gas valve

#### 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

Mickey & Marilyn Martinez

#### Address

2988 Del Rio Ln  
Minden NV 89423

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

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

##### Inspected - Appears Functional



Grading at North side does not slope away from the foundation. Recommend correct slope to prevent excessive moisture against foundation. NOTE: Moisture stains were noted at the inside of the foundation at this location, indicating excessive moisture has been present against the exterior of the foundation in the past, however not enough to cause moisture pooling under the home.

### 3. Structural Components

#### 3.6 FLOORS (Structural)

##### Inspected



(1) The floor joist top cord (and webbing) has been cut through at the master bathroom toilet drain plumbing. Pre-manufactured or engineered floor joist should not be cut at the top or bottom cords. Recommend additional support, either headered off from adjacent floor joists (preferred) or pier and post installed directly beneath the damaged area (with proper footings), as preferred by contractor. NOTE: Temporary angled brace installed is pushing up on the subfloor plywood, and causing it to come loose from the floor joist.



(2) NOTE: Subfloor plywood is saturated from a leaking toilet wax seal under the guest bathroom. This damage does not appear significant to warrant replacement of the plywood, however the leaking toilet needs to be repaired,

and additional blocking to create a solid mount for the toilet mounting flange. Recommend repair by a qualified person as needed.

**RE: ITEM 3.6(2)—Plumber determined able to repair toilet without need of additional blocking.**

## 4. Electrical System

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

#### Inspected



There is NO GFCI protection at the outside Kitchen sink area outlets. Recommend upgrading to GFCI outlets in areas within 6 feet of plumbing fixtures, by a qualified person... All other GFCI outlets "trip" and "reset" as intended.

## 5. Plumbing System

### 5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

#### Inspected



(1) NOTE: Exterior rear yard hydrant was non-operational at time of inspection. Recommend current owner to verify proper operation of this item.

### 5.5 PLUMBING FIXTURES

**Inspected RE: ITEM 5.5—\*\*REPAIRED\*\* Please see *Exhibit: Seller Repair Itemization for Updates***



The toilet is loose at floor at the Guest Bathroom. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. NOTE: Moisture was noted dripping in the crawlspace area when toilet is flushing.

## 11. Fireplaces

### 11.0 GAS/LP FIRELOGS AND FIREPLACES

#### Not Inspected



NOTE: I was unable to verify proper operation of the living room fireplace. PIEZO ignitor appears to function as intended, appears may be excessive air in the gas supply pipe. Recommend further evaluation of fireplace by a licensed Fireplace Contractor 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: 4/27/2026**  
**Report ID: MAR298**

Customer Info:	Inspection Property:
<p>Mickey &amp; Marilyn Martinez</p> <p><b>Customer's Real Estate Professional:</b>                      Thomas Vander Laan                      Coldwell Banker</p>	<p>2988 Del Rio Ln                      Minden NV 89423</p>

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	475.00	1	475.00

**Tax \$0.00**  
**Total Price \$475.00**

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** check #2768