

Inspection Report

Property Address:

973 Hillside Dr.
Carson City NV



Please review all notes regarding defects that have been addressed or are scheduled to be addressed.

Revised 10/11/2021

Parodi Inspection Co

**Anthony Parodi 0000778-RES
1422 Bumblebee Dr
Gardnerville NV 89460
775-450-7253**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....4](#)

[1 Roof System / Chimneys and Attic8](#)

[2 Exterior..... 11](#)

[3 Landscape and Drainage.....15](#)

[4 Garage17](#)

[5 Kitchen Components, Appliances19](#)

[6 Laundry Room23](#)

[7 Living Rooms24](#)

[8 Bedrooms/Office26](#)

[9 Bathroom and Components.....28](#)

[10 Structural Components30](#)

[11 Plumbing System33](#)

[12 Electrical System35](#)

[13 Heating / Central Air Conditioning.....37](#)

[Invoice.....39](#)

Date: 9/29/2021	Time: 10:30 AM	Report ID: 0001992
Property: 973 Hillside Dr. Carson City NV	Customer:	Real Estate Professional: Thomas Vander Laan Coldwell Banker

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (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 Replace) = 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.

Type of building:

Single Family (1 story)

Approximate age of building:

1998

Temperature:

Over 60

Weather:

Clear

Rain in last 3 days:

No

Summary

Parodi Inspection Co

1422 Bumblebee Dr
Gardnerville NV 89460
775-450-7253

Customer

Address
973 Hillside Dr.
Carson City NV

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. Roof System / Chimneys and Attic

1.4 Ventilation of Roof/Attic

Refer to question 1.13. I would suggest clearing of insulation by soffit vents and possible additional venting.

1.12 Are there any inaccessible areas

There were several areas of the attic that were not accessible or visible due to the clearances, obstructions, or insulation.

1.13 Are there any visible leaks or condensation

There is some visible darkening to some of the underside plywood sheets on the north side of the home. The darkening looks to have been from condensation or moisture at some point during the homes life. The darkening looks to be inactive organic growth. Some of the accessible areas were tested with a moisture meter and showed to have 0% moisture present at the time of my inspection and there are no visible areas of damage or defects on the roofing above. I suggest consulting a licensed professional with any concerns or questions.

Refer to question 1.4.

2. Exterior

2.0 Wall Cladding, Stucco or Siding

There are several areas around the of the home mostly the southern exposures where there is visible exposed wood and peeling paint on the siding, fascia, and trim boards. I suggest that any and all areas of visible exposed wood be properly repaired, caulked, and repainted to prolong the life of the wood.(see photos) It should be noted that every area was not photographed.

2.1 Doors (Exterior)

2.0-Window/door trim on south-facing side of home was cleaned, prepped, and painted on 9/30/2021. See provided invoice.

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The back sliding glass door looks to have moisture stains between the panes of glass. I suggest that the door be thoroughly cleaned inside and out to be 100% certain.

2.3 Screen Doors and Window Screens

The back sliding glass door screen door catches on its raised track when fully closed. The raised track looks the due to sand and debris beneath.(see photo)

2.3-Serviced by handyman and the door screen no longer catches.

2.4 Driveway

The driveway has areas with visible settling cracks and surface chipping. None of these areas are structural issues or tripping hazards at this point.(see photos)

3. Landscape and Drainage

3.6 Ponds/Water Features

Parodi inspection Co. does not inspect ponds or water features.(see photo)

4. Garage

4.6 Is The Garage To House Door Self Closing and Fire Rated

The pet access cut into the garage to living space door is a breach of the firewall between the garage and living space.

4.7 Fire separation Walls/ceilings/doors

Refer to question 4.6.

4.8 Man Door To The Exterior

The garage side man door has visible light along the door jamb due to a poor seal.(see photo)

5. Kitchen Components, Appliances

5.4 Windows

The kitchen garden window looks to have visible moisture stains between the panes of glass due to broken seal.(see photo)

5.5 Plumbing Drain, Waste and Vent Systems

The dishwasher discharged at the overflow/air gap at the top of the sink and inside the sink base cabinet. The dishwasher line may have a blockage or the air gap/overflow valve may need to be replaced. All of the water was dried with towels before leaving the area. I suggest that a licensed plumber evaluate and address this issue.

5.8 Sink Base Cabinet

5.5-Serviced by Summit Plumbing on 10/7/2021. See provided invoice.

Refer to question 5.5.

5.11 Outlets, Switches and Fixtures

The three outlets on the south wall by the oven showed to have an open ground when tested. I suggest that a licensed electrician evaluate and address these issues.

5.12 Refrigerator

Parodi inspection Co. does not inspect refrigerators.

5.13 Dishwasher

Refer to question 5.5 it should also be noted that the dishwasher needs to be properly attached to the underside of the countertop.(see photo)

5.14 Ranges/Ovens/Cooktops

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The igniter for the range burners was not functional. I suggest that a licensed appliance technician evaluate and address this issue.(see photo)

5.14-Scheduled to be inspected by appliance technician on 10/12.
Invoice will be uploaded upon completion.

6. Laundry Room

6.11 Washer/Dryer

Parodi inspection Co. does not inspect washers or dryers.

7. Living Rooms

7.4 Windows (representative number)

The window on the east wall looks to have visible moisture stains between the panes of glass. I suggest that this window be thoroughly cleaned inside and out to be 100% certain.

7.4-Windows cleaned by House Cleaners. See provided invoice.

8. Bedrooms/Office

8.5 Outlets, switches, & lighting

The master bedroom closet light fixture no longer has its cosmetic cover installed.(see photo)

8.8 Closet Doors

The front middle bedroom closet has a track present with no doors installed.(see photo)

9. Bathroom and Components

9.1 Walls

The lower wall by the shower next to the toilet in the hall bathroom has some visible moisture swelling. This area was thoroughly tested with a moisture meter and showed to have 0% moisture present at the time of my inspection. The moisture swelling looks to have been caused from shower over spray and not a leak.

10. Structural Components

10.1 Describe Any Inaccessible Areas In the Crawlspace

There are some areas in the crawlspace that were not visible or accessible due to clearances or insulation.

10.2 Are There Any Water Intrusion Signs Or Unusually Damp Areas

There were no areas of standing water under the home at the time of my inspection only some typical minor moisture content in the soil below the moisture barrier. There is some evidence of moisture under the home present along the front rim joist area. The areas have some moisture staining but were dry at the time of my inspection. I would suggest regular inspections of the crawlspace during heavy rainy seasons.

10.5 Are There Any Visible Plumbing Leaks Under The Home.

There is an active leak at the master bathroom tub drain line connection. I suggest that a licensed plumber evaluate and address this issue.

10.5-Serviced by Summit Plumbing on
10/7/2021. See provided invoice.

10.13 Pest Inspection

I suggest referring to the licensed pest inspection that was done at the time of my inspection.

11. Plumbing System

11.5 TP Valve Plumbed to Within 6" of the Garage floor or to the Exterior of the Home

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Although present TP valve line release lever is in close contact with the wall which may prevent it from properly opening and releasing pressure in emergencies. If needed the TP valve line or safety relief valve line will release a large amount of very hot water at very high pressure.

11.9 Seismic Straps For Water Heater

I suggest that the water heater have to approved seismic straps installed. One within the top one third of the tank and one within the bottom one third of the tank.(see photo)

11.10 Sprinkler System

Parodi inspection Co. does not inspect sprinkler systems.

12. Electrical System

12.6 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside the house)

Refer to question 5.11.

The buried extension cord leading to the pond is not a proper or safe method for powering the pump. I suggest a licensed electrician evaluate and address this issue.

13. Heating / Central Air Conditioning

13.0 Heating Equipment

Although functional, I suggest that the heating unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.

13.2 Filter

I suggest cleaning or replacing the filter upon moving into the home.

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 Anthony Parodi

1. Roof System / Chimneys and Attic

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: Composition Roofing	Viewed roof covering from: Walked roof	Attic Insulation: Blown APPROX R-30
Ventilation: Gable vents Soffit Vents	Roof Structure: Engineered wood trusses Lateral bracing Plywood Sheathing	Roof-Type: Gable
Attic info: Scuttle hole		

Items

1.0 VIEW OF ROOF



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Roof Coverings

Comments: Functional

1.2 Flashings

Comments: Functional

1.3 Plumbing Vent Pipes.

Comments: Functional

1.4 Ventilation of Roof/Attic

Refer to question 1.13. I would suggest clearing of insulation by soffit vents and possible additional venting.

1.5 Is there a drip edge around the perimeter

Comments: YES

1.6 Gutters and downspouts

Comments: Not Present

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1.7 Roof Drainage

Comments: Functional

1.8 Tree Contact

Comments: NO

1.9 VIEW OF ATTIC SPACE



1.9 Item 1(Picture)



1.9 Item 2(Picture)

1.10 Attic Access

Comments: Functional

1.11 Roof Structure or Framing

Comments: Functional

1.12 Are there any inaccessible areas

There were several areas of the attic that were not accessible or visible due to the clearances, obstructions, or insulation.

1.13 Are there any visible leaks or condensation

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There is some visible darkening to some of the underside plywood sheets on the north side of the home. The darkening looks to have been from condensation or moisture at some point during the homes life. The darkening looks to be inactive organic growth. Some of the accessible areas were tested with a moisture meter and showed to have 0% moisture present at the time of my inspection and there are no visible areas of damage or defects on the roofing above. I suggest consulting a licensed professional with any concerns or questions.

Refer to question 1.4.



1.13 Item 1(Picture)



1.13 Item 2(Picture)

1.14 Insulation in Attic

Comments: YES



1.14 Item 1(Picture)

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. Any repair items mentioned in this report should be considered before purchase. 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. 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 Material:	Siding Style:	Driveway:
Painted Wood	4 X Beaded Sheets Lap	Concrete Street Parking

Items

2.0 Wall Cladding, Stucco or Siding

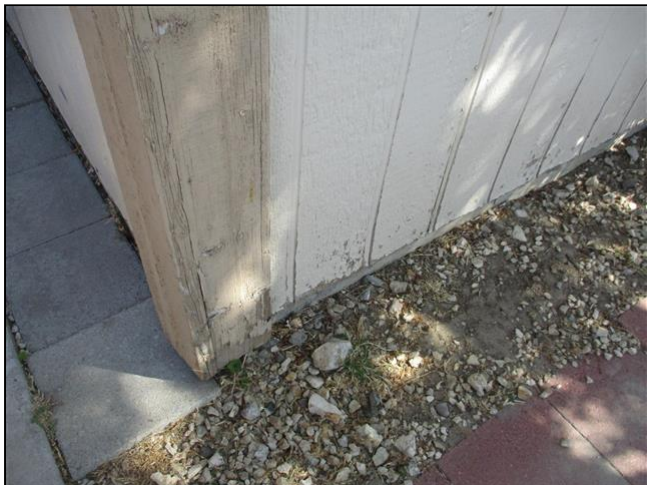
There are several areas around the of the home mostly the southern exposures where there is visible exposed wood and peeling paint on the siding, fascia, and trim boards. I suggest that any and all areas of visible exposed wood be properly repaired, caulked, and repainted to prolong the life of the wood.(see photos) It should be noted that every area was not photographed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



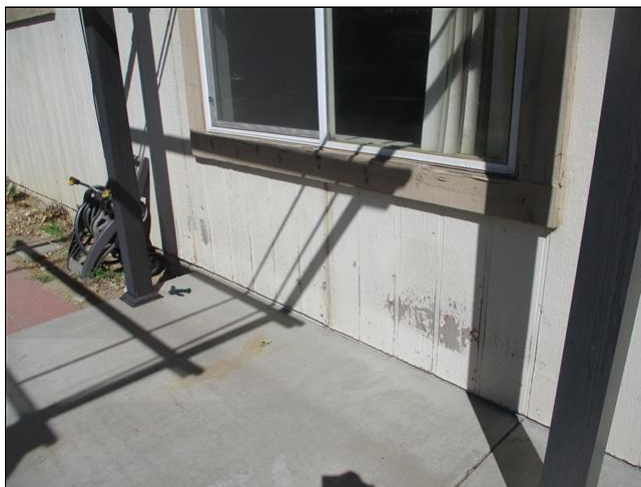
2.0 Item 3(Picture)



2.0 Item 4(Picture)



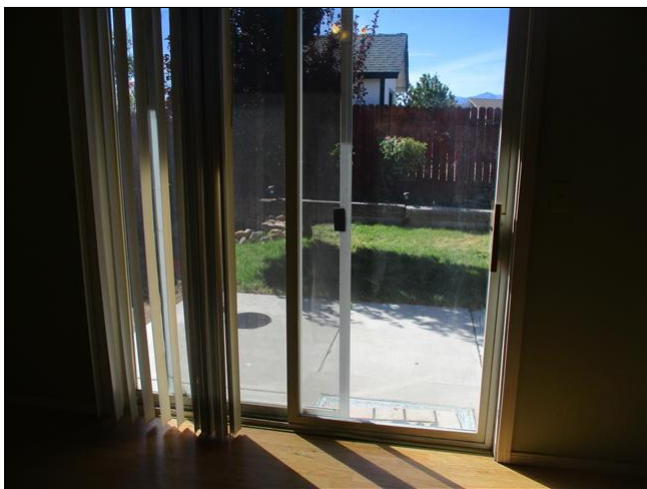
2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 Doors (Exterior)

The back sliding glass door looks to have moisture stains between the panes of glass. I suggest that the door be thoroughly cleaned inside and out to be 100% certain.



2.1 Item 1(Picture)

2.2 Outside appearance of Windows

Comments: Functional

2.3 Screen Doors and Window Screens

The back sliding glass door screen door catches on its raised track when fully closed. The raised track looks the due to sand and debris beneath.(see photo)



2.3 Item 1(Picture)

2.4 Driveway

The driveway has areas with visible settling cracks and surface chipping. None of these areas are structural issues or tripping hazards at this point.(see photos)



2.4 Item 1(Picture)

2.5 Sidewalks

Comments: Functional

2.6 Pourches or Patios

Comments: 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. Any repair items mentioned in this report should be considered before purchase. 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. Landscape and Drainage

Items

3.0 Grade Around the Home

Comments: Functional

3.1 Does the Landscape Around the Home Have Proper Drainage

Comments: YES

3.2 View Of Front Yard Landscape



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 View of Back Yard Landscape



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Fences and Gates

Comments: Functional

3.5 Sheds or Out Buildings

Comments: Not Inspected



3.5 Item 1(Picture)

3.6 Ponds/Water Features

Parodi inspection Co. does not inspect ponds or water features.(see photo)



3.6 Item 1(Picture)

4. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER
Opening Size:		
2 Car		

Items

4.0 Ceilings & Walls
Comments: Functional

4.1 Floors
Comments: Functional

4.2 Windows
Comments: Functional

4.3 Gargae Door Condition
Comments: Functional

4.4 Garage Door Opener
Comments: Functional

4.5 Saftey Laser
Comments: Functional

4.6 Is The Garage To House Door Self Closing and Fire Rated
The pet access cut into the garage to living space door is a breach of the firewall between the garage and living space.



- 4.6 Item 1(Picture)
- 4.7 Fire separation Walls/ceilings/doors
Refer to question 4.6.
- 4.8 Man Door To The Exterior

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The garage side man door has visible light along the door jamb due to a poor seal.(see photo)



4.8 Item 1(Picture)

4.9 Lighting , Outlets, Switches, and Wiring

Comments: Functional

4.10 Any Exposed Wiring Below 7"

Comments: NO

5. Kitchen Components, 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: WHIRLPOOL	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: WHIRLPOOL
Range/Oven: WHIRLPOOL	Built in Microwave: WHIRLPOOL	Trash Compactors: NONE
Cabinetry: Wood	Countertop: Tile	Refrigerator: NOT INSPECTED

Items

5.0 View Of Kitchen



5.0 Item 1(Picture)

- 5.1 Ceiling
Comments: Functional
- 5.2 Walls
Comments: Functional
- 5.3 Floors
Comments: Functional
- 5.4 Windows

The kitchen garden window looks to have visible moisture stains between the panes of glass due to broken seal.(see photo)



5.4 Item 1(Picture)

5.5 Plumbing Drain, Waste and Vent Systems

The dishwasher discharged at the overflow/air gap at the top of the sink and inside the sink base cabinet. The dishwasher line may have a blockage or the air gap/overflow valve may need to be replaced. All of the water was dried with towels before leaving the area. I suggest that a licensed plumber evaluate and address this issue.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)

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5.6 Plumbing Water Supply, Distribution System and Fixtures

Comments: Functional

5.7 Kitchen Sink

Comments: Functional

5.8 Sink Base Cabinet

Refer to question 5.5.

5.9 Counters and Cabinets (representative number)

Comments: Functional

5.10 GFCI (Ground Fault Circuit Interruption)

Comments: Functional

5.11 Outlets, Switches and Fixtures

The three outlets on the south wall by the oven showed to have an open ground when tested. I suggest that a licensed electrician evaluate and address these issues.



5.11 Item 1(Picture)

5.12 Refrigerator

Parodi inspection Co. does not inspect refrigerators.

5.13 Dishwasher

Refer to question 5.5 it should also be noted that the dishwasher needs to be properly attached to the underside of the countertop.(see photo)



5.13 Item 1(Picture)

5.14 Ranges/Ovens/Cooktops

The igniter for the range burners was not functional. I suggest that a licensed appliance technician evaluate and address this issue.(see photo)



5.14 Item 1(Picture)

5.15 Microwave Cooking Equipment

Comments: Functional

5.16 Range Hood (s)

Comments: Functional

5.17 Trash Compactor

Comments: Not Present

5.18 Food Waste Disposer

Comments: Functional

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. Any repair items mentioned in this report should be considered before purchase. 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. Laundry Room

Styles & Materials

Ceilings& Walls: Sheetrock	Floors: Vinyl	Windows: Vinyl Double Pane
Dryer Power: 220 Volt Gas Both Your Choice		

Items

- 6.0 Floors
Comments: Functional
- 6.1 Ceiling & Walls
Comments: Functional
- 6.2 Doors
Comments: Functional
- 6.3 Windows
Comments: Functional
- 6.4 Outlets, Switches, & Lighting
Comments: Functional
- 6.5 Cabinets
Comments: Functional
- 6.6 Countertops
Comments: Not Present
- 6.7 Sink
Comments: Functional
- 6.8 Exhaust Fan
Comments: Functional
- 6.9 Dryer Vent
Comments: YES
- 6.10 Washer/Dryer Connections
Comments: Functional
- 6.11 Washer/Dryer
Parodi inspection Co. does not inspect washers or dryers.

7. Living Rooms

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: Sheetrock	Wall Material: Sheetrock	Floor Covering(s): Carpet
Interior Doors: Hollow core Raised panel Wood	Window Types: Vinyl Double Pane	

Items

7.0 Smoke Detector

Comments: YES

7.1 Ceilings and Walls

Comments: Functional

7.2 Floors

Comments: Functional

7.3 Doors (representative number)

Comments: Functional

7.4 Windows (representative number)

The window on the east wall looks to have visible moisture stains between the panes of glass. I suggest that this window be thoroughly cleaned inside and out to be 100% certain.



7.4 Item 1(Picture)

7.5 Outlets, Switches and Fixtures

Comments: Functional

7.6 Ceiling Fan

Comments: Functional

7.7 Closet Doors

Comments: Functional

7.8 Closets

Comments: Functional

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 before purchase. 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. Bedrooms/Office

Styles & Materials

Windows: Vinyl Double Pane	Ceilings & Walls: Sheetrock	Floors: Carpet
Doors: Hollow Core Raised Panel Wood		

Items

8.0 Smoke Detectors

Comments: YES

8.1 Ceilings & Walls

Comments: Functional

8.2 Floors

Comments: Functional

8.3 Windows

Comments: Functional

8.4 Doors

Comments: Functional

8.5 Outlets, switches, & lighting

The master bedroom closet light fixture no longer has its cosmetic cover installed.(see photo)



8.5 Item 1(Picture)

8.6 Ceiling Fan

Comments: Functional

8.7 Closets

Comments: Functional

8.8 Closet Doors

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The front middle bedroom closet has a track present with no doors installed.(see photo)



8.8 Item 1(Picture)

8.9 Heat Register

Comments: YES

9. Bathroom and Components

Styles & Materials

Ceilings/Walls:

Sheetrock

Floors:

Vinyl

Doors:

Hollow Core Rasied Panel

Wood

Items

9.0 Ceiling

Comments: Functional

9.1 Walls

The lower wall by the shower next to the toilet in the hall bathroom has some visible moisture swelling. This area was thoroughly tested with a moisture meter and showed to have 0% moisture present at the time of my inspection. The moisture swelling looks to have been caused from shower over spray and not a leak.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 Floors

Comments: Functional

9.3 Doors

Comments: Functional

9.4 Windows

Comments: Functional

9.5 Are the Bathroom Outlets GFCI Protected

Comments: YES

9.6 Outlets, Switches and Fixtures

Comments: Functional

9.7 Cut Off Valves Under the Sink and Toilet

Comments: YES

9.8 Sink Plumbing

Comments: Functional

9.9 Sink Base and Cabinets

Comments: Functional

9.10 Pedistal Sink

Comments: Functional

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9.11 Counter Tops

Comments: Functional

9.12 Sink Faucet & Stop Valve

Comments: Functional

9.13 Do the Toilets Operate Properly

Comments: YES

9.14 Exhaust fan

Comments: Functional

9.15 Shower Head Tub Faucets & Stop Valves

Comments: Functional

9.16 Does the Shower/Tub Drain Properly

Comments: YES

9.17 Shower/Tub Pan & Walls

Comments: Functional

9.18 Caulking From the Tub/Pan to Floor

Comments: Functional

9.19 Jacuzzi Tub

Comments: Not Present

10. Structural Components

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

Styles & Materials

Foundation: Poured concrete	Floor Structure: Wood Posts & Beams Engineered floor trusses PLYWOOD SHEETS	Columns or Piers: Concrete piers
Wall Structure: Wood	Floor System Insulation: Batts Stem Wall	

Items

10.0 Door/Access For Basement/ Crawlspce

Comments: Functional

10.1 Descirbe Any Inaccessible Areas In the Crawlspce

There are some areas in the crawlspace that were not visible or accessible due to clearances or insulation.

10.2 Are There Any Water Intrusion Signs Or Unusually Damp Areas

There were no areas of standing water under the home at the time of my inspection only some typical minor moisture content in the soil below the moisture barrier. There is some evidence of moisture under the home present along the front rim joist area. The areas have some moisture staining but were dry at the time of my inspection. I would suggest regular inspections of the crawlspace during heavy rainy seasons.



10.2 Item 1(Picture)

10.3 Vapor Barrier Presenr In the Crawlspce

Comments: YES



10.3 Item 1(Picture)

10.4 Foundation vents

Comments: YES

10.5 Are There Any Visible Plumbing Leaks Under The Home.

There is an active leak at the master bathroom tub drain line connection. I suggest that a licensed plumber evaluate and address this issue.



10.5 Item 1(Picture)



10.5 Item 2(Picture)

10.6 Foundation Walls & Footings

Comments: Functional

10.7 Girders, Piers, Columns,& Supports

Comments: Functional

10.8 Floor System

Comments: Functional

10.9 Insulation

Comments: YES



10.9 Item 1(Picture)

10.10 Exterior Walls

Comments: Functional

10.11 Interior Walls

Comments: Functional

10.12 Roof Structure

Comments: Functional

10.13 Pest Inspection

I suggest referring to the licensed pest inspection that was done at the time of my inspection.

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 before purchase. 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. 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	Plumbing Water Distribution (inside home): Copper	Plumbing Waste: ABS
Water Heater Power Source: Gas	Water Heater Capacity: Covered with Insulation Blanket 40-50 gallons.	Water Heater Location: Garage
WH Manufacturer: COVERED WITH BLANKET		

Items

11.0 Interior Plumbing Water Supply, Distribution System and Fixtures

Comments: Functional

11.1 Interior Plumbing Drain, Waste and Vent Systems

I suggest that a licensed plumber evaluate and address any and all items mentioned in this report.

11.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Functional

11.3 Water Heater Or Hot Water System

Comments: Functional

11.4 Expansion Tank

Comments: NO

11.5 TP Valve Plumbed to Within 6" of the Garage floor or to the Exterior of the Home

Although present TP valve line release lever is in close contact with the wall which may prevent it from properly opening and releasing pressure in emergencies. If needed the TP valve line or safety relief valve line will release a large amount of very hot water at very high pressure.



11.5 Item 1(Picture)

11.6 Water Heater Platfoam & Walls

Comments: Functional

11.7 Condition Of Vent Pipe

Comments: Functional

11.8 Combustion Venting

Comments: Functional

11.9 Seismic Straps For Water Heater

I suggest that the water heater have to approved seismic straps installed. One within the top one third of the tank and one within the bottom one third of the tank.(see photo)



11.9 Item 1(Picture)

11.10 Sprinkler System

Parodi inspection Co. does not inspect sprinkler systems.



11.10 Item 1(Picture)

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 before purchase. 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.

12. 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:	Panel Capacity:	Panel Type:
Below ground	100 AMP	Circuit breakers
Wiring Methods:		
Romex		

Items

12.0 Saftey/Cover Panels

Comments: Functional

12.1 Service Entrance Conductors

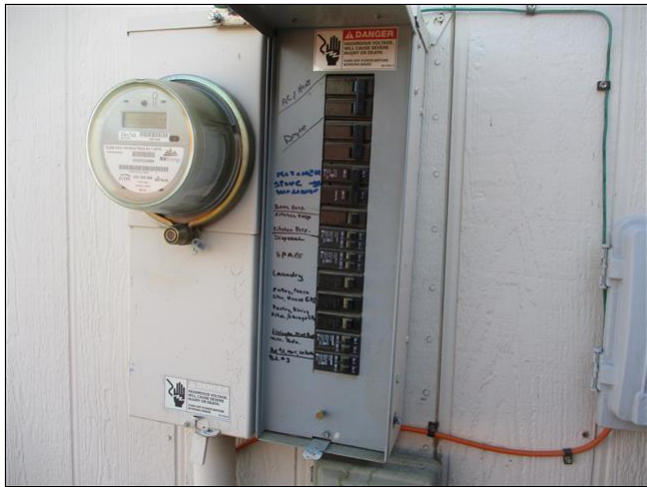
Comments: Functional

12.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Functional

12.3 Are All of the Circuit/Fuses Properly Labeled

Comments: YES



12.3 Item 1(Picture)

12.4 Location of Main and Distribution Panels

The main panel is located on the west exterior wall.

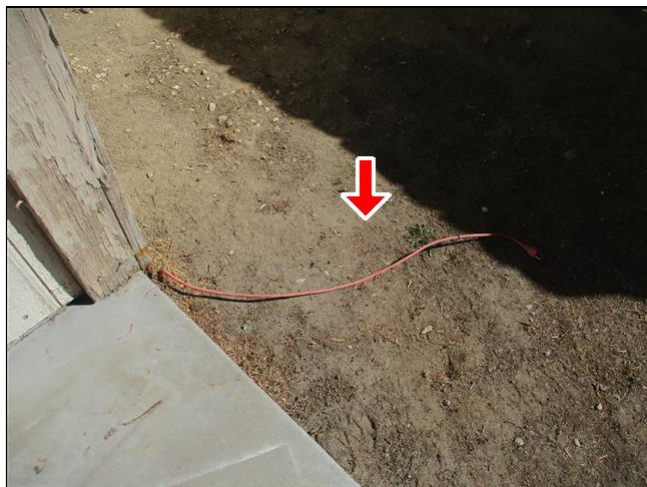
12.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Functional

12.6 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside the house)

Refer to question 5.11.

The buried extension cord leading to the pond is not a proper or safe method for powering the pump. I suggest a licensed electrician evaluate and address this issue.



12.6 Item 1(Picture)



12.6 Item 2(Picture)

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 before purchase. 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.

13. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Heat Pump Forced Air (also provides cool air)	Gas	One
Heat System Location:		
EXTERIOR		

Items

13.0 Heating Equipment

Although functional, I suggest that the heating unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.



13.0 Item 1(Picture)

13.1 Normal Operating Controls

Comments: Functional

13.2 Filter

I suggest cleaning or replacing the filter upon moving into the home.

13.3 Is the Gas Line Hard Piped Through the Units Wall

Comments: YES

13.4 Sediment Drop

Comments: YES

13.5 Cooling and Air Handler Equipment

I suggest that the AC unit be cleaned serviced and evaluated by licensed HVAC technician, or if the seller can provide an invoice of service within the past one year. This is general maintenance that should be done from year-to-year depending on usage.



13.5 Item 1(Picture)

13.6 AC Platform

Comments: YES

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 before purchase. 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.

INVOICE

Parodi Inspection Co
1422 Bumblebee Dr
Gardnerville NV 89460
775-450-7253
Inspected By: Anthony Parodi

Inspection Date: 9/29/2021
Report ID: 0001992

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	973 Hillside Dr. Carson City NV

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	350.00	1	350.00
COD Discount	-50.00	1	-50.00
			Tax \$0.00
			Total Price \$300.00

Payment Method: Check
Payment Status: Paid
Note: