



Inspection Report

**Herbert Mitchell
Megan Horan**

Property Address:
1840 Ty Lane
Minden NV 88423



Clear Choice Home Inspection Services

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Received and Reviewed by: _____

Signature _____ Date: _____

Signature _____ Date: _____

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roofing](#)

[3 Structural Components](#)

[4 Electrical System](#)

[5 Plumbing System](#)

[6 Built-In Kitchen Appliances](#)

[7 Interiors](#)

[8 Garage](#)

[9 Insulation and Ventilation](#)

[10 Heating / Central Air Conditioning](#)

[11 Fireplaces](#)

[12 Additional Building](#)

[General Summary](#)

[Invoice](#)

Date: 5/17/2024	Time: 08:00 AM	Report ID: HER184
Property: 1840 Ty Lane Minden NV 88423	Customer: Herbert Mitchell Megan Horan	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. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected - Appears Functional (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replacement Recommended (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Maintenance item (GM) = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

Age Of Home:

Over 30 Years

Style of Home:

Ranch

Home Faces:

Southwest

Client Is Present:

No

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

1600 to 1900

1. Exterior

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

Styles & Materials

Siding Style:

Horizontal Lap

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel clad

Appurtenance:

Deck

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Wood w/glass insert

French Doors

Windows:

Dual Pane Metal Framed

Single Hung & 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

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

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

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

South and East facing window trim boards show advanced wear from Sun exposure, however are currently well painted for protection.



1.2 Item 1(Picture) south/east window trim



1.2 Item 2(Picture) south/east window trim

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

(1) The front entry door sags at hinges, and rubs at jamb when closing. This is a maintenance issue and is for your information. A qualified person should repair as needed.



1.3 Item 1(Picture) main entry door sags

🏠 (2) Double door at rear entry to home, needs exterior trim board cut back for clearance of the metal floor hardware.



1.3 Item 2(Picture) exterior trim board contacts hardware

1.4 WINDOWS

Comments: Inspected - Appears Functional

🏠 (1) Single hung window at Southwest guest bedroom falls out of track when opening.



1.4 Item 1(Picture) single hung window at SW guest bedroom



1.4 Item 2(Picture) south guest bedroom windows



(2) Single hung windows at South guest bedroom open and stay open as intended, however are VERY difficult to close, and appear need maintenance.

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

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

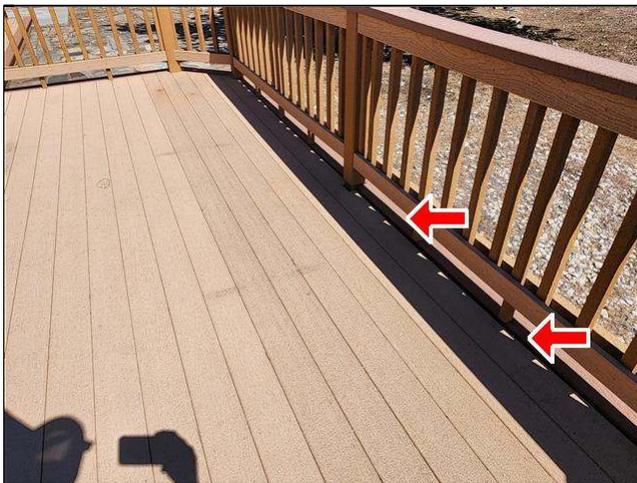
Comments: Inspected - Appears Functional

-  (1) Main entry step framing appears may be damaged from moisture absorption, due to roof drainage valley discharging onto step. Framing is not visible through the step boards. Recommend further evaluation by a qualified person as needed.

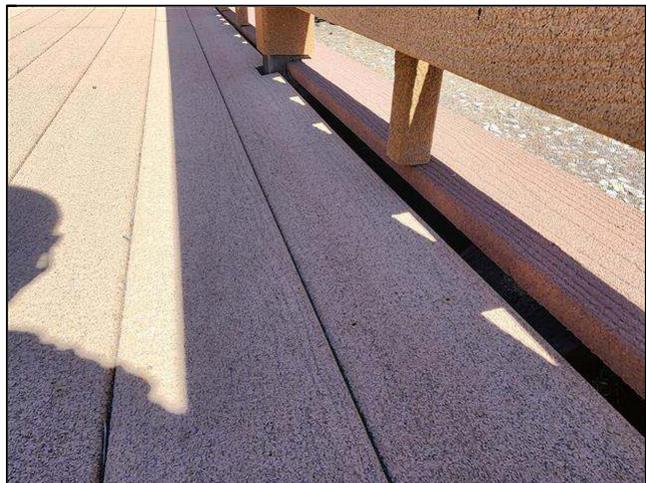


1.6 Item 1(Picture) sagging step framing

-  (2) Outer deck framing at rear deck rim joist area, shows settlement and separation. Recommend further evaluation by a qualified person as needed.



1.6 Item 2(Picture) rear deck



1.6 Item 3(Picture) deck framing separation

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

Comments: Inspected - Appears Functional

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

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

Comments: Inspected - Appears Functional

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

2. Roofing

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

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp

Chimney (exterior):

Metal Flue Pipe

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Roof Type:

Gable

Items

2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof



2.0 Item 3(Picture) view of roof

2.1 ROOF COVERINGS

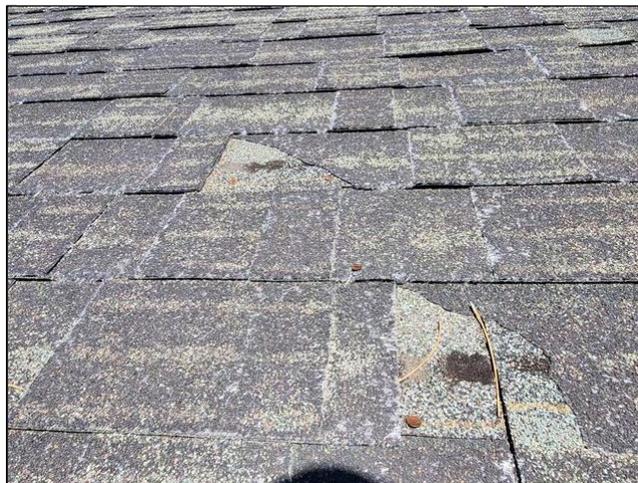
Comments: Inspected



The roof covering appears to be original (31 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of its useful life. Typical loss of granules noted from North slope shingles, however is more advanced at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.



2.1 Item 1(Picture) granule loss at shingles



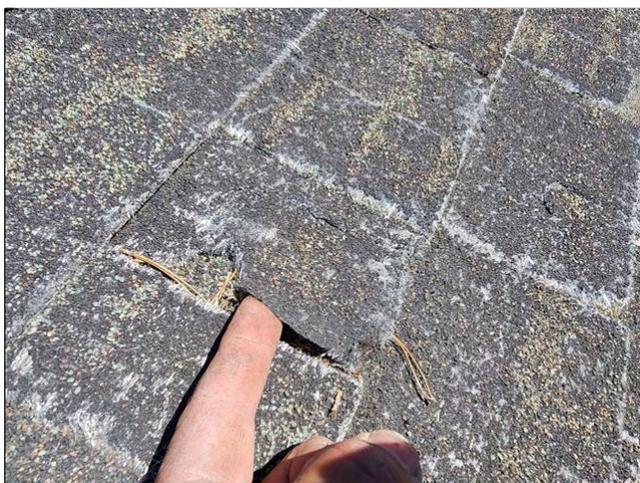
2.1 Item 2(Picture) condition of shingles



2.1 Item 3(Picture) wind damaged shingles



2.1 Item 4(Picture) wind damaged shingles



2.1 Item 5(Picture) condition of shingles



2.1 Item 6(Picture) condition of shingles



2.1 Item 7(Picture) condition of shingles



2.1 Item 8(Picture) condition of shingles

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

(1) Furnace vent pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) flue pipes sealed well



2.3 Item 2(Picture) deteriorated boot seal



2.3 Item 3(Picture) deteriorated boot seals



2.3 Item 4(Picture) deteriorated boot seal



(2) There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas. NOTE: Leaking moisture around these vent pipes is causing moisture staining at the underside of the roof sheathing plywood.



2.3 Item 5(Picture) moisture stains from leaking moisture around pipes

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

(1) 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.



(2) Northwest corner gutter downspout is not connected to the gutter. Recommend repair by a qualified person.



2.4 Item 1(Picture) downspout not connected to gutter

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

3. Structural Components

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

Styles & Materials

<p>Foundation: Poured Concrete Footing/Stemwall</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: 8" or better - Engineered Floor Joist 1-1/4" Plywood Subfloor</p>
<p>Columns or Piers: Wood posts</p>	<p>Wall Structure: 2 X 6 Wood</p>	<p>Ceiling Structure: Engineered wood trusses 2X4 Joists</p>
<p>Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters</p>	<p>Method used to observe attic: Walked Crawled</p>	<p>Attic info: 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

3.1 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

NOTE: Subfloor area is NOT visually accessible for inspection, due to installation of floor insulation between the floor joists. Moisture Vulnerable areas such as adjacent to plumbing drain pipes, and exterior subfloor edges, were viewed by pulling back insulation. No obvious problems noted at time of inspection.

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

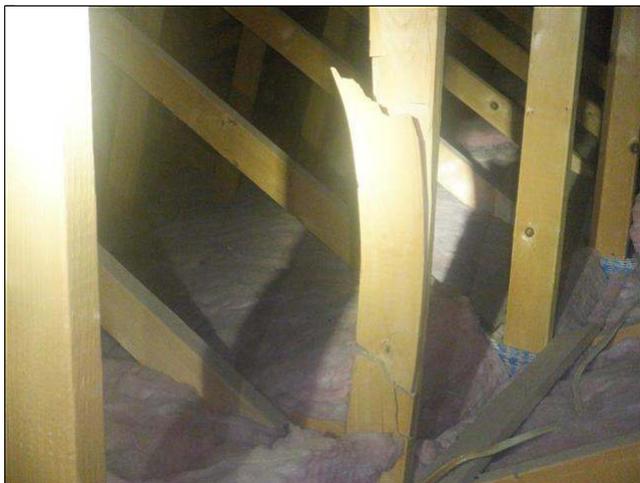


3.8 Item 5(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

-  (1) NOTE: Broken roof truss vertical web support noted at the center of attic area, and should be repaired by a qualified person.



3.9 Item 1(Picture) broken truss web support



3.9 Item 2(Picture) broken truss web support

(2) NOTE: Moderate rodent activity noted in the attic area, however I am unable to determine if this is recent.



3.9 Item 3(Picture) past rodent activity in attic

(3) NOTE: Moisture stains noted on roof framing materials at the connection of garage/house roof area. Due to the lack of rain, I am unable to determine if these are from active leaks, or past issues.



3.9 Item 4(Picture) moisture stains in attic



3.9 Item 5(Picture) moisture stains in attic

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet. Serviceable.

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

4. Electrical System

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

Styles & Materials

Electrical Service Conductors: Below Ground - 220 volts	Number of Conductors: Three	Panel capacity: 200 AMP (adequate)
Panel Type: Circuit breakers	Electric Panel Manufacturer: GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER -Bonded to Plumbing	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

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

Comments: Inspected

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



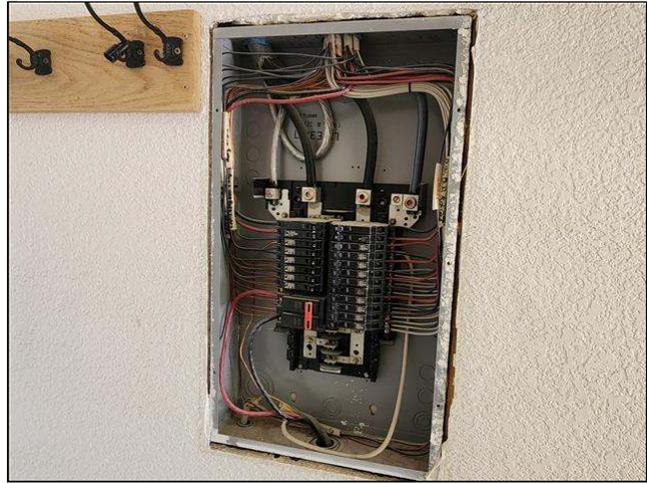
4.1 Item 1(Picture) west exterior wall panel



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) laundry room panel



4.1 Item 4(Picture) panel conductors



4.1 Item 5(Picture) main electrical panel



4.1 Item 6(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main Panel and Disconnect are located at the West side of the Pump House exterior, The Distribution Panels are located in the Laundry room and West exterior wall of home.

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.



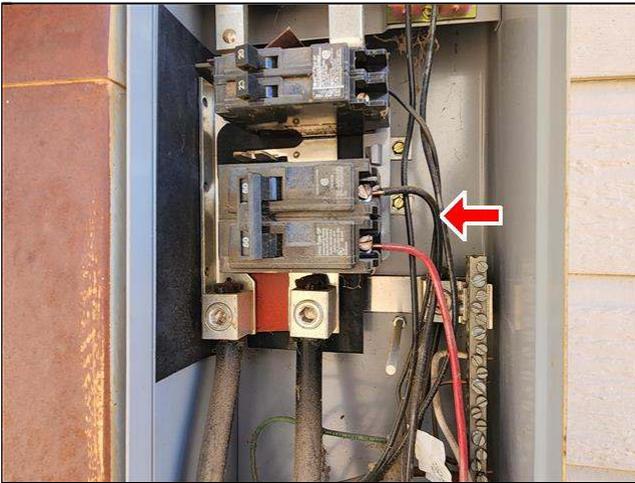
4.3 Item 1(Picture) bond to plumbing

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

Comments: Inspected

(1) 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.

- 📍 (2) Double Pole 50 amp circuit breaker has been installed in the Main Panel, supplying current through 30 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.



4.4 Item 1(Picture) 50 amp breaker, 30 amp wire

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

- 📍 (1) Exposed electrical wire noted in the following locations: Inside upper kitchen cabinet over microwave. Electrical wiring below 7 feet high, or inside cabinets, should be covered for protection of wiring damage, and also for personal protection. Recommend repairs by a qualified person.



4.5 Item 1(Picture) exposed wire above microwave

- 🏠 (2) Open grounded receptacle noted at the South wall of SW guest bedroom, which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.



4.5 Item 2(Picture) southwest guest bedroom

- 🏠 (3) Loose wire ends need placing inside a box with a cover-plate at the exterior Spa location. A qualified licensed electrician should perform repairs that involve wiring.



4.5 Item 3(Picture) exterior spa location



4.5 Item 4(Picture) loose wire end under kitchen

- 🏠 (4) Loose wire end needs placing inside a box with a cover-plate in the crawlspace area under the kitchen. A qualified licensed electrician should perform repairs that involve wiring.



(5) Non-operational receptacle noted at the Kitchen East wall. Recommend further evaluation/repair by a licensed Electrician.



4.5 Item 5(Picture) non-operational outlet at kitchen

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

Comments: Inspected

 I was unable to verify the operation of light switches/fixtures at the following locations: Master bathroom shower ceiling light, 2nd and 3rd light switch at main entry. Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

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

4.8 SMOKE DETECTORS

Comments: Inspected

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

4.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

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

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

5. Plumbing System

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

Styles & Materials

Water Source: Well	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Propane (quick recovery)	Water Heater Capacity: 40 Gallon (2-3 people)	Water Heater Manufacturer: STATE INDUSTRIES

Items

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

Comments: Inspected

The main water shut-off valve for the house is located in the Pump House, with the well pump equipment.



5.0 Item 1(Picture) view of main water shut-off valve

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

 NOTE: Yard hydrant at rear yard was non-operational at time of inspection.



5.1 Item 1(Picture) non-operational yard hydrant at back yard

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

Comments: Inspected

The water supply system was fully operational as intended at time of inspection. The working system pressure fluctuated between 40 and 60 psi during the inspection. Pressure tank is 119 gallon, and the pump controller is for 1-1/2 h.p. pump, which is not visible or accessible.



5.2 Item 1(Picture) well pump equipment



5.2 Item 2(Picture) well pump equipment

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

- 🏠 Sink drain is leaking at the Guest Bathroom sink, Appears to be from the drain connection. Recommend repair to prevent moisture damage to sink cabinet.



5.3 Item 1(Picture) leaking sink drain at guest bathroom



5.3 Item 2(Picture) moisture from leak

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. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No problems noted at time of inspection... Manufactured in 2009 by State Industries.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

5.5 PLUMBING FIXTURES

Comments: Inspected

-  (1) Kitchen sink faucet swivel base is stiff, almost seized up, and needs repaired or replaced.



5.5 Item 1(Picture) kitchen sink faucet

🏠 (2) Shower control valve at Guest Bathroom does not function properly, Handle spins completely around with no "stop".



5.5 Item 2(Picture) guest bathroom shower control valve

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) laundry hook-ups



5.6 Item 2(Picture) laundry hook-ups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: General Maintenance Item

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

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

 Water heater flue pipe does not maintain the required 1" clearance to combustible materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.



5.8 Item 1(Picture) flue pipe does not have proper clearance

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

Main tank shut-off for fuel is located on top of the fuel storage tank, at the Northwest side of the house. Main fuel shut-off valve for house is located at the fuel pipe entrance to home, at the Northwest side of the house.



5.11 Item 1(Picture) main fuel shut-off for house

5.12 SUMP PUMP

Comments: Not Present

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

6. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

BOSCH

Disposer Brand:

BADGER

Exhaust/Range hood:

VENTED

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

WHIRLPOOL

Trash Compactors:

GENERAL ELECTRIC

Refrigerator:

AMANA

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen

6.1 DISHWASHER

Comments: Inspected

(1) 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. NOT 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.



6.1 Item 1(Picture) dishwasher hook-ups



6.1 Item 2(Picture) loose upper mount

-  (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

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.



6.2 Item 1(Picture) under cooktop range



6.2 Item 2(Picture) oven heating elements

6.3 RANGE HOOD

Comments: Inspected

The range hood is a three speed, vented type with light. Operated as intended.

6.4 TRASH COMPACTOR

Comments: Inspected

6.5 FOOD WASTE DISPOSER

Comments: Inspected

-  Disposer circuit breaker was "tripped" upon arrival to home. After resetting the circuit breaker, the disposer motor was noted to be "froze-up".



6.5 Item 1(Picture) disposer was non-operational

6.6 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

6.7 REFRIGERATOR

Comments: Not Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 48 and 14 degrees respectively at time of inspection.

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

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet and Linoleum

Hardwood T&G

Interior Doors:

Hollow core Raised panel

Windows:

Dual Paned Metal Framed

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Tile

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

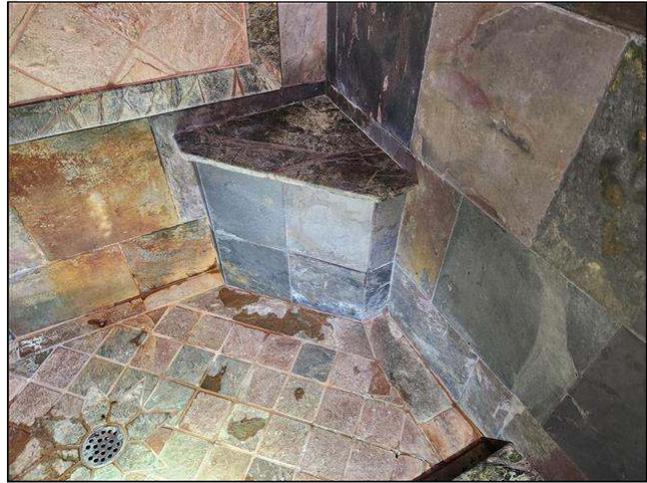
7.2 WALLS

Comments: Inspected

(1) Signs of past moisture noted at the master bedroom closet wall, and appears was caused from the master shower leaking in the past. No problems noted with the current shower enclosure, however should be well maintained at corners with silicone caulking to prevent possible future leaks.

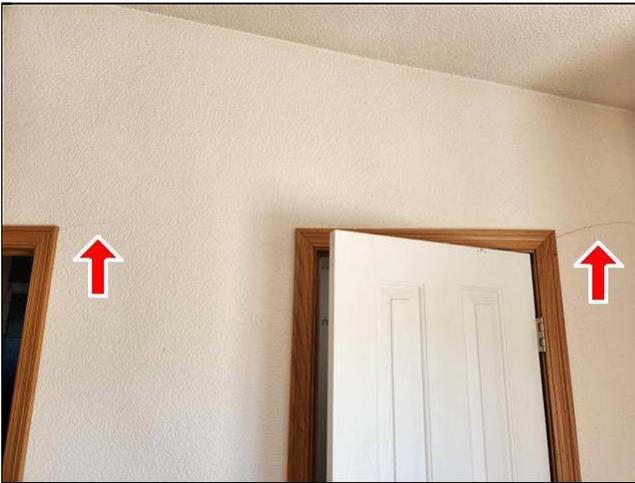


7.2 Item 1(Picture) past moisture damage at drywall



7.2 Item 2(Picture) master shower enclosure

(2) Cracks at interior drywall noted at master bedroom, and living room areas that appear to be caused from normal settling. Foundation was inspected under settled areas, with no problems or settlement cracks noted. Walls appear, and feel solid. Recommend further "invasive" evaluation of wall structure by a qualified contractor as desired.



7.2 Item 3(Picture) settlement cracks at master bedroom



7.2 Item 4(Picture) settlement cracks at living room

7.3 FLOORS

Comments: Inspected

-  (1) Recommend silicone caulk maintenance along floor and tub at Guest Bath, to prevent moisture intrusion to floor framing materials.



7.3 Item 1(Picture) guest bathroom floor/tub

🏠 (2) There are a couple flaws in the carpet at the Southwest guest bedroom. Additional damaged carpet noted at the dining area floor (also stained).



7.3 Item 2(Picture) southwest guest bedroom carpet



7.3 Item 3(Picture)



7.3 Item 4(Picture) dining area carpet



7.3 Item 5(Picture) stain at dining room

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

🏠 (1) Recommend caulking/grouting at kitchen sink-to-countertop.

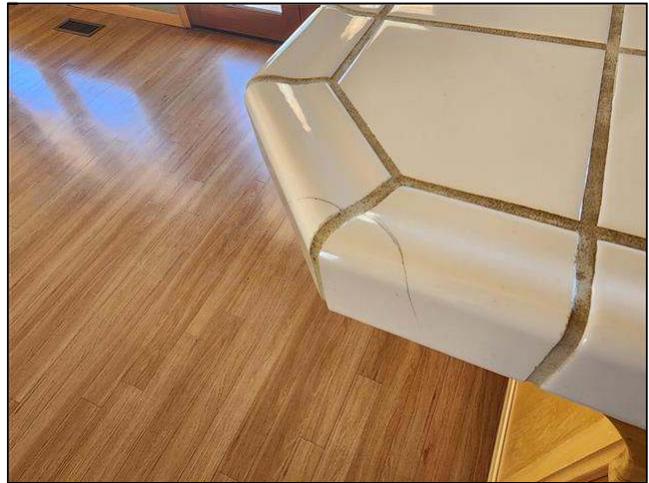


7.4 Item 1(Picture) caulking maintenance at kitchen sink

(2) There are a few cracked tiles noted at the kitchen countertop. This is considered to be a cosmetic item and is for your information.



7.4 Item 2(Picture) cracked tiles at kitchen



7.4 Item 3(Picture) cracked tiles at kitchen

 (3) Laundry Room cabinet had a spill that is eating completely through the lower shelf board, and should be replaced.



7.4 Item 4(Picture) laundry room cabinet



7.4 Item 5(Picture) deterioration through cabinet shelf

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

 Main entry coat closet door drags on floor when opening, beginning to leave a scar on the floor.



7.5 Item 1(Picture) main entry coat closet door

7.6 CLOSETS**Comments:** Inspected

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

7.7 ATTACHED FIXTURES**Comments:** Inspected

 NOTE: Kitchen ceiling light fixture cover fell out when walking on the roof. This will need replacement and better secured.



7.7 Item 1(Picture) kitchen ceiling light



7.7 Item 2(Picture) shade/cover fell out

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

8. Garage

Styles & Materials

Garage Style:

Attached

Garage Door Type:

One automatic

Garage Door Material:

Metal-Insulated w/Light Inserts

Auto-opener Manufacturer:

LINEAR

Auto-opener Style:

Belt Drive Opener

Garage Walls:

Drywall

Garage Ceiling:

Drywall

Garage Floor:

Concrete

Items

8.0 VIEW OF GARAGE

Comments: Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected



Ceilings finished with drywall... NOTE: Local codes for garage Fire-separation wall state the ceiling must be drywall with ALL seams taped. The scuttle hole installed at the garage does not access storage space, and is NOT needed due to original access located at the master bedroom closet. Recommend repair by a qualified person.



8.2 Item 1(Picture) scuttle hole does not meet local codes



8.2 Item 2(Picture) scuttle hole not sealed

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.

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete in serviceable condition, with normal settlement cracks.



8.4 Item 1(Picture) normal settlement cracks



8.4 Item 2(Picture) normal settlement cracks

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 GARAGE DOOR (S)

Comments: Inspected

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

Comments: Inspected

 Occupant door from Garage to Interior of house, does not completely self-close on it's own momentum. Recommend repair/adjust door to close completely to prevent accidental carbon monoxide or fire intrusion into home.



8.7 Item 1(Picture) door does not self close

8.8 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

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

Comments: Inspected

-  The floor sensors for the garage door were installed facing each other on the operator framing near the ceiling of the garage. The sensors need to be installed about six inches from the ground on both sides of the door, and are provided as a safety feature for the automatic opener. Recommend have the sensors properly installed for safety.



8.9 Item 1(Picture) floor sensors not properly located

8.10 ROOF STRUCTURE and ATTIC

Comments: Inspected

Garage attic area as seen at time of inspection. NOTE: Garage ceiling is insulated with R19 fiberglass bats.



8.10 Item 1(Picture) view of garage roof structure



8.10 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:

Fiberglass Batts R-38

Ventilation:

Soffit Roof and Gable Vents
Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor Insulation:

R-11 Insulated Foundation Stemwall
R-19 Insulated Floor Joists

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Attic insulation is Fiberglass Batt type approximately 12 inches thick (R38). No problems noted at time of inspection.



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

(1) The crawlspace area is insulated on the perimeter of the foundation using R13 fiberglass Batts, no problems noted.



9.1 Item 1(Picture) view of crawlspace and subfloor insulation



9.1 Item 2(Picture) sagging/falling insulation

(2) The subfloor area is insulated between the floor joists using R19 fiberglass Batts, with a couple sagging/fallen areas, no major problems noted.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

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

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

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

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

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



9.4 Item 1(Picture) properly vented to exterior

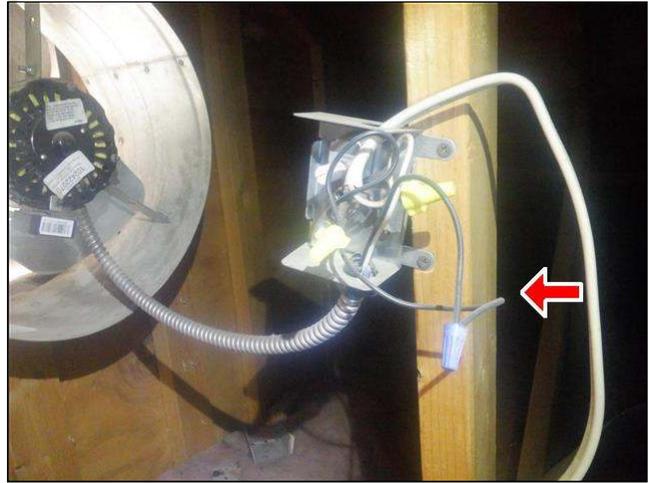
9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

The home has a thermostatically controlled ventilation fan installed at the East gable vent. Fan started and operated, when manually adjusting the temperature setting down to 60 degrees. Normal temperature setting for the ventilation fan is set at 90 degrees. NOTE: Recommend installing cover for electrical connections.



9.5 Item 1(Picture) east gable vent attic fan



9.5 Item 2(Picture) recommend securing wires inside covered box

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

10. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type: Forced Air	Energy Source: Propane	Number of Heat Systems (excluding wood): One
Heat System Brand: PAYNE	Location of Heater: Garage	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: NORDYNE	Number of AC Only Units: One
Cooling Tons: 4 ton		

Items

10.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is NOT original (15 years). The furnace is a vertical downdraft propane gas fired forced air unit, Rated at 100,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2009 by PAYNE heating.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners



10.0 Item 3(Picture) forced air furnace

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Present

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

Comments: Inspected

(1) 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.

(2) NOTE: Heating register under kitchen sink cabinet needs to be resecured in place.



10.3 Item 1(Picture) heat register under kitchen sink

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: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 71 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2004 by NORDYNE.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.8 DOORS UNDERCUT FOR AIR BALANCE

Comments: Inspected



The interior bedroom door at SW guest bedroom is not undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower. Recommend 1/2" minimum air gap beneath interior doors for proper return-air flow.



10.8 Item 1(Picture) bedroom door not under-cut

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

11. Fireplaces

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Wood or Solid Fuel Stoves:
Pellet Burning Stove	None	One

Items

11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Not Inspected

Pellet-stove appears operational, with proper clearances to combustibles. Flue pipe is fastened securely, door and seals appear serviceable. Auger feed, control and burner compartment appear in good condition. Recommend further evaluation by a qualified Fireplace Contractor as desired. Also, a couple cracked floor hearth tiles.



11.3 Item 1(Picture) family room pellet stove



11.3 Item 2(Picture) cracked hearth tiles and grout



11.3 Item 3(Picture) cracked hearth tiles

12. Additional Building

Styles & Materials

Roofing Material:

Architectural Dimensional (30/40 Year) Fiberglass/Asphalt

Roof Structure:

Engineered Trusses
2x4 Rafters

Wall Cladding:

Press board Plywood
Horizontal Lap

Exterior Doors:

Steel Clad

Foundation:

Concrete Slab

Electrical:

NMC-Sheathed Non Metallic

Heating/Cooling:

WoodStove

Garage Door Opener:

None Noted

Garage Door:

Fiberglass

Items

12.0 VIEW OF EXTRA BUILDING

Comments: Inspected

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



12.0 Item 1(Picture) view of detached garage



12.0 Item 2(Picture) view of right side garage



12.0 Item 3(Picture) view of left side garage

12.1 WALL CLADDING

Comments: Inspected

-  (1) Wall cladding needs to be secured to framing at the Right rear corner of building, and needs corner trim boards installed to prevent moisture intrusion into wall framing areas.



12.1 Item 1(Picture) right rear corner siding



12.1 Item 2(Picture) right rear corner siding



(2) Several sections of wall siding are not secured at rear wall of Right Side Garage.



12.1 Item 3(Picture) back wall siding



12.1 Item 4(Picture) back wall siding

12.2 WINDOWS and DOORS

Comments: Inspected

Lower door panel shows slight physical damage, however the door opens and closes as intended... NOTE: Lower door roller has come out of the bracket, and needs a small repair.



12.2 Item 1(Picture) slight damage to lower door panel



12.2 Item 2(Picture) lower roller out of bracket

12.3 ROOFING (Type of Material and Condition)

Comments: Inspected

(1) Right Side Garage... The roof covering is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining. Typical loss of granules noted from shingles. No problems noted.



12.3 Item 1(Picture) right side roof covering



(2) Left Side Garage... The roof covering is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Typical loss of granules noted from North slope shingles, however is more advanced at the South slope of roof, with exposed roof sheathing plywood noted. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.



12.3 Item 2(Picture) condition of shingles



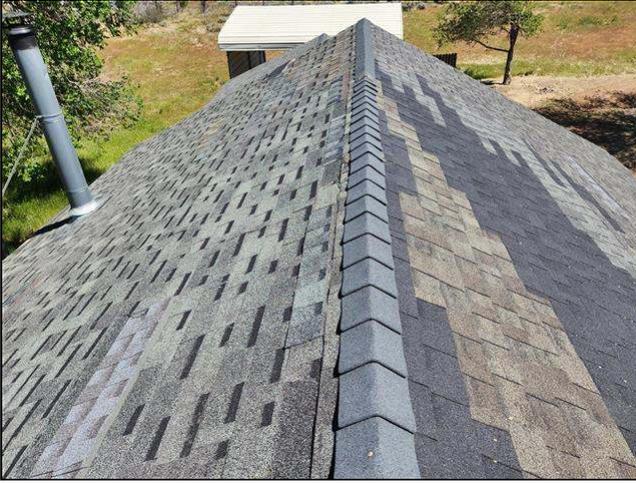
12.3 Item 3(Picture) exposed roof sheathing



12.3 Item 4(Picture) wind damaged shingles



12.3 Item 5(Picture) wind damaged shingles



12.3 Item 6(Picture) view of roof

12.4 STRUCTURAL COMPONENTS

Comments: Inspected

View of attic and roof structure area at time of inspection.



12.4 Item 1(Picture) view of roof structure



12.4 Item 2(Picture) view of roof structure

12.5 FOUNDATION

Comments: Inspected

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

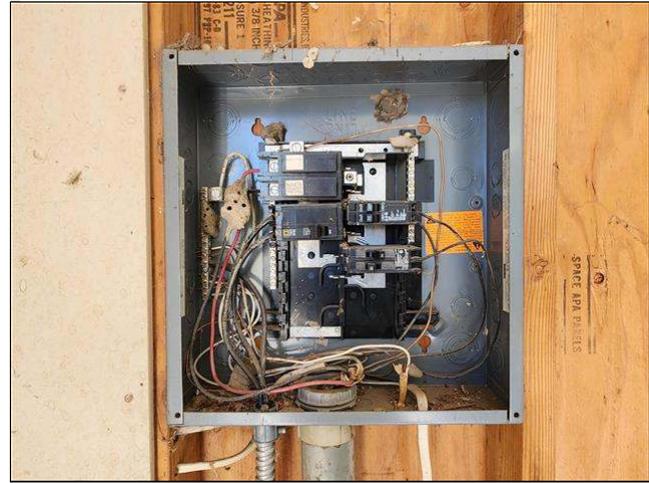
12.6 ELECTRICAL

Comments: Inspected

(1) Garage panel is well labeled for circuit identification, The circuit conductors appear in good condition, and are mostly properly sized for their prospective overcurrent devices. No "double tap" circuit breakers or burned connections noted. 30 amp service installed for garage.



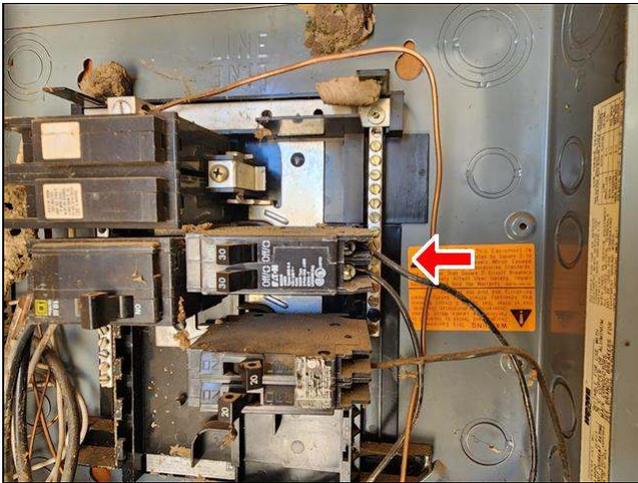
12.6 Item 1(Picture) garage panel



12.6 Item 2(Picture) garage panel conductors



(2) Double Pole 30 amp circuit breaker has been installed, supplying current through 20 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.



12.6 Item 3(Picture) 30 amp breaker, 20 amp wire

12.7 VENTILATION

Comments: Inspected

12.8 HEATING and COOLING

Comments: Not Inspected

Shop/garage uses a woodstove for heating. No obvious problems noted, however recommend further evaluation of woodstove system by a licensed Fireplace Contractor as desired.



12.8 Item 1(Picture) garage woodstove



12.8 Item 2(Picture) woodstove pipe



12.8 Item 3(Picture) triple wall pipe through attic/roof structure

12.9 GARAGE DOOR OPENER

Comments: Not Present

12.10 FLOOR

Comments: Inspected

General Summary



Clear Choice Home Inspection Services

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

Customer
Herbert Mitchell
Megan Horan

Address
1840 Ty Lane
Minden NV 88423

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

1. Exterior

1.3 EXTERIOR DOORS

Inspected - Appears Functional

-  (2) Double door at rear entry to home, needs exterior trim board cut back for clearance of the metal floor hardware.

1.4 WINDOWS

Inspected - Appears Functional

-  (1) Single hung window at Southwest guest bedroom falls out of track when opening.
-  (2) Single hung windows at South guest bedroom open and stay open as intended, however are VERY difficult to close, and appear need maintenance.

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

Inspected - Appears Functional

-  (1) Main entry step framing appears may be damaged from moisture absorption, due to roof drainage valley discharging onto step. Framing is not visible through the step boards. Recommend further evaluation by a qualified person as needed.
-  (2) Outer deck framing at rear deck rim joist area, shows settlement and separation. Recommend further evaluation by a qualified person as needed.

2. Roofing

2.1 ROOF COVERINGS

Inspected

-  The roof covering appears to be original (31 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Typical loss of granules noted from North slope shingles, however is more advanced at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

-  (2) There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas. NOTE: Leaking moisture around these vent pipes is causing moisture staining at the underside of the roof sheathing plywood.

2.4 ROOF DRAINAGE SYSTEMS

Inspected

-  (2) Northwest corner gutter downspout is not connected to the gutter. Recommend repair by a qualified person.

3. Structural Components

3.9 ROOF STRUCTURE AND ATTIC

Inspected

-  (1) NOTE: Broken roof truss vertical web support noted at the center of attic area, and should be repaired by a qualified person.

4. Electrical System

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

Inspected

-  (2) Double Pole 50 amp circuit breaker has been installed in the Main Panel, supplying current through 30 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected

-  (1) Exposed electrical wire noted in the following locations: Inside upper kitchen cabinet over microwave. Electrical wiring below 7 feet high, or inside cabinets, should be covered for protection of wiring damage, and also for personal protection. Recommend repairs by a qualified person.
-  (2) Open grounded receptacle noted at the South wall of SW guest bedroom, which does not afford electrical circuit ground protection. Recommend further evaluation/repair by a licensed Electrician.
-  (3) Loose wire ends need placing inside a box with a cover-plate at the exterior Spa location. A qualified licensed electrician should perform repairs that involve wiring.
-  (4) Loose wire end needs placing inside a box with a cover-plate in the crawlspace area under the kitchen. A qualified licensed electrician should perform repairs that involve wiring.
-  (5) Non-operational receptacle noted at the Kitchen East wall. Recommend further evaluation/repair by a licensed Electrician.

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

Inspected

I was unable to verify the operation of light switches/fixtures at the following locations: Master bathroom shower ceiling light, 2nd and 3rd light switch at main entry. Recommend current owner to verify proper operation of this/these item(s).

5. Plumbing System**5.1 EXTERIOR WATER VALVES, AND HOSE BIBS****Inspected**

NOTE: Yard hydrant at rear yard was non-operational at time of inspection.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected**

Sink drain is leaking at the Guest Bathroom sink, Appears to be from the drain connection. Recommend repair to prevent moisture damage to sink cabinet.

5.5 PLUMBING FIXTURES**Inspected**

(1) Kitchen sink faucet swivel base is stiff, almost seized up, and needs repaired or replaced.



(2) Shower control valve at Guest Bathroom does not function properly, Handle spins completely around with no "stop".

5.8 CHIMNEYS, FLUES AND VENTS**Inspected**

Water heater flue pipe does not maintain the required 1" clearance to combustible materials. Flue pipe is resting against the roof sheathing plywood, and needs repair to maintain the proper clearance.

6. Built-In Kitchen Appliances**6.1 DISHWASHER****Inspected**

(2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

6.5 FOOD WASTE DISPOSER**Inspected**

Disposer circuit breaker was "tripped" upon arrival to home. After resetting the circuit breaker, the disposer motor was noted to be "froze-up".

7. Interiors**7.3 FLOORS****Inspected**

(1) Recommend silicone caulk maintenance along floor and tub at Guest Bath, to prevent moisture intrusion to floor framing materials.



(2) There are a couple flaws in the carpet at the Southwest guest bedroom. Additional damaged carpet noted at the dining area floor (also stained).

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

(1) Recommend caulking/grouting at kitchen sink-to-countertop.

-  (3) Laundry Room cabinet had a spill that is eating completely through the lower shelf board, and should be replaced.

7.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

-  Main entry coat closet door drags on floor when opening, beginning to leave a scar on the floor.

7.7 ATTACHED FIXTURES

Inspected

-  NOTE: Kitchen ceiling light fixture cover fell out when walking on the roof. This will need replacement and better secured.

8. Garage

8.2 GARAGE CEILINGS

Inspected

-  Ceilings finished with drywall... NOTE: Local codes for garage Fire-separation wall state the ceiling must be drywall with ALL seams taped. The scuttle hole installed at the garage does not access storage space, and is NOT needed due to original access located at the master bedroom closet. Recommend repair by a qualified person.

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

Inspected

-  Occupant door from Garage to Interior of house, does not completely self-close on it's own momentum. Recommend repair/adjust door to close completely to prevent accidental carbon monoxide or fire intrusion into home.

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

Inspected

-  The floor sensors for the garage door were installed facing each other on the operator framing near the ceiling of the garage. The sensors need to be installed about six inches from the ground on both sides of the door, and are provided as a safety feature for the automatic opener. Recommend have the sensors properly installed for safety.

10. Heating / Central Air Conditioning

10.8 DOORS UNDERCUT FOR AIR BALANCE

Inspected

-  The interior bedroom door at SW guest bedroom is not undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower. Recommend 1/2" minimum air gap beneath interior doors for proper return-air flow.

12. Additional Building

12.1 WALL CLADDING

Inspected

-  (1) Wall cladding needs to be secured to framing at the Right rear corner of building, and needs corner trim boards installed to prevent moisture intrusion into wall framing areas.
-  (2) Several sections of wall siding are not secured at rear wall of Right Side Garage.

12.3 ROOFING (Type of Material and Condition)

Inspected

-  (2) Left Side Garage... The roof covering is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Typical loss of granules noted from North slope shingles, however is

more advanced at the South slope of roof, with exposed roof sheathing plywood noted. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.

12.6 ELECTRICAL

Inspected



(2) Double Pole 30 amp circuit breaker has been installed, supplying current through 20 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.

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

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INVOICE



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

Inspection Date: 5/17/2024
Report ID: HER184

Customer Info:	Inspection Property:
Herbert Mitchell Megan Horan Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	1840 Ty Lane Minden NV 88423

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000 - 2,000	425.00	1	425.00
			Tax \$0.00
			Total Price \$425.00

Payment Method:
Payment Status: Not Paid
Note: Invoice Sent