

Work Scope

You have contracted with Home Inspection Associates, LLC to perform a "generalist" inspection in accordance with the standards of practice that have been established by the Nevada Real Estate Division. Generalist inspections are essentially related to observable defects. Generalists do not include the use of specialized equipment, they do not dismantle equipment or sample air or other materials. Our inspection will not be as comprehensive as that of a specialist. We are limited in the scope of our work by Nevada statutes and our qualifications. The inspection is not intended to identify the type of deficiencies that would be apparent to the average person and is certainly not intended to identify insignificant deficiencies.

Sometimes the word "code" comes up in our discussions. In Nevada, home inspectors do not inspect to "code". The term "code" is often used but not really understood. In explaining "codes" I'll be able to illustrate why we can't inspect to "code". It may be easiest to say that as of this writing (1-29-2021) the City of Fernley has adopted 14 different "Code" manuals. The dates for the "code manuals" range from 2017 to 2018. Interestingly, the City of Fernley (as with all municipalities) decides whether to (and when to) adopt certain "codes". To illustrate the complexity of knowing what the "code" is at a particular point in time...the 2020 National Electric Code manual has been available since August of 2019, and yet the City of Fernley has chosen to still use the 2017 version. So the conundrum in knowing (and inspecting) to "CODE" lies in the fact that no one can KNOW, what a particular "code" is at a particular time in the past, for a particular jurisdiction or municipality. As an example: Suppose a home was built in 1984, in Fallon, NV. Sometime between 1984 and 2021 (37 years and HUNDREDS of code manual changes) a home owner installs a water heater. As inspectors there are some things that we just can not know about the "codes" as they relate to the installation of the water heater. 1) When the water heater was installed (which we wouldn't know) what codes were applicable (which we wouldn't know) so there's no way for us to inspect to "code".

For some areas of the inspection report you will notice that we have identified that an item may be "repaired or replaced" as the client sees fit. This should be considered as a recommendation by us for you to consult with a subject matter expert about the deficient item(s). Examples include roofing contractors, electricians, plumbers, structural engineers, general contractors and HVAC technicians.

Some homes contain asbestos, radon, methane, formaldehyde, termites, lead based paint, pests, rodents, mold, electromagnetic radiation and bacterial organisms. The discovery and identification of these would be accomplished by specialty inspector and not a generalist. More information can be found at <http://www.epa.gov/iaq/pubs/insidest.htm>

Mold (like the previously mentioned contaminants) is a contaminant that has to be discovered, identified and tested by a specialist. This is beyond the scope of our inspection and we categorically recommend that you have your home tested for mold and any other contaminants since we can't assure you of the presence or absence of such things. You can learn more about mold by downloading "A Brief Guide to Mold, Moisture and Your Home," by visiting <http://www.epa.gov/iaq/molds/moldguide.html>

Asbestos is a prevalent contaminant that was often present in homes that were built before 1978. It can be found in duct insulation, acoustical tiles, "popcorn" ceilings, floor tiles, siding material and a myriad of other places. This can only be identified by a specialist.

Radon is a gas that results from the decay of radioactive material that naturally occurs in the soil. It can not be detected without the use of sensitive equipment and laboratory testing. This type of detection and analysis is beyond the scope of our inspection. Further information can be found at <http://www.epa.gov/radon/images/hmbuyguid.pdf>

Nevada Certified Home Inspector Prohibited Acts

NAC 645D.470 Prohibited acts

A certified inspector shall not, while making an inspection:

1. Offer to perform or perform any act or service that is unlawful.
2. Offer warranties or guaranties of any kind.
3. Offer to perform or perform any job function for which he does not have a license, including, but not limited to, the services of an engineer, architect, plumber or electrician.
4. Calculate the strength, adequacy or efficiency of any system or component.
5. Enter any area or perform any procedure that may damage any part of the structure being inspected or endanger any person, including, but not limited to, the certified inspector.
6. Operate any system or component that is shut down or otherwise inoperable.
7. Operate any system or component that does not respond to normal operating controls.
8. Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including, but not limited to, toxins, molds and other fungi, carcinogens, radon, noise or contaminants, unless he is licensed or certified to make such inspections and determinations.
9. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
10. Predict the future condition of any system or component, including, but not limited to, the failure of a component.
11. Project the operating costs of any component.
12. Repair a defect identified during the inspection.

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Date: 5/2/2023	Time: 09:00 AM	Report ID: 230511
Property: 2891 Rice Rd Fallon NV 89406	Customer: Bob Getto	Real Estate Professional: Laurie Mookini

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 (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.

This home is older than 25 years and we consider this while inspecting. We reviewed the structure from the standpoint of how it has fared through the years with the materials which were used in its construction. Expect problems to surface as time passes. We will not be able to find all deficiencies in and around a property, especially in construction eras of the past. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair.

**It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Sometimes it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from rot and wood eating insects. Having this is typical and fairly common. Always consider hiring the appropriate expert for any repairs or further inspection.

Standards of Practice:

Nevada Administrative Code NAC645D and
Nevada Revised Statutes NRS645D

Type of building::

Single Family (1 story)

Approximate age of building:

Older than 25 years

Occupancy::

Unoccupied, empty of furniture

Attending the Inspection::

Client

Weather during the Inspection::

Clear

Temperature during inspection::

Over 60 (F)

Ground/Soil surface condition:

Dry

1. Roof

NAC 645D.560 Roofing components

1. A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to: The roof covering; The flashing; The insulation; The ventilation; The soffits and fascia; The skylights, roof accessories and penetrations.
2. The inspection of roofing components must include, without limitation: An identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices and roof drainage; An evaluation of the condition of the readily accessible attic areas; A determination of the type, condition and approximate thickness of the attic insulation; and A description of the method of observation used to inspect the roof.

Styles & Materials

Primary roof-covering type::

3-tab Fiberglass Asphalt Shingle

Skylights:

1

Viewed Roof From:

From the ground
Top of ladder
Walked the roof

Drainage system description::

Gutters are installed in places

Chimney:

Brick

		IN	NI	NP	RR
1.0	Roof covering	•			•
1.1	Roof Flashing	•			
1.2	Skylights, chimneys and roof penetrations	•			
1.3	Roof Drainage System	•			•
1.4	Chimney Structure/Exterior	•			•

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IN NI NP RR

Comments:

1.0 (1) The roof was inspected.



1.0 (2) Tree limbs should be kept from touching the roof surface. They can cause premature failure of the shingles. There's some very minor damage to the roof from a limb rubbing on it. The rest of the roof is in great shape.

1.1 The flashing was inspected.

1.2 Skylights (if applicable), chimneys (if applicable) and roof penetrations were inspected.



1.3 The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts at least in some areas. The gutter out front doesn't have a downspout and the one out back doesn't either.





1.4 (1) The cooler on the roof has been leaking from some time in the past and the hard water stains are visible on the chimney.



1.4 (2) The mortar cap on the chimney has some cracks that should be sealed.

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 if a dot is present in the "RR" column of the report.

2. Exterior

NAC 645D.550 Exterior components and NAC 645D.580 Site of structure

1. A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to: The exterior wall components; exposed molding and trim; windows and exterior doors; and The fireplaces, flues and chimneys.
2. An inspection of exterior components must include, without limitation: An identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry; An evaluation of the wall covering; An evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware; and An inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure.
3. A certified inspector shall inspect the site of the structure while conducting an inspection of the structure, including, but not limited to: The land grade and water drainage; The retaining walls affecting the structure; The driveways and walkways; and The porches and patios.
4. An inspection of the site must include, without limitation: An identification and evaluation of the materials and conditions of the driveways, walkways, grade steps, patios and other items contiguous with the inspected structure; An observation of the drainage and grading for conditions that adversely affect the structure; and An observation of the above-grade vegetation which affects the exterior of the structure.

Styles & Materials

Siding Material:

- Stone
- Stucco

Driveway Material::

- Asphalt
- Concrete

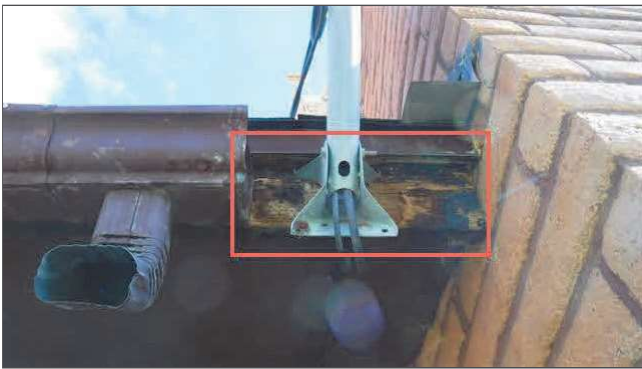
		IN	NI	NP	RR
2.0	Wall cladding flashing and trim	•			•
2.1	Doors	•			•
2.2	Windows	•			•
2.3	Grading, Driveway, walkways, porch, patio, retaining walls and walkways	•			•
2.4	Eaves, Fasia and Soffits	•			•
2.5	Fences and gates		•		
2.6	Additional buildings		•		

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IN NI NP RR

Comments:



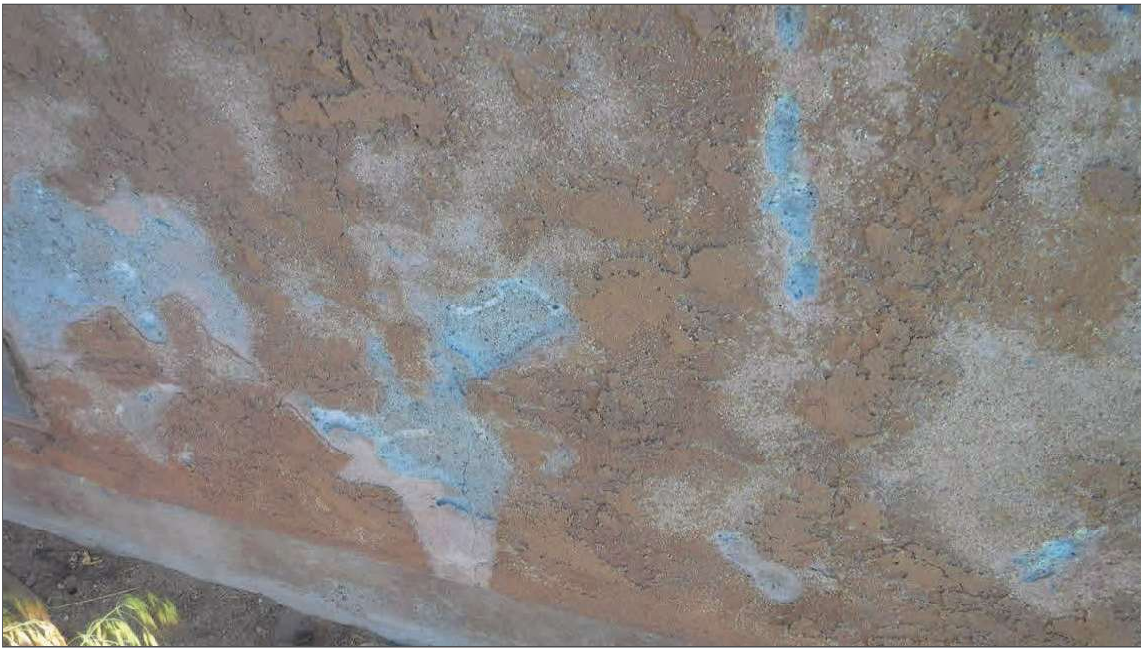
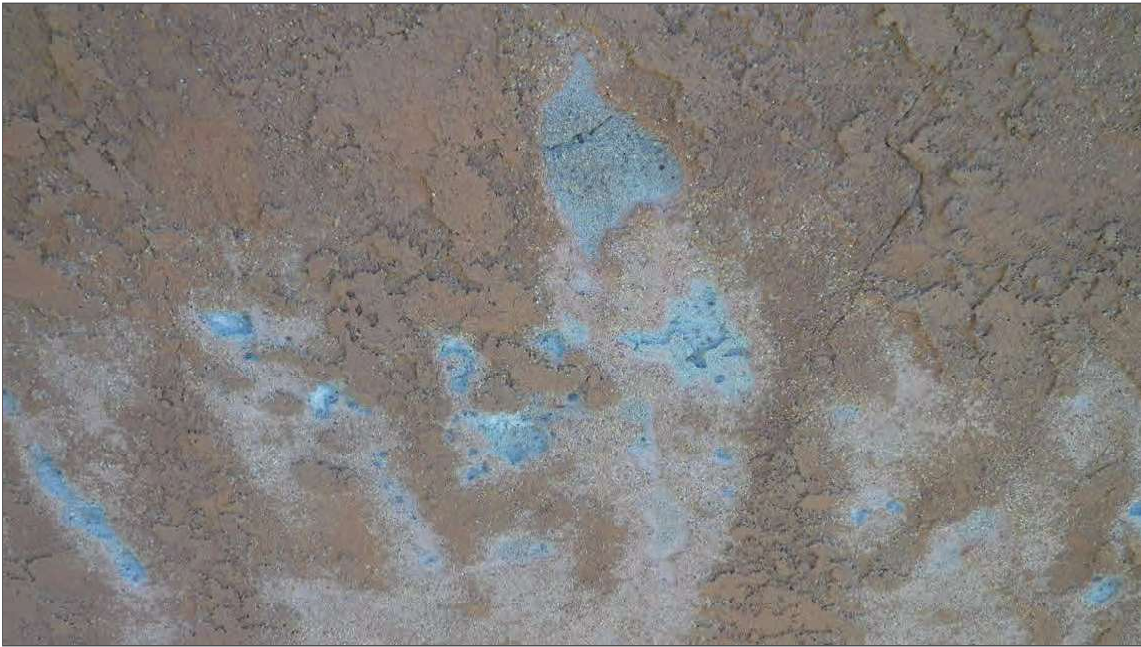




2.0 (1) The wall cladding, flashing and trim were inspected.

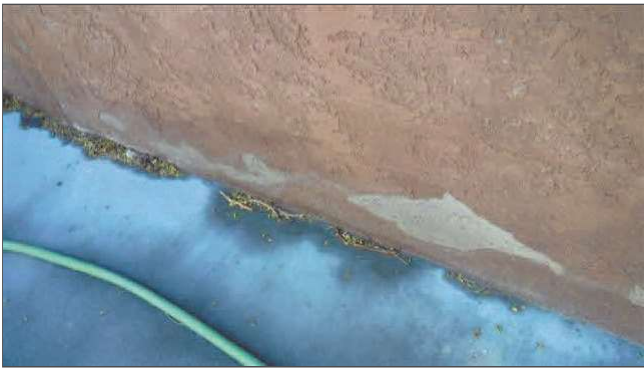
Some of the trim and fascia boards on the home exhibited moderate weathering and deterioration commensurate with its age.









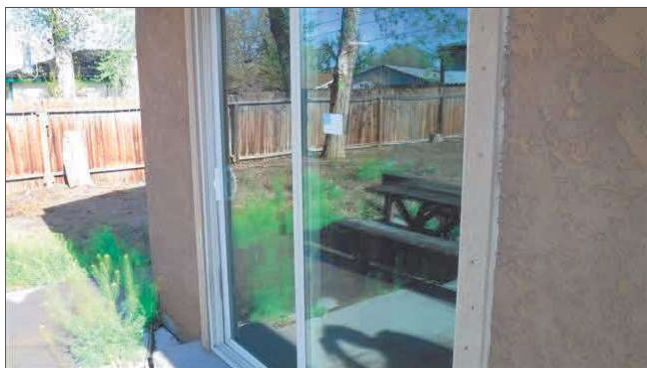


2.0 (2) There are some cracks in the stucco. Stucco consists of Portland cement, sand, lime and water, stucco is a long-lasting, low-maintenance siding option. But just like any other construction material that includes Portland cement, stucco is prone to cracking.

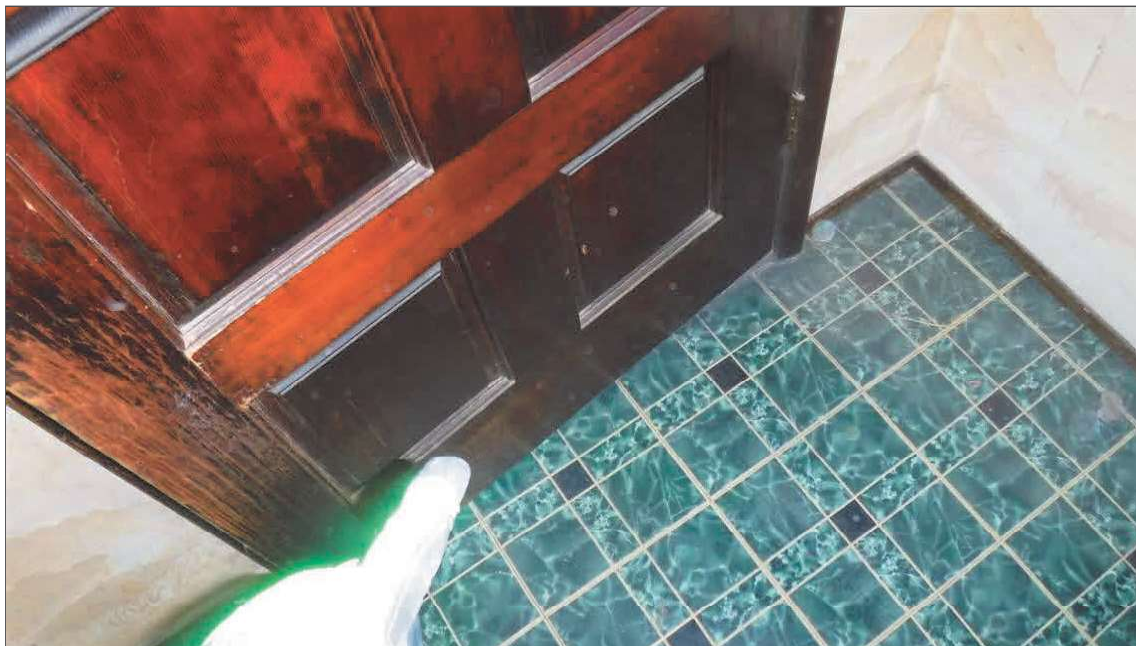
Though cracks in stucco can occur due to different factors, including wrong mix proportions, insufficient mixing, poor workmanship, seismic movement and seasonal changes, two leading causes of cracks in stucco are the house settling process and shrinkage-induced stresses, which typically occur during the drying period.

The Problems behind Stucco Cracking. Hairline cracks aren't as serious as deep cracks. However, they can provide a pathway for moisture and water to enter into a wall system. Once moisture or water gets inside a wall, it will inevitably cause further damage. Although cracks smaller than 1/16 inches usually don't undermine the integrity of exterior stucco, repairing them immediately will prevent them from escalating into something worse.

There are a few areas of the stucco that need some prep, prime and paint also.



2.1 (1) Exterior doors were inspected. The sliding screen door is missing.



2.1 (2) The front door rubs on the bottom.



2.1 (3) The dead bolt has been removed from this side door from the laundry room.





2.2 Exterior windows were inspected. A few window screens are missing.



2.3 (1) The home site was fairly level. We recommend a downward slope of 6 inches within 10 feet of the home to make sure there is adequate runoff of water away from the home.

The retaining wall out back is damaged.



2.3 (2) Common cracks were visible in the concrete around the home. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage from freezing moisture.



2.4 The eave, fascia boards and soffits were inspected. One part of the eave material is a little weathered at a junction on the West side of the home.



2.5 The inspection of fences and gates is not provided for in the Nevada statutes governing home inspections, we may identify items that we find that need repair with these during the course of our home inspection.



2.6 Present on the property were structures in addition to the home that were not included as part of the General Home Inspection and were not inspected. We will inspect detached garages as part of a home inspection but outbuildings incur an additional expense. The Inspector disclaims any responsibility for evaluating their condition.

The exterior and the site of the structure 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 if a dot is present in the "RR" column of the report.

3. Garage

Inspection of the garage typically includes examination of the following: floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation; proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection if installed; interior and exterior lighting; stairs and stairways and proper firewall separation from living space; If there is an automatic door opener that has optical sensors installed we will block them to see if the door auto reverses as designed. We will not apply force to the garage door when it's closing to check the auto reverse feature.

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Styles & Materials

Garage Door Type(s):

1 automatic

Vehicle Door Automatic Reverse::

Installed and operating correctly
Not plugged in-did not test

Garage door opener manufacturer:

Chamberlain

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls (including firewall separation)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

		IN	NI	NP	RR
3.2	Floors	•			
3.3	Occupant door from garage to inside home	•			
3.4	Garage door	•			
3.5	Garage door opener		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Comments:

- 3.0 The garage ceiling was inspected.
- 3.1 The garage walls were inspected.
- 3.2 The garage floors were inspected.
- 3.3 The occupant door from the garage to the living areas was inspected.
- 3.4 The garage door and tracks were inspected.



3.5 The automatic opener was unplugged at the time of the inspection. Plugging in disconnected appliances exceeds the scope of the General Home Inspection. You should ask the seller about the operation of any unplugged openers before attempting to operate them.

4. Interior

NAC 645D.480 [Interior components](#)

1. A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior: The walls, ceilings, floors, steps, stairways, balconies and railings; A representative number of doors and windows; The counters and a representative number of cabinets.
2. An inspection of the interior components must include, without limitation: The operation of a representative number of the windows and interior doors; and The reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation.

Styles & Materials

Walls and Ceilings::

- Drywall
- Wood

Floor Covering Materials::

- Carpet
- Laminate
- Sheet Vinyl

Interior Doors::

- Wood Hollow Core

Windows:

- Double pane
- Aged

		IN	NI	NP	RR
4.0	Ceilings	•			•
4.1	Walls	•			•
4.2	Floors	•			•
4.3	Cabinets and Countertops	•			•
4.4	Doors	•			•
4.5	Windows (representative number)	•			•

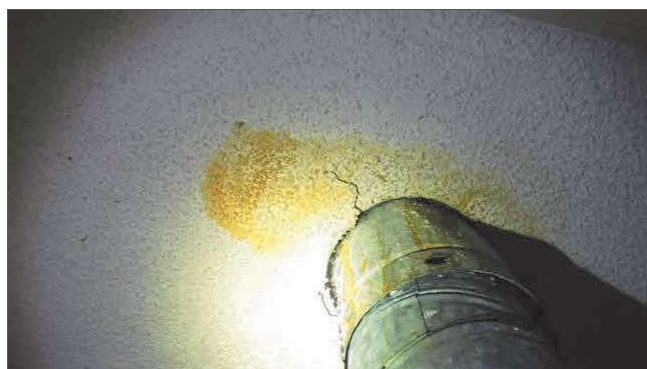
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IN NI NP RR

Comments:



4.0 (1) The ceilings of the home were inspected. The ceiling needs some repairs. The roof is in great shape, the evaporative cooler has leaked down into the attic and the water has gotten to the ceiling in this room.



4.0 (2) There are some old water stains around the flue pipe for the furnace at the ceiling.



4.0 (3) There's an old water stain on one of the bedroom ceilings.







4.1 (1) The walls of the home were inspected.

The inspector was unable to confirm the presence of insulation in the walls.

Interior walls could use some prep, prime and paint in places.



4.1 (2) Water is getting to the walls in this room with the wood stove. Probably because of how the wall goes all the way down to the walkway on the outside of the house.





4.2 (1) The floors of the home were inspected. Flooring under the water heater (just the sheet vinyl) is damaged, and carpet is stained in the home also.



4.2 (2) Damaged tile to the right of the wood stove.



4.3 (1) The cabinetry and countertops of the home were inspected. There's a damaged kitchen cabinet door.





4.3 (2) The countertop could use some finishing work where it meets the wall (backsplash) and one small section of counter is very loose.



4.3 (3) Trim is damaged on this cabinet.



4.4 (1) The doors of the home were inspected. Damaged bedroom door here.



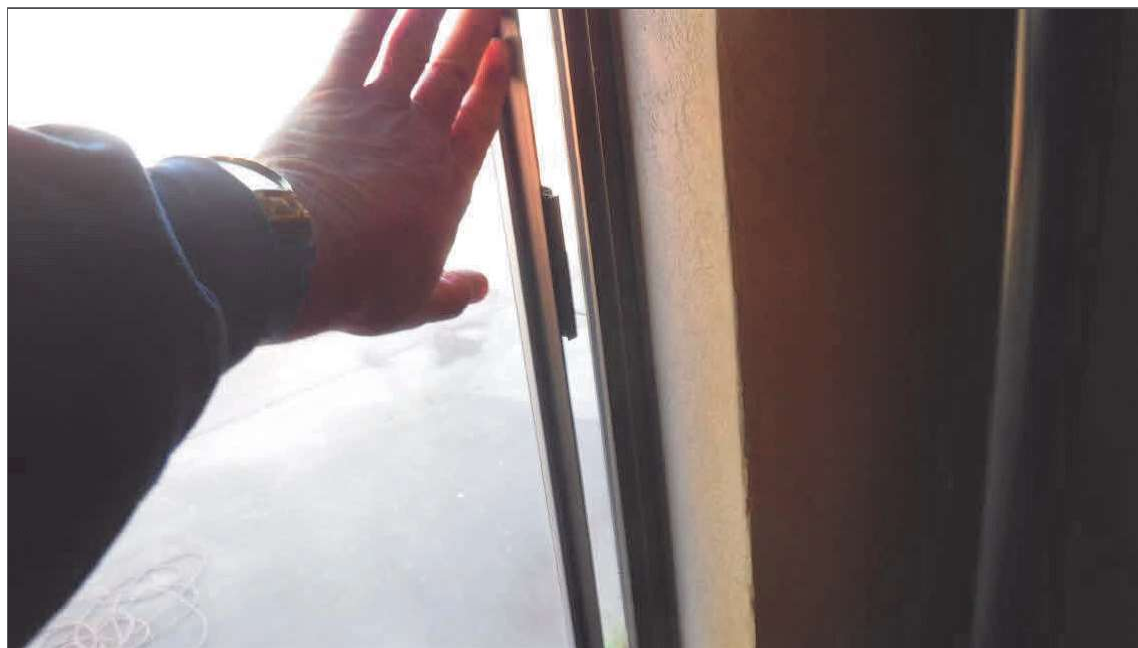


4.4 (2) This door does not latch when closed.



4.4 (3) This interior door rubs when opening and closing it.

4.5 (1) At the time of the inspection, the Inspector observed few deficiencies in the condition of windows of the home. Notable exceptions will be listed in this report. **Please read the section at the beginning of the report "Work Scope" with regard to window inspections.**



4.5 (2) This window didn't latch when closed.

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 if a dot is present in the "RR" column of the report.

5. Structure

NAC 645D.570 Structural systems

1. A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings and roof.
2. An inspection of the structural system must include, without limitation: An identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure and other attached structural components; A probe of all structural components in which deterioration is suspected, unless the probe will damage any finished surface; Entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected; A report of all signs of water penetration or abnormal or harmful condensation on building components; and A description of any visible structural damage to the framing members and foundation system.

Styles & Materials

<p>Foundation Configuration:: Crawlspace</p>	<p>Foundation Method/Materials:: Poured concrete foundation walls</p>	<p>Method used to Inspect Crawlspace:: Crawled where adequate space was provided</p>
<p>Main Floor Structure:: Plywood sheathing over wood joists</p>	<p>Roof Framing Type: Engineered Trusses</p>	<p>Attic inspected from: Inside the attic</p>

Columns and Piers:

Wood columns
Concrete piers

Attic access:

Attic access

		IN	NI	NP	RR
5.0	Foundation	•			
5.1	Crawlspace	•			•
5.2	Walls	•			
5.3	Columns and Piers	•			
5.4	Floor (Structural)	•			
5.5	Roof structure and attic	•			•

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IN NI NP RR

Comments:

5.0 The foundation was inspected.



5.1 The Inspector examined the crawlspace from the inside the crawlspace. There is white PVC plumbing under the home that is being used for the supply system.

In most cases (although we don't inspect to code) PVC piping shall be installed only outside the foundation of any building or structure or parts thereof. It shall be buried for its entire length except vertical piping may be extended above grade. shall not be installed within or under any building or structure or mobile home or commercial coach or parts thereof. The term "building or structure or parts thereof" shall include structures such as porches and steps, whether roofed or not, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways and similar structures or appurtenances. [UPC 604.1]

5.2 The structure walls were inspected to the extent possible.

5.3 The columns and piers/stem walls were inspected.



5.5 (1) The roof structure and attic was inspected. Other than what was noted in the evaporative cooler section. There are some old water stains of the roof decking in the attic.



5.5 (2) I wanted to remind the sellers that there are still items in the attic.

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 if a dot is present in the "RR" column of the report.

6. Plumbing

NAC 645D.510 Plumbing systems

1. A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system: The hot and cold water systems; The waste and drain systems; The vent systems and the readily accessible gas lines.

2. An inspection of the plumbing system must include, without limitation: An identification and description of the type of water lines and a determination of whether the system has been activated; The operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system; A determination of the functional flow of the waste, drain, water and vent lines; and An identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

Styles & Materials

Water Supply Source::

Public Water Supply

Water Distribution Pipes: Sewage System Type::

Copper

Public

Drain Waste and Vent Pipe

Materials::

ABS-Acrylonitrile butadiene styrene

Water Heater

Manufacturer:

Bradford White

Water Heater Fuel Type:

Electric

Water Heater Type:

Tank (conventional)

Water Heater Tank

Capacity:

40 gallons

Water filters/softeners/circulation pumps:

We do not inspect water filters, softeners or circulation pumps of any type.

		IN	NI	NP	RR
6.0	Plumbing drain, waste and vent	•			•
6.1	Water Supply, Distribution and Fixtures	•			•
6.2	Hot water systems, controls, chimneys, flues and vents	•			
6.3	Fuel storage and distribution (interior fuel storage, piping, venting)	•			
6.4	Irrigation Systems		•		

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IN NI NP RR

Comments:





6.0 (1) The plumbing drain, waste and vents were inspected. The drain stopper is missing from this plumbing fixture



6.0 (2) This shower/tub had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor.





6.0 (3) There are two small drain leaks into the crawlspace. Looks like they are coming from the bathrooms.



6.0 (4) This side of the kitchen sink backed up when the dishwasher was draining.





6.1 (1) The water supply, distribution and fixtures were inspected. Most water distribution pipes were not visible due to wall, floor and ceiling coverings. Hose bibs on the exterior are not attached to the wall using the mounting flange.



6.1 (2) This faucet looks like it has leaked from underneath in the past. Hard water stains present.



6.1 (3) This toilet looks to have some issues so I did not flush it. The toilet in the guest bathroom leaks from what looks like under the tank.

6.2 (1) This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out.

No drip pan was installed. Consider having a proper drip pan installed by a qualified plumbing contractor to prevent possible water damage.

This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are generally required for new installations but retrofits are not mandatory.



6.2 (2) There are no earthquake straps on the water heater. Although we do not inspect to code, the Uniform Plumbing Code (UPC), section 510.5 says "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum of four (4) inches (102mm) shall be maintained above the controls with the strapping." The area in which the inspection took place is considered zone 3 or 4.

Earthquake straps have not always been required and since we can't be sure 1) When this water heater was installed, and 2) what codes were adopted by this municipality, we are just recommending them.

6.3 At the time of the inspection, the Inspector observed the condition of the gas supply pipes and found them to be fine. Notable exceptions will be listed in this report. The home was fueled by natural gas supplied by a public utility. The gas shut-off appeared to be in serviceable condition at the meter at the time of the inspection. Shut-offs were not operated, but were visually inspected.

6.4 The Nevada standards of practice do not provide for the testing of irrigation/sprinkler systems so we do not test them.

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 if a dot is present in the "RR" column of the report.

7. Electrical

NAC 645D.520 [Electrical systems](#)

1. A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system: Switches, receptacles and fixtures; The main panel box and all subpanel boxes, including, but not limited to, the feeders; and The readily accessible wiring and junction boxes.

2. An inspection of the electrical system must include, without limitation: An identification and description of the amperage and type of overcurrent protection devices, including, but not limited to, the fuses and breakers; A description of the condition of the electrical system, including, but not limited to, the grounding cables; A verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them; The testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure; A test and verification of the grounding, polarity and operation of all readily accessible ground fault circuit interrupter devices; and An evaluation of the system and all readily accessible wiring. The home inspection does not include testing, evaluating or inspecting solar power systems, whole house central vacuum systems or security systems.

Styles & Materials

Electrical Service Conductors::

Overhead service

Service Panel Type::

Circuit breaker panel (Load center)

Breaker/Fuse Panel

Location:

Back of home

Service Panel Ampacity::

100 amps

Service Grounding Electrode::

Ufer (concrete/rebar)

Type of Branch Wiring::

Copper

Ground Fault Circuit Interrupter (GFCI)

Protection::

YES

Arc Fault Circuit Interrupter (AFCI)

Protection::

NO

		IN	NI	NP	RR
7.0	Service and grounding equipment, main overcurrent device, main and distribution panels	•			
7.1	Connected devices and fixtures	•			•
7.2	Branch circuit conductors	•			•
7.3	GFCI/AFCI Electrical Receptacles	•			
7.4	Smoke Detectors		•		
7.5	Carbon Monoxide Detectors		•		
7.6	Doorbell	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Comments:

7.0 All components visible in the service panel appeared to be in serviceable condition at the time of the inspection.

Inspection of the main service panel typically includes examination of the following:

- panel interior and exterior condition;
- panel amperage rating;
- main disconnect amperage rating and condition;
- main conductor amperage ratings;
- branch conductor types, amperage rating and condition;
- wiring visible materials, types, condition and connections;
- circuit breaker types, amperage ratings and condition;
- label information present;
- service and equipment grounding; and
- bonding of service equipment.



7.1 (1) At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles in the home. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

I couldn't find the switch or right combination of switches to get this fan to come on. The light works fine.



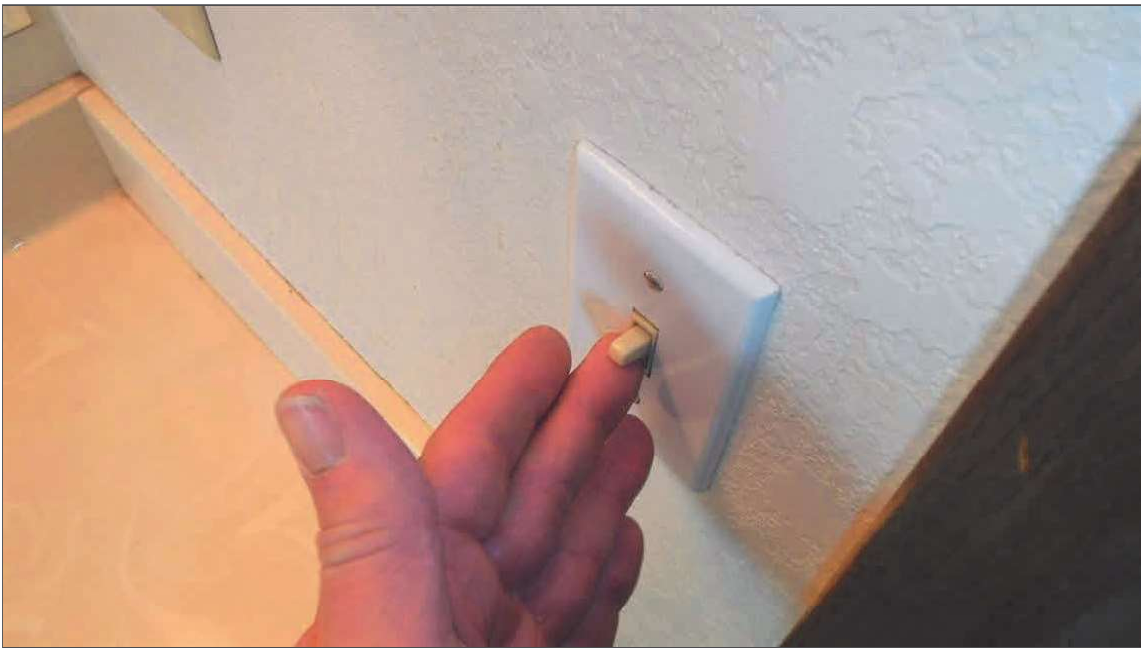
7.1 (2) This receptacle had an Open Ground condition. This condition should be corrected by qualified electrical contractor.



7.1 (3) This junction box is missing a cover.

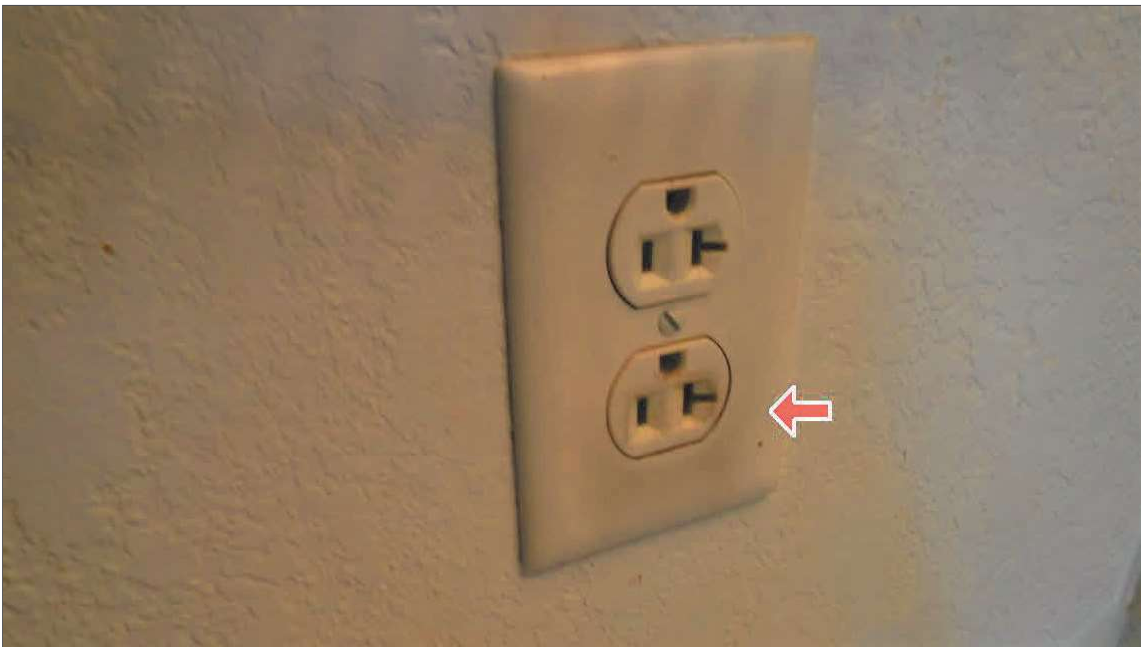


7.1 (4) An electrical receptacle cover plate was missing here. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.





7.1 (5) I few light switches feel like they have a bad spot in them.





7.1 (6) The receptacle in this bathroom tested fine but you may want to change it. It looks like it's gotten hot.



7.1 (7) Loose junction box near the front door.



7.2 (1) The home's branch circuits were inspected. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

The wire used to provide power to the sprinkler timer out back is not suitable for installation outdoors and the sun is starting to get to it.



7.2 (2) Wiring for the water heater just passes through the wall here and is not protected from damage.



7.2 (3) Exposed wire splices were visible here in the attic next to the cooler duct. These are potentially a shock/electrocution/fire hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.

7.3 (1) If present all accessible GFCI/AFCI components were tested.

7.3 (2) You currently have GFCI protection in the following areas- kitchen,

Although we don't inspect to code, the current National Electric Code (NEC) mandates Ground Fault Circuit Interrupter (GFCI) protection in many areas of the home including: bathrooms, garages, outdoor receptacles, basements, kitchens and anything within six feet of a sink or water source just to name a few. While GFCI protection has been required for many years we can't know what iteration of it is applicable to your home. With that being said, we recommend having an electrician install GFCI protection in all of the applicable areas as a safety improvement.

7.4 Nevada doesn't have a standard of practice for home inspectors with regard to smoke detectors. When you test an alarm by pressing the "test" button, you may be testing only the sound-producing device. You may not be testing the alarm's sensor. Thus, pressing the "test" button doesn't ensure that the alarm will function as intended during an actual fire.

In general, the requirements for smoke detectors vary depending on when the residence was constructed. For example, some residences may require battery-powered detectors, others might need interconnected hard-wired detectors only or a combination of both. Others might need interconnected hard-wired detectors with battery backup.

Installed life of a smoke detector. Many smoke alarm manufacturers recommend replacing smoke alarms after about 10 years. There's a valid reason for this recommendation. The sensors in these alarms degrade over time and may fail to function. Most times you won't know when the detector was installed unless it is written on it somewhere. Locations for placement of smoke detectors has changed drastically over the years. You can consult with your local fire department for what would be best for your structure.

[The National Fire Protection Association](#) (click link for more information) recommends that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

7.5 Nevada doesn't have a standard of practice for home inspectors with regard to carbon monoxide detection.

Carbon monoxide alarms have a shorter service life of approximately five to seven years. The difference between smoke alarm and carbon monoxide alarm life expectancies makes it problematic to combine these alarms into one device. The carbon monoxide part could fail before the smoke part, rendering the device only partially functional.

The National Fire Protection Association (NFPA) recommends that you should have a carbon monoxide alarm centrally located outside of each separate sleeping area in the immediate vicinity of the bedroom. For added protection, you should have additional carbon monoxide alarms in each separate bedroom and on every level of your house, including the basement. Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing them to protect sleeping areas, and in the main living area of a home with a furnace or boiler is recommended.

7.6 The doorbell responded to the switch at the time of the inspection.

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 if a dot is present in the "RR" column of the report.

8. Heating/Cooling

NAC 645D.530 [Heating systems](#) and NAC 645D.540 [Cooling Systems](#)

1. A certified inspector shall inspect the heating and cooling systems of the structure being inspected, including, but not limited to, the following components of a heating and cooling systems: The heating equipment and heating distribution system; The operating controls; and The auxiliary heating units. The cooling equipment and cooling distribution systems; and The operating controls.

2. An inspection of the heating and cooling systems must include, without limitation: An identification and description of the type of system, distribution, energy source and number of units or systems in the structure; The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and An evaluation of the readily accessible controls and components.

Styles & Materials

Type of Heating System: Forced air furnace	Energy Source:: Natural gas	Heating System Brand:: Day Night
Number of heat systems: 1	Heating/Cooling Ducts:: Not insulated	Air Filter Location:: Behind sliding panel at furnace

Air Filter Type::

Disposable

Filter Size::

(Two filters)
16x20

Operable fireplaces:

One

Types of fireplaces:

Conventional-Solid fuel

Number of wood stoves:

1

Air conditioner manufacturer:

NONE

Number of A/C units:

None

Cooling equipment type:

Evaporative cooler ("Swamp Cooler")

		IN	NI	NP	RR
8.0	Heating equipment and normal operating controls	•			•
8.1	Presence of installed heat source in each room	•			
8.2	Cooling and air handler equipment and normal operating controls			•	
8.3	Presence of installed cooling source in each room			•	
8.4	Distributions systems (including fans, pumps, ducts, piping, air filters etc)	•			•
8.5	Chimneys, flues and vents (for fireplaces, and heat systems)	•			•
8.6	Gas Firelogs and fireplaces		•		•
8.7	Wood Stove		•		
8.8	Evaporative cooler		•		•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Comments:



8.0 (1) At the time of the inspection, the Inspector observed few deficiencies in the condition of this furnace. Notable exceptions will be listed in this report.



8.0 (2) Insulation should be removed from the combustion air vent in the ceiling of the furnace closet.





8.4 The air filters for the HVAC system were dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- reduced blower life due to dirt build-up on vanes, which increasing operating costs;
- reduced indoor air quality;
- increased resistance resulting in the filter being sucked into the blower;
- this condition can be a potential fire hazard;
- frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and reduced air flow through the home.



8.5 The combustion exhaust flue for this furnace had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.



8.6 The home contained a wood-burning fireplace located in the living room. We may note obvious deficiencies but a full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

The front part of the fireplace pulls away from the wall.

8.7 Inspection of this wood stove exceeds the scope of the General Home Inspection and requires the services of a specialist for adequate inspection. The Inspector recommends that the stove be inspected by specialist with the proper certifications.



8.8 (1) The home had a single-stage evaporative cooler (also called a "swamp cooler"). In low-humidity areas, evaporating water into the air provides a natural and energy-efficient means of cooling. Evaporative coolers rely on this principal, cooling outdoor air by passing it over water-saturated pads, causing the water to evaporate into it. The 15F- 40F-cooler air is then directed into the home, and pushes warmer air out through the windows. When operating an evaporative cooler, windows are opened part way to allow warm indoor air to escape as it is replaced by cooled air. Unlike central air conditioning systems that recirculate the same air, evaporative coolers provide a steady stream of fresh air into the house. Evaporative coolers cost about half as much to install as central air conditioners and use about one-quarter as much energy. However, they require more frequent maintenance than conventional air-conditioners and they're more suitable for areas with low humidity. Evaporative coolers require maintenance. Here are some of the items which should be checked at the beginning of each cooling season:

- Blower assembly and motor bearings need lubrication;
- Fan belts should have the proper tension. Belt movement should be approximately 1 inch maximum;
- The water level should be a little below the top of the tray, with the top of the overflow pipe sticking out of the water. If the water is not at the proper level the float arm may need adjustment;
- The water tray should be free of debris;
- Cooler pads should be in good condition;
- Water lines should be disconnected and blown free for the winter in cold climates.

This list of components is for your information only. Inspection of these components is not included in the General Home Inspection.

The evaporative cooler should be winterized. Evaporative coolers must be commissioned after being winterized, meaning a water source must be connected and maintenance must be performed. This is typically done by a plumbing or HVAC contractor. The Inspector recommends evaluation by a qualified HVAC contractor.





8.8 (2) The cooler has leaked quite a bit in the past. It's stained the shingles, and the wood under the cooler in the attic area. The water has also gone down and damaged the ceiling in the living room.

The heating and cooling systems of this home were inspected (provided outside temperatures allowed for the testing of the air conditioner) 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 if a dot is present in the "RR" column of the report.

9. Insulation and ventilation

NAC 645D.500 [Insulation and ventilation systems](#)

1. A certified inspector shall inspect the insulation and ventilation systems of the structure being inspected, including, but not limited to, the following components of the insulation and ventilation systems: The insulation and vapor retarders in unfinished spaces; The ventilation of the attics and the area of the foundation; and The kitchen, bathroom and laundry venting systems.

2. An inspection of the insulation and ventilation systems must include, without limitation: The operation of any readily accessible attic ventilation fan; If the temperature of the structure permits, the operation of any readily accessible thermostatic control; A description of the condition of the insulation in the unfinished spaces; and A description of any unfinished space at conditioned surfaces in which the insulation is absent.

Styles & Materials

Attic Insulation:

Batt
Fiberglass
R-19 or better

Ventilation:

Gable vents
Passive

Dryer Power::

Electric

Exhaust fans:

None-window present in room

Dryer Vent::

Flexible Metal

		IN	NI	NP	RR
9.0	Insulation in Attic	•			•
9.1	Insulation under floor			•	
9.2	Vapor Barrier			•	
9.3	Ventilation of attic and crawlspace	•			
9.4	Dryer Venting	•			
9.5	Venting systems (kitchen, baths and laundry)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Comments:



9.0 The insulation in the attic was inspected and found to be ok. Any discrepancies will be noted in this report. The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling

costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance. Another consideration is that homes have been ventilated differently over the years based on what code requirements were adopted at the time of the initial build.

There's a small area in the attic that is missing insulation.

9.1 No insulation was installed in the unheated crawlspace. This condition will draw heat from the living space and increase heating costs. The Inspector recommends installation of thermal insulation under the home either on the foundation walls or between the joists of the main floor.

9.2 No vapor barrier was installed at the time of the inspection. Vapor barriers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. The crawlspace was VERY dry at the time of the inspection.

9.3 The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance. Another consideration is that homes have been ventilated differently over the years based on what code requirements were adopted at the time of the initial build.



9.4 A dryer vent connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

I'm not sure what this assembly is for on the dryer vent but this should probably be removed.

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

10. Kitchen and Built-in Appliances

NAC 645D.490 Built-in kitchen appliances

1. A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable: The dishwasher, range, cook top and oven, trash compactor, garbage disposal, microwave oven; The ventilation equipment and range hood; Inspection of the refrigerator is beyond the scope of the inspection.
2. An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

Styles & Materials

Dishwasher Anti-siphon method::
No anti-siphon installed

Dishwasher::
Present, Inspected

Range Hood::
Fan Operable

		IN	NI	NP	RR
10.0	Range	•			•
10.1	Range Hood	•			•
10.2	Garbage Disposal	•			•
10.3	Dishwasher	•			
10.4	Built-in Microwave			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

IN NI NP RR

Comments:



10.0 The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

The Inspector observed few deficiencies during inspection of the range. Notable exceptions will be listed in this report.

Using a visual inspection we were unable to determine if the range anti-tip device is installed. A child standing on the open oven door could overturn the range. This condition could be a safety issue. The Inspector recommends installation of an approved anti-tip device if you determine that one is not installed.

The handle is loose on the oven but it works fine.

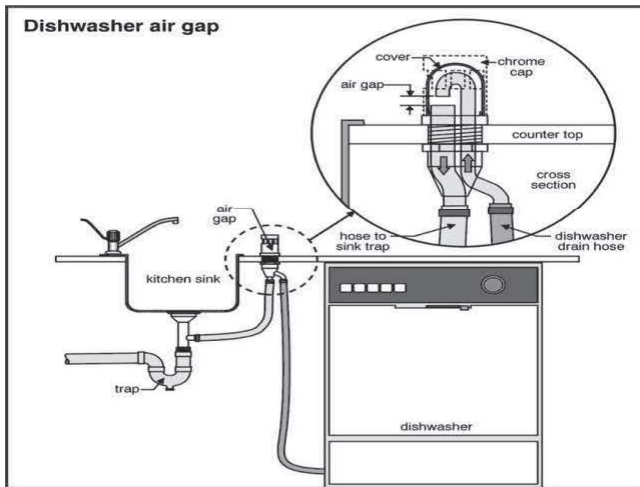


10.1 At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan but the bulb is missing for the light.



10.2 The garbage disposal was excessively noisy. The Inspector recommends service by a qualified plumbing contractor. And the rubber collar that helps keep things from falling down there is missing.

10.3 (1) At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.



10.3 (2) The dishwasher did not appear to have an anti-siphon device installed in the drain line. Sometimes the anti-siphon device is located inside of the dishwasher so the presence of the external, countertop mounted one is not required. We can't know for sure if the currently installed dishwasher has this device internally.

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 if a dot is present in the "RR" column of the report.

General Summary

Home Inspection Associates, LLC

3440 Drayer Lane
Fernley NV 89408
775.842.5916

Customer
Bob Getto

Address
2891 Rice Rd
Fallon NV 89406

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

1.0 Roof covering

Inspected, Repair/Replace

- (1) The roof was inspected.
- (2) Tree limbs should be kept from touching the roof surface. They can cause premature failure of the shingles. There's some very minor damage to the roof from a limb rubbing on it. The rest of the roof is in great shape.

1.3 Roof Drainage System

Inspected, Repair/Replace

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts at least in some areas. The gutter out front doesn't have a downspout and the one out back doesn't either.

1.4 Chimney Structure/Exterior

Inspected, Repair/Replace

- (1) The cooler on the roof has been leaking from some time in the past and the hard water stains are visible on the chimney.
- (2) The mortar cap on the chimney has some cracks that should be sealed.

2. Exterior

2.0 Wall cladding flashing and trim

Inspected, Repair/Replace

- (1) The wall cladding, flashing and trim were inspected.

Some of the trim and fascia boards on the home exhibited moderate weathering and deterioration commensurate with its age.

(2) There are some cracks in the stucco. Stucco consists of Portland cement, sand, lime and water, stucco is a long-lasting, low-maintenance siding option. But just like any other construction material that includes Portland cement, stucco is prone to cracking.

Though cracks in stucco can occur due to different factors, including wrong mix proportions, insufficient mixing, poor workmanship, seismic movement and seasonal changes, two leading causes of cracks in stucco are the house settling process and shrinkage-induced stresses, which typically occur during the drying period.

The Problems behind Stucco Cracking. Hairline cracks aren't as serious as deep cracks. However, they can provide a pathway for moisture and water to enter into a wall system. Once moisture or water gets inside a wall, it will inevitably cause further damage. Although cracks smaller than 1/16 inches usually don't undermine the integrity of exterior stucco, repairing them immediately will prevent them from escalating into something worse.

There are a few areas of the stucco that need some prep, prime and paint also.

2.1 Doors

Inspected, Repair/Replace

- (1) Exterior doors were inspected. The sliding screen door is missing.
- (2) The front door rubs on the bottom.
- (3) The dead bolt has been removed from this side door from the laundry room.

2.2 Windows

Inspected, Repair/Replace

Exterior windows were inspected. A few window screens are missing.

2.3 Grading, Driveway, walkways, porch, patio, retaining walls and walkways

Inspected, Repair/Replace

(1) The home site was fairly level. We recommend a downward slope of 6 inches within 10 feet of the home to make sure there is adequate runoff of water away from the home.

The retaining wall out back is damaged.

(2) Common cracks were visible in the concrete around the home. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage from freezing moisture.

2.4 Eaves, Fasias and Soffits

Inspected, Repair/Replace

The eave, fascia boards and soffits were inspected. One part of the eave material is a little weathered at a junction on the West side of the home.

4. Interior

4.0 Ceilings

Inspected, Repair/Replace

- (1) The ceilings of the home were inspected. The ceiling needs some repairs. The roof is in great shape, the evaporative cooler has leaked down into the attic and the water has gotten to the ceiling in this room.
- (2) There are some old water stains around the flue pipe for the furnace at the ceiling.
- (3) There's an old water stain on one of the bedroom ceilings.

4.1 Walls

Inspected, Repair/Replace

(1) The walls of the home were inspected.

The inspector was unable to confirm the presence of insulation in the walls.

Interior walls could use some prep, prime and paint in places.

(2) Water is getting to the walls in this room with the wood stove. Probably because of how the wall goes all the way down to the walkway on the outside of the house.

4.2 Floors

Inspected, Repair/Replace

(1) The floors of the home were inspected. Flooring under the water heater (just the sheet vinyl) is damaged, and carpet is stained in the home also.

(2) Damaged tile to the right of the wood stove.

4.3 Cabinets and Countertops

Inspected, Repair/Replace

(1) The cabinetry and countertops of the home were inspected. There's a damaged kitchen cabinet door.

(2) The countertop could use some finishing work where it meets the wall (backsplash) and one small section of counter is very loose.

(3) Trim is damaged on this cabinet.

4.4 Doors

Inspected, Repair/Replace

(1) The doors of the home were inspected. Damaged bedroom door here.

(2) This door does not latch when closed.

(3) This interior door rubs when opening and closing it.

4.5 Windows (representative number)

Inspected, Repair/Replace

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of windows of the home. Notable exceptions will be listed in this report. **Please read the section at the beginning of the report "Work Scope" with regard to window inspections.**

(2) This window didn't latch when closed.

5. Structure

5.1 Crawlspace

Inspected, Repair/Replace

The Inspector examined the crawlspace from the inside the crawlspace. There is white PVC plumbing under the home that is being used for the supply system.

In most cases (although we don't inspect to code) PVC piping shall be installed only outside the foundation of any building or structure or parts thereof. It shall be buried for its entire length except vertical piping may be extended above grade. shall not be installed within or under any building or structure or mobile home or commercial coach or parts thereof. The term "building or structure or parts thereof" shall include structures such as porches and steps, whether roofed or not, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways and similar structures or appurtenances. [UPC 604.1]

5.5 Roof structure and attic

Inspected, Repair/Replace

(1) The roof structure and attic was inspected. Other than what was noted in the evaporative cooler section. There are some old water stains of the roof decking in the attic.

6. Plumbing

6.0 Plumbing drain, waste and vent

Inspected, Repair/Replace

- (1) The plumbing drain, waste and vents were inspected. The drain stopper is missing from this plumbing fixture
- (2) This shower/tub had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor.
- (3) There are two small drain leaks into the crawlspace. Looks like they are coming from the bathrooms.
- (4) This side of the kitchen sink backed up when the dishwasher was draining.

6.1 Water Supply, Distribution and Fixtures

Inspected, Repair/Replace

- (1) The water supply, distribution and fixtures were inspected. Most water distribution pipes were not visible due to wall, floor and ceiling coverings. Hose bibs on the exterior are not attached to the wall using the mounting flange.
- (2) This faucet looks like it has leaked from underneath in the past. Hard water stains present.
- (3) This toilet looks to have some issues so I did not flush it. The toilet in the guest bathroom leaks from what looks like under the tank.

7. Electrical

7.1 Connected devices and fixtures

Inspected, Repair/Replace

- (1) At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles in the home. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

I couldn't find the switch or right combination of switches to get this fan to come on. The light works fine.

- (2) This receptacle had an Open Ground condition. This condition should be corrected by qualified electrical contractor.
- (3) This junction box is missing a cover.
- (4) An electrical receptacle cover plate was missing here. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.
- (5) I few light switches feel like they have a bad spot in them.
- (6) The receptacle in this bathroom tested fine but you may want to change it. It looks like it's gotten hot.
- (7) Loose junction box near the front door.

7.2 Branch circuit conductors

Inspected, Repair/Replace

- (1) The home's branch circuits were inspected. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

The wire used to provide power to the sprinkler timer out back is not suitable for installation outdoors and the sun is starting to get to it.

- (2) Wiring for the water heater just passes through the wall here and is not protected from damage.
- (3) Exposed wire splices were visible here in the attic next to the cooler duct. These are potentially a shock/electrocution/fire hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.

7.4 Smoke Detectors

Not Inspected

Nevada doesn't have a standard of practice for home inspectors with regard to smoke detectors. When you test an alarm by pressing the "test" button, you may be testing only the sound-producing device. You may not be testing the alarm's sensor. Thus, pressing the "test" button doesn't ensure that the alarm will function as intended during an actual fire.

In general, the requirements for smoke detectors vary depending on when the residence was constructed. For example, some residences may require battery-powered detectors, others might need interconnected hard-wired detectors only or a combination of both. Others might need interconnected hard-wired detectors with battery backup.

Installed life of a smoke detector. Many smoke alarm manufacturers recommend replacing smoke alarms after about 10 years. There's a valid reason for this recommendation. The sensors in these alarms degrade over time and may fail to function. Most times you won't know when the detector was installed unless it is written on it somewhere. Locations for placement of smoke detectors has changed drastically over the years. You can consult with your local fire department for what would be best for your structure.

[The National Fire Protection Association](#) (click link for more information) recommends that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

8. Heating/Cooling

8.0 Heating equipment and normal operating controls

Inspected, Repair/Replace

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of this furnace. Notable exceptions will be listed in this report.

(2) Insulation should be removed from the combustion air vent in the ceiling of the furnace closet.

8.4 Distributions systems (including fans, pumps, ducts, piping, air filters etc)

Inspected, Repair/Replace

The air filters for the HVAC system were dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- reduced blower life due to dirt build-up on vanes, which increasing operating costs;
- reduced indoor air quality;
- increased resistance resulting in the filter being sucked into the blower;
- this condition can be a potential fire hazard;
- frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and reduced air flow through the home.

8.5 Chimneys, flues and vents (for fireplaces, and heat systems)

Inspected, Repair/Replace

The combustion exhaust flue for this furnace had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.

8.6 Gas Firelogs and fireplaces

Not Inspected, Repair/Replace

The home contained a wood-burning fireplace located in the living room. We may note obvious deficiencies but a full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector

recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

The front part of the fireplace pulls away from the wall.

8.8 Evaporative cooler

Not Inspected, Repair/Replace

(1) The home had a single-stage evaporative cooler (also called a "swamp cooler"). In low-humidity areas, evaporating water into the air provides a natural and energy-efficient means of cooling. Evaporative coolers rely on this principal, cooling outdoor air by passing it over water-saturated pads, causing the water to evaporate into it. The 15F- 40F-cooler air is then directed into the home, and pushes warmer air out through the windows. When operating an evaporative cooler, windows are opened part way to allow warm indoor air to escape as it is replaced by cooled air. Unlike central air conditioning systems that recirculate the same air, evaporative coolers provide a steady stream of fresh air into the house. Evaporative coolers cost about half as much to install as central air conditioners and use about one-quarter as much energy. However, they require more frequent maintenance than conventional air-conditioners and they're more suitable for areas with low humidity. Evaporative coolers require maintenance. Here are some of the items which should be checked at the beginning of each cooling season:

- Blower assembly and motor bearings need lubrication;
- Fan belts should have the proper tension. Belt movement should be approximately 1 inch maximum;
- The water level should be a little below the top of the tray, with the top of the overflow pipe sticking out of the water. If the water is not at the proper level the float arm may need adjustment;
- The water tray should be free of debris;
- Cooler pads should be in good condition;
- Water lines should be disconnected and blown free for the winter in cold climates.

This list of components is for your information only. Inspection of these components is not included in the General Home Inspection.

The evaporative cooler should be winterized. Evaporative coolers must be commissioned after being winterized, meaning a water source must be connected and maintenance must be performed. This is typically done by a plumbing or HVAC contractor. The Inspector recommends evaluation by a qualified HVAC contractor.

(2) The cooler has leaked quite a bit in the past. It's stained the shingles, and the wood under the cooler in the attic area. The water has also gone down and damaged the ceiling in the living room.

9. Insulation and ventilation

9.0 Insulation in Attic

Inspected, Repair/Replace

The insulation in the attic was inspected and found to be ok. Any discrepancies will be noted in this report. The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance. Another consideration is that homes have been ventilated differently over the years based on what code requirements were adopted at the time of the initial build.

There's a small area in the attic that is missing insulation.

10. Kitchen and Built-in Appliances

10.0 Range

Inspected, Repair/Replace

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

The Inspector observed few deficiencies during inspection of the range. Notable exceptions will be listed in this report.

Using a visual inspection we were unable to determine if the range anti-tip device is installed. A child standing on the open oven door could overturn the range. This condition could be a safety issue. The Inspector recommends installation of an approved anti-tip device if you determine that one is not installed.

The handle is loose on the oven but it works fine.

10.1 Range Hood

Inspected, Repair/Replace

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan but the bulb is missing for the light.

10.2 Garbage Disposal

Inspected, Repair/Replace

The garbage disposal was excessively noisy. The Inspector recommends service by a qualified plumbing contractor. And the rubber collar that helps keep things from falling down there is missing.

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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