

SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date: 6-6-26 Do you currently occupy or have you ever occupied this property? ☒ YES ☐ NO

Property Address: 8605 Eaglesnest Rd Sparks NV 89436

A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller. (NRS 113.130(1))

A seller that requires an ADA compliant version of this document can contact Nevada ADA Assistance for their request: NV ADA Assistance

A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (NRS 113.130(3))

Type of Seller: ☐ Bank (financial institution); ☐ Asset Management Company; ☒ Owner-occupier; ☐ Other: _____

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System.....	☐	☒	☐	Shower(s).....	☐	☒	☐
Plumbing.....	☐	☒	☐	Sink(s).....	☐	☒	☐
Sewer System & line.....	☐	☒	☐	Sauna/hot tub(s).....	☐	☒	☐
Septic tank & leach field.....	☐	☒	☐	Built-in microwave.....	☐	☐	☒
Well & pump.....	☐	☐	☒	Range/oven/hood-fan.....	☐	☒	☐
Yard sprinkler system(s).....	☒	☐	☐	Dishwasher.....	☐	☒	☐
Fountain(s).....	☐	☒	☐	Garbage disposal.....	☐	☒	☐
Heating system.....	☐	☒	☐	Trash compactor.....	☐	☐	☒
Cooling system.....	☐	☒	☐	Central Vacuum.....	☐	☒	☐
Solar heating system.....	☐	☐	☒	Alarm system.....	☐	☐	☒
Fireplace & chimney.....	☐	☒	☐	Owned ... ☐ Leased ... ☐			
Wood burning system.....	☐	☒	☐	Smoke Detector.....	☐	☒	☐
Garage door opener.....	☒	☐	☐	Intercom.....	☒	☐	☐
Water treatment system(s).....	☐	☒	☐	Data Communication line(s).....	☐	☒	☐
Owned ... ☐ Leased ... ☐				Satellite dish(es).....	☐	☒	☐
Water heater.....	☐	☒	☐	Owned ... ☐ Leased ... ☐			
Toilet(s).....	☐	☒	☐	Other: <u>See attached sheet</u>	☒	☐	☐
Bathub(s).....	☐	☒	☐				

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

[Signature]
Seller(s) Initials

Buyer(s) Initials

Property Conditions, improvements, and additional information:

YES NO N/A

Are you aware of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage? ☒ YES ☐ NO
- (b) Any structural defect? ☐ YES ☒ NO
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits? ☐ YES ☒ NO
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)? ☐ YES ☒ NO

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil? ☐ YES ☒ NO
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? ☐ YES ☒ NO
- (c) Any drainage, flooding, water seepage, or high-water table? ☐ YES ☒ NO
- (d) The property being located in a designated flood plain? ☐ YES ☒ NO
- (e) Whether the property is located next to or near any known future development? ☐ YES ☒ NO
- (f) Any encroachments, easements, zoning violations or nonconforming uses? ☐ YES ☒ NO
- (g) Is the property adjacent to "open range" land? ☐ YES ☒ NO

(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

3. Roof: Any problem with the roof? ☒ YES ☐ NO**4. Pool / Spa:** Any problems with structure, wall, liner, or equipment ☐ YES ☒ NO**5. Infestation:** Any history of infestation (termites, carpenter ants, etc.)? ☐ YES ☒ NO**6. Environmental:**

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? ☐ YES ☒ NO
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health? ☐ YES ☒ NO

7. Fungi / Mold: Any previous or current fungus or mold? ☐ YES ☒ NO**8.** Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property? ☒ YES ☐ NO**9. Common Interest Communities:** Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? ☐ YES ☒ NO

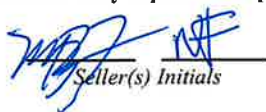
- (a) Common Interest Community Declaration and Bylaws available? ☐ YES ☒ NO
- (b) Any periodic or recurring association fees? ☐ YES ☒ NO
- (c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien? ☐ YES ☒ NO
- (d) Any litigation, arbitration, or mediation related to property or common area? ☐ YES ☒ NO
- (e) Any assessments associated with the property (excluding property taxes)? ☐ YES ☒ NO
- (f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee? ☐ YES ☒ NO

10. Any problems with water quality or water supply? ☐ YES ☒ NO**11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?** ☐ YES ☒ NO**12. Lead-Based Paint:** Was the property constructed on or before 12/31/77? ☐ YES ☒ NO

(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal ☒ Community Well ☐ Domestic Well ☐ Other ☐

If Community Well: State Engineer Well Permit Number: _____

Revocable ☐ Permanent ☐ Cancelled ☐**14. Conservation Easements** such as the SNWA's Water Smart Landscape Program: Is the property a participant? ☐ YES ☒ NO**15. Solar Panels:** Are any installed on the property? ☐ YES ☒ NOIf yes, are the solar panels: Owned ☐ Leased ☐ or Financed ☐**16. Wastewater Disposal:** Municipal Sewer ☐ Septic System ☒ Other ☐**17.** This property is subject to a Private Transfer Fee Obligation? ☐ YES ☒ NO**EXPLANATIONS:** Any "Yes" must be fully explained on page 3 of this form.
Seller(s) Initials_____
Buyer(s) Initials

EXPLANATIONS: Any "Yes" to questions on page 1 and 2 must be fully explained here. Attach additional pages if needed.

Sprinkler has leak on Right side

2nd Garage door needs button held to close

Water main broken - Repaired by licensed Plumbing Company
Homeowners Insurance signed off on
Roof Replaced 6/2026
Repairs. New line was
Installed -

Back fence shared with neighbor

Intercom main box was located in kitchen and was
Removed when kitchen was remodeled -
Bedrooms still have box in walls -

MF NF

Seller(s) Initials

Buyer(s) Initials

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
3. "Dwelling unit" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
5. "Seller" means a person who sells or intends to sell any residential property.
(Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at the person's last known address. (Added to NRS by 1995, 844)

NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by the seller's agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.
(Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

1. Except as otherwise provided in subsection 2:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.
 - A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller.
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
 - (c) A seller's agent is not liable to the purchaser for damages if:
 - (1) The seller is aware of a defect and fails to disclose the defect to the purchaser on the disclosure form as required pursuant to paragraph (a); or
 - (2) After service of the completed disclosure form but before conveyance of the property to the purchaser, the seller discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form and fails to inform the purchaser or the purchaser's agent of that fact as required pursuant to paragraph (b).
 - The provisions of this paragraph do not affect, and must not be construed to affect, the obligation of a seller's agent to comply with the provisions of paragraph (a) of subsection 1 of NRS 645.252.
2. Subsection 1 does not apply to a sale or intended sale of residential property:
 - (a) By foreclosure pursuant to chapter 107 of NRS.
 - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
 - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
 - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
 - (e) By a fiduciary under title 12 or 13 of NRS, including, without limitation, a personal representative, guardian, trustee or person acting under a power of attorney, who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who is deceased or incapacitated.
3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.
4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:
 - (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
 - (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.
5. As used in this section:
 - (a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.
 - (b) "Service report" has the meaning ascribed to it in NRS 645H.150.
(Added to NRS by 1995, 842; A 1997, 349; 2003, 1339; 2005, 598; 2011, 2832; 2021, 961; 1081)


Seller(s) Initials

Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

- (a) Provide to the initial purchaser a copy of [NRS 11.202, 11.2055, and 40.600 to 40.695](#), inclusive;
- (b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and
- (c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his or her right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by [1999, 1446](#); A [2015, 18](#))

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1. [NRS 113.130](#) does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor [chapter 645](#) of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by [1995, 843](#); A [2001, 2896](#))

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of [NRS 113.130](#), the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

- (a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or
- (b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

- (a) On the holder of any escrow opened for the conveyance; or
- (b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of [NRS 113.130](#) or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

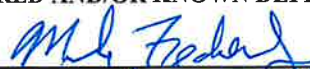
5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

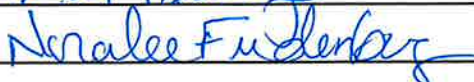
- (a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or
- (b) A contractor, engineer, land surveyor, certified inspector as defined in [NRS 645D.040](#) or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by [1995, 843](#); A [1997, 350, 1797](#))

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of the seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s):  Date: 6-6-26

Seller(s):  Date: 6-6-26

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

DICKSON

R E A L T Y

Supplemental Disclosure Regarding Prior Inspections

This addendum and any included inspection reports are intended to supplement other disclosures made by Seller regarding the condition of the property. The referenced inspections were ordered and paid for by the Seller and/or by a prior Potential Buyer in contract. The information in the report(s) is information which was conveyed by the inspector(s) and concerned the properties' condition at the time that the inspector inspected the property. As such, the prior inspection reports may not be indicative of properties' current condition. Specifically, the Seller may have made repairs to the property since the date of the prior inspection report(s). Those repairs, if any, are disclosed herein. The prior inspection reports may contain recommendations regarding repairs and/or additional inspections which Seller chose not to make or obtain. **No prior inspection report should be used as a substitute for your own inspections. Although you should review all prior inspection reports, you must make your own determination regarding what due diligence is necessary and appropriate, what additional inspections you should obtain and/or what additional repairs may need to be made to the property.** The inspector(s) may not have any obligation to provide any further information or answer any questions regarding their prior inspection report. Additionally, any request to the inspector(s) for additional information may require a new contract between the inspection company and the new Buyer, which may require the new Buyer to pay a fee to the inspection company.

Inspections included with this Disclosure:

Inspection Type (General, Roof, etc)	Name of Inspector or Inspection Co.	Date of Inspection
General Home Inspection	Arnold Inspection Services	10/21/2025

Noted Repairs (if applicable):
See attached Sellers Property Disclosure Response.

Buyers hereby agree to indemnify, release and hold harmless, Seller and Seller's agent and broker, as well as their own agent and broker, and all other brokers and agents associated with Dickson Realty who may have been involved in this transaction, from any and all liability for any and all damages which may result from Buyers' reliance on any prior inspection reports, any inspection reports which they may obtain, and/or all decisions they may make regarding what due diligence or investigation regarding the condition of the property that they deem necessary and/or appropriate.

Buyer: _____

Printed Name: **Robert Probst**

Date: _____

Buyer: _____

Printed Name: **Deborah Probst**

Date: _____

Seller: *Michael B Fredenburg*

Printed Name: **Michael B Fredenburg**

Date: 08/13/2026

Seller: *Noralee Fredenburg*

Printed Name: **Noralee Fredenburg**

Date: 08/13/2026

Seller Property Disclosure Response

8605 Eaglenest Road Sparks NN 89436

- **NEW ROOF on House and Detached Garage** was installed by a licensed roofing company. It is a 30 year composition roof. *Work done June 2026*
 - Roof flashing was replaced with new flashing with the installation of the new roof.
 - All roof concerns were replaced and corrected with the new roof installation.
 - **All roof issues were corrected by a licensed roofing company**
 - A new overhead light was installed in the two car garage by a licensed handyman.
 - New water pressure gage (PSI) installed by licensed plumber
 - Laundry room drain line was cracked and replaced with a new drain by licensed plumber
 - First floor toilet drain leak in crawl space was replaced by a licensed plumber.
 - Primary bathroom sink drain leaked in crawl space was repaired by a licensed plumber
 - Second floor shower new pipe installed and new control was installed by a licensed plumber.
 - HVAC registers in kitchen and primary bath replaced
 - Laundry room door repaired and repainted
 - Primary bathroom ceiling was repaired.
 - New vanity light installed in primary bathroom
 - Primary bathtub drain stop was installed
 - Primary bathroom shower door reinstalled
 - Primary bathroom toilet wax ring replaced and toilet was reinstalled tight into place
 - GFI located in the upstairs bathroom has been replaced with a new GFI unit.
 - Outdoor light fixture on side porch was installed by license electrician
 - Closet doors installed in third bedroom.
 - Irrigation valve leak: Valve was replaced by a license contractor
-
- Back fence is shared with neighbor
-
- Intercom main box was located in kitchen and was removed when kitchen was remodded. But the bedroom boxes are still located in the wall
-
- In 2024 water main to yard area broke. The line was replaced by a licensed plumbing company and addressed through the insurance company.
-
- Three car garage power button to door needs adjusting. Must hold down button while door closes.

MBF NF

Seller Initials



Michael B Fredenburg
Noralee Fredenburg

Arnold Inspection Services inc.
2325 Stowe Drive, Reno, NV 89511
Arnold.inspections@yahoo.com

Home Inspection Report

8605 Eaglenest Rd

Sparks, Nevada 89436



Prepared exclusively for:
Mike Fredenburg

Arnold Inspection Services inc.

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07:42 October 21, 2025

Mike Fredenburg
8605 Eaglenest Rd

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Arnold Inspection Services inc.

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07:42 October 21, 2025

Mike Fredenburg
8605 Eaglenest Rd

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Inspector Name: Brock Stearns
Company Name: Arnold Inspection Services inc.
Address: PO BOX 18151
City State Zip: Reno, Nevada, 89511

Client Name: Mike Fredenburg
Address:
City, State Zip:

Property Address: 8605 Eaglenest Rd
City State Zip: Sparks, Nevada 89436

Services Performed	Amount Due
Home Inspection	\$335
Total sqft over 1500	\$115
Re-inspect	N/A
Pre-1985 Built	N/A
Multi Unit	N/A
Sub-area/ Attic	No Charge
Escrow Billing Fee	N/A, +\$25
Credit Card Fee	N/A, +\$15
Travel Charge	No Charge
Total	PAID IN FULL CASH

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 775-544-0999.

Arnold Inspection Services inc.

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Mike Fredenburg
8605 Eaglenest Rd

General Information (Continued)

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Contract is a part of the Limited Visual Inspection Report and acceptance of or payment for the Limited Visual Inspection Report by the Client will confirm this contract, even if Client was not present at the inspection and/or has not signed this contract.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Limited Visual Inspection Service is performed in accordance with the Standards of Practice as published by the State of Nevada and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice NAC645D.460 to NAC645D580.
5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.
6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.
7. The following are NOT included in the inspection: Recalls or Callbacks of any kind and from any source Latent or concealed defects Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, Chinese drywall, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards, Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing Permit research or validation, code, installation or zoning violations The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby Radio controlled devices or low-voltage systems or relays Security or intercom systems, elevators, lifts or dumbwaiters Thermostatic, time clock or photoelectric controls, Water softener or purifier systems, Furnace heat exchangers, solar heating systems and freestanding appliances, Window coverings, The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste, Landscape or farm irrigation systems, The condition and/or irrigation of trees, shrubs or vegetation of any kind, Any item which is hidden from view or impractical to test, Any system or component not listed in the Standards of Practice as published by the State of Nevada NAC645D480 to NAC645D580 as an observation requirement Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on.
8. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation: The inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections. The inspector will report on any conditions limiting or otherwise inhibiting the inspection. The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. The inspector does not operate or evaluate filter backwash systems. Unless agreed upon, the inspector is not required to examine

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Mike Fredenburg
8605 Eaglenest Rd

General Information (Continued)

any above-ground, movable, freestanding or otherwise nonpermanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

9. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

10. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.

11. The Client agrees to submit to the Inspection Company, in written form, return receipt requested, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

12. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of Construction Resolution Dispute Services LLC (CDRS). The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

13. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred percent (100%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

Signature:

Inspection Date: 10-20-25

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Mike Fredenburg
8605 Eaglenest Rd

General Information (Continued)

Property Information

Property Address 8605 Eaglenest Rd
City Sparks State Nevada Zip 89436

Client Information

Client Name Mike Fredenburg
Email mfredenburgpaint@aol.com

Inspection Company

Inspector Name Brock Stearns
Company Name Arnold Inspection Services inc.
Address PO BOX 18151
City Reno State Nevada Zip 89511
Phone 775-544-0999
Email arnold.inspections@yahoo.com

Conditions

Others Present Home Owner Property Occupied Furnished:Review is Limited through the living spaces, bedroom and garage by personal items and debris.
Estimated Age 1991 Entrance Faces East
Inspection Date 10/20/2025
Start Time 1:45PM End Time 5:00PM
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 62degrees
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached
Water Source Municipal How Verified Multiple Listing Service
Sewage Disposal Septic How Verified Multiple Listing Service
Additions/Modifications Additions Unknown
Permits Obtained Permits Unavailable How Verified Permits Unverified

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General Information (Continued)

Lots and Grounds

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, nonabutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems. Significant visible deficiencies or potential concerns, if any, are reported below. Grounds systems or components are indicated by type or described in the components section.

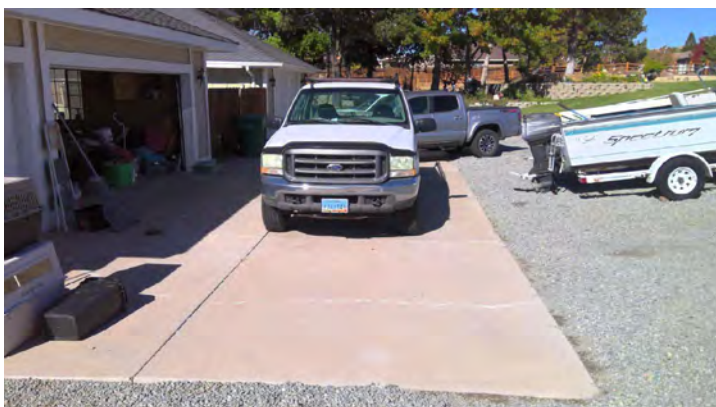
Experience shows that the consequential nature of some findings can be more severe than may be inferred during a visual inspection. An example such as a stain on a ceiling is an excellent case in point. Stain causes are varied and many and are not always due to moisture. To more fully understand the nature of a finding, such as this, requires review by a qualified licensed contractor. The client should understand that survey of all grounds or exterior components may be limited.

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A NP NI M D

1. ☐ ☐ ☐ ☒ ☐ Driveway: Concrete: Negative grade - Cracks and light surface spalling noted in the driveway appears as is generally common for the material type. Correction to seal the cracks may prevent frost wedging or further cracking of the material.



2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete
4. ☐ ☒ ☐ ☐ ☐ Porch:
5. ☒ ☐ ☐ ☐ ☐ Patio: Concrete
6. ☐ ☒ ☐ ☐ ☐ Deck:
7. ☐ ☒ ☐ ☐ ☐ Balcony:

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Lots and Grounds (Continued)

8. ☐☐☐☒☐ Grading: Minor slope - Earth is in contact with the siding where pictured at the 2nd garage. Correction of the grade to reduce contact is recommended to improve drainage and prevent deterioration.



9. ☒☐☐☐☐ Vegetation: Trees & Shrubbery
10. ☐☒☐☐☐ Window Wells:
11. ☐☐☐☒☐ Retaining Walls: Block - Front retaining wall appears out of square. Adjustment by a qualified landscaper is recommended for preservation.



12. ☐☒☐☐☐ Basement Stairwell:
13. ☐☒☐☐☐ Basement Stairwell Drain:
14. ☒☐☐☐☐ Fences: Wood

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Lots and Grounds (Continued)

15. ☐☐☐☒ Lawn Sprinklers: Sprinkler system was not included in this inspection - Irrigation valve leaks at the pictured connection. Review and replacement or repair by a qualified landscaper is recommended.



Exterior

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section. Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window. Significant visible deficiencies or potential concerns, if any, are reported below. Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections. Exterior systems or components are indicated by type or described by component. The client should be aware that some components and some applications require additional maintenance and consideration and that the survey of some components and some applications is limited.

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A NP NI M D

Exterior siding and trim Exterior Surface

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Exterior (Continued)

1. ☐☐☐☒☐ Type: Pressed wood/ Composite/Manufactured siding - Painting the exterior in the near future may prevent weathering of the siding. Small gaps and thin or flaking paint noted in spot locations and between panel seams. Ongoing paint repair appears in progress. Material appears otherwise intact.



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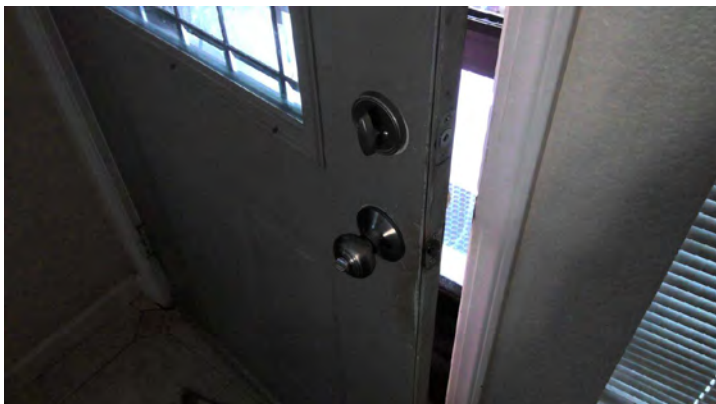
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Exterior (Continued)

Type: (continued)



2. ☒ ☐ ☐ ☐ ☐ Trim: Wood
3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood
4. ☒ ☐ ☐ ☐ ☐ Soffits: Plywood with exposed framing
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
6. ☐ ☐ ☐ ☒ ☐ Entry Doors: Metal and Wood, Wood with glass - [Adjustment of the entry door striker may improve ease of closure.](#)



7. ☒ ☐ ☐ ☐ ☐ Patio Door: Vinyl sliding, Metal sliding

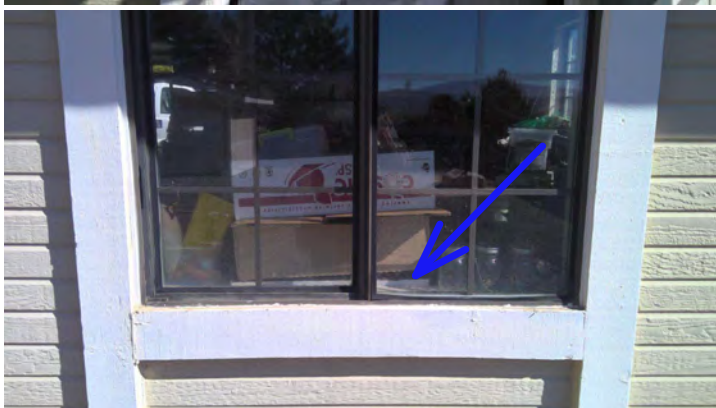
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Exterior (Continued)

8. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl Sliding Frame - Window stiles are damaged and warped at the rear facing bedroom, bathroom and garage windows.
Rear facing garage window appears to have lost it's seal. Fog noted between panes. Depending on temperature and humidity conditions additional windows of similar age or type may show fog in the future. Review by a qualified window installer is recommended.



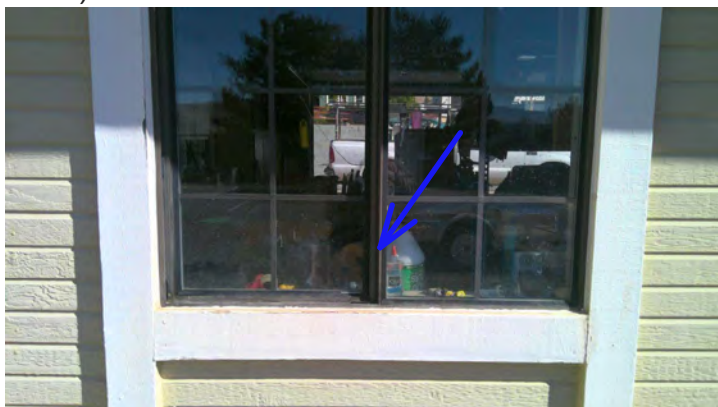
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Exterior (Continued)

Windows: (continued)



9. ☐ ☐ ☐ ☒ ☐ Window Screens: Vinyl mesh - Multiple exterior window screens are torn or weathered.
10. ☐ ☒ ☐ ☐ ☐ Basement Windows:
11. ☐ ☐ ☐ ☒ ☐ Exterior Lighting: Surface mounted lamps front and rear - Light fixture is loose at the right side of the home. Repair to secure the fixture is recommended.

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Exterior (Continued)

Exterior Lighting: (continued)



12. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110/120 VAC
13. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Exterior mounted at the front and rear of the house
14. ☒ ☐ ☐ ☐ ☐ Gas Meter: At the tank - Tank pad is slightly undercut. Retaining the earth around the base of the pad is recommended.



15. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: At the tank

Roof

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A NP NI M D

Main exterior roofing sections Roof Surface

1. Method of Inspection: Partially Traversed

2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 15%

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Roof (Continued)

3. ☐ ☐ ☐ ☒ ☐ Material: Composite Shingle - Moderate to severe granule loss noted at the main roofing sections appears as expected for the age of the material. One shingle is missing above the 2nd garage. While the material remains intact at the time of inspection, any remaining longevity is greatly dependant on weather conditions. Evaluation of the material by a licensed roofer is recommended to determine the remaining longevity and to advise on any repairs or eventual replacement.



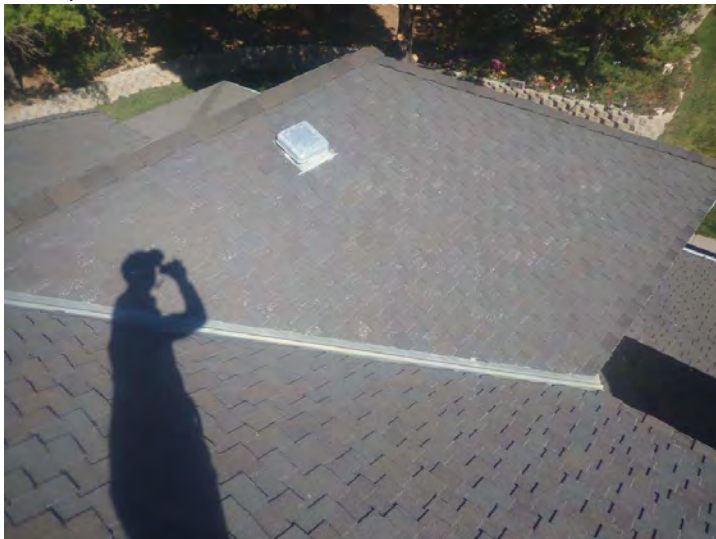
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Roof (Continued)

Material: (continued)



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Roof (Continued)

4. Type: Gable, Hip

5. ☐☐☐☒☐ Flashing: Metal - Roof/fascia edge has not been equipped with kickout or drip edge flashing. Drip baton has been removed above the 2nd garage and rear patio. While likely not required at the time of original installation, revision to include kickout and drip edge flashing upon eventual installation of a new roof may improve drainage and prevent weathering of the surrounding wood components. The opinion of a licensed roofer/contractor is recommended.



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Roof (Continued)

Flashing: (continued)



6. ☒ ☐ ☐ ☐ ☐ Valleys: Metal, Composite Shingle

7. ☐ ☒ ☐ ☐ ☐ Skylights:

8. ☐ ☐ ☐ ☒ ☐ Plumbing Vents: ABS - Plumbing boots have cracked at the roof penetrations. Repair or replacement of the damaged boots by a licensed roofer is recommended to prevent moisture intrusion into the attic spaces.



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Roof (Continued)

Plumbing Vents: (continued)



- 9. ☒ ☒ ☐ ☐ ☐ Electrical Mast:
- 10. ☒ ☐ ☐ ☐ ☐ Gutters: Metal
- 11. ☒ ☐ ☐ ☐ ☐ Downspouts: Metal

Roof Chimney

- 12. ☒ ☐ ☐ ☐ ☐ Chimney: Framed, Metal pipe
- 13. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal
- 14. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

Garage/Carport

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A NP NI M D

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2

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Garage/Carport (Continued)

2. ☐☐☐☒☐ Garage Doors: Metal - Vehicle door panel support is dented where pictured at the 2 car door. Door remains functional.

Single car vehicle door panel is split where pictured. Door remains functional. Review and repair or adjustment by a qualified overhead door tech may prevent additional damage and improve safety.



3. ☒☐☐☐☐ Door Operation: Mechanized
4. ☒☐☐☐☐ Door Opener: Lift Master
5. ☐☐☐☒☐ Service Doors: Wood - Garage person door is not equipped with an approved fire rating tag. Door appears solid core and self closing. Tag may have been removed.
6. ☒☐☐☐☐ Ceiling: Painted Drywall

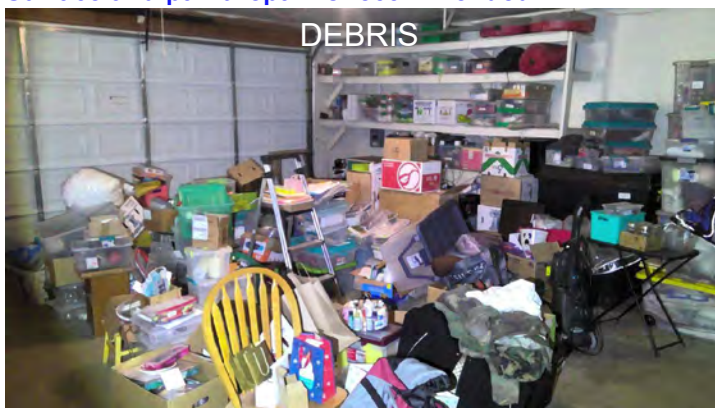
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Garage/Carport (Continued)

7. ☐☐☐☒☐ Walls: Painted Drywall - Wall shows stains and spotting at the garage near the person door. Surface and paint repair is recommended.



8. ☒☐☐☐☐ Floor/Foundation: Poured concrete
9. ☐☒☐☐☐ Hose Bibs:
10. ☐☐☐☒☐ Electrical: 110/120 VAC - Exposed wires noted at the garage light fixture. Adjustment to secure the wires is recommended. Light bulbs appear burned out. Replacement advised.



11. ☐☒☐☐☐ Smoke Detector:
12. ☐☒☐☐☐ Heating:

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Electrical

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed. A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior. All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button. Significant visible deficiencies or potential concerns, if any, are reported below. Visible electrical systems or components are indicated by type. The client is to understand that all electrical systems and systems related to the electrical components may not be fully reviewed due to access or other limitations.

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A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Service: Underground
2. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
3. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
4. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring:
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Non-metallic sheathed cable, Romex
6. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing or rod in footing

Left side of the home Electric Panel

7. ☐ ☐ ☐ ☒ ☐ Main Breaker Size: 200 Amps - Main service panel is not fully labeled. Labeling of the panel by a licensed electrician is recommended to improve service access and safety. Double tap noted at the service grounds. Depending on the specific model of panel, revision to include one wire per slot may improve grounding. System remains otherwise functional. The opinion of a qualified electrician is recommended.



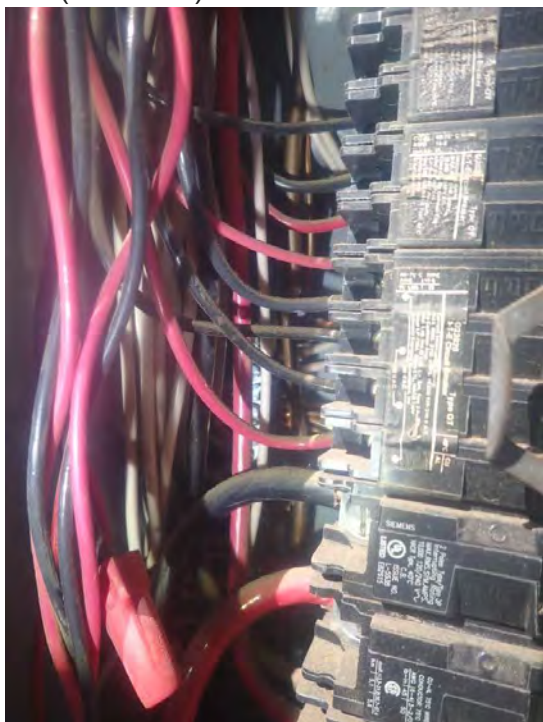
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Electrical (Continued)

Main Breaker Size: (continued)



8. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
9. ☐ ☒ ☐ ☐ ☐ Fuses:
10. ☐ ☒ ☐ ☐ ☐ AFCI:
11. ☐ ☐ ☐ ☒ ☐ GFCI: Present at select GFCI outlets only - 2nd floor guest bathroom GFCI outlet fails to trip. Review and correction by a qualified electrician is recommended.



12. Is the panel bonded? ☒ Yes ☐ No

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Air Conditioning

HVAC generally includes Heating, Ventilating and Air Conditioning. In this report HVAC also includes Fireplaces and Chimneys. Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room. If installed, the fireplace(s) and parts of any chimney(s) were observed. Significant visible deficiencies or potential concerns, if any, are reported below. Heating/air conditioning/fireplace systems or components, if present, are indicated by type. The client should be aware that some components and some applications require additional maintenance and consideration and that the survey of some components and some applications is limited.

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A NP NI M D

Exterior Rear Ground AC System

1. ☐ ☐ ☐ ☒ ☐ A/C System Operation: Due to temperatures below 65 degrees the unit was not fully tested. The inspector visually inspected the unit only. Full operation in cold temperatures may result in damage. Further information may be provided by a licensed HVAC tech. **Though the 2000MFD unit appears otherwise operational at the time of inspection, select components may be nearing the end of their expected service lives. The opinion of a qualified HVAC tech is recommended to determine the longevity of the system. R-22 refrigerant may no longer be serviceable.**

Yearly service of the MFD:2020 unit by a qualified HVAC tech is recommended as part of regular up keep and for additional maintenance recommendations.



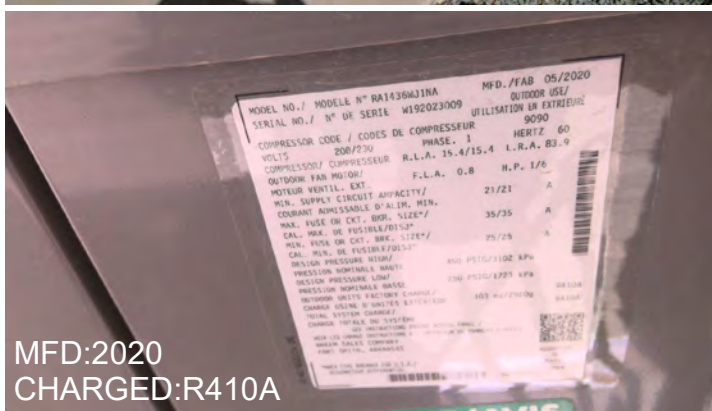
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Air Conditioning (Continued)

A/C System Operation: (continued)



2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
4. Fuel Type: Electric Split system Temperature Differential: not taken
5. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Insulated
6. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
7. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Insulated flex, Metal
8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Disposable or Washable Filter
9. ☒ ☐ ☐ ☐ ☐ Thermostats: Multi Zone Multi Unit

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Heating System

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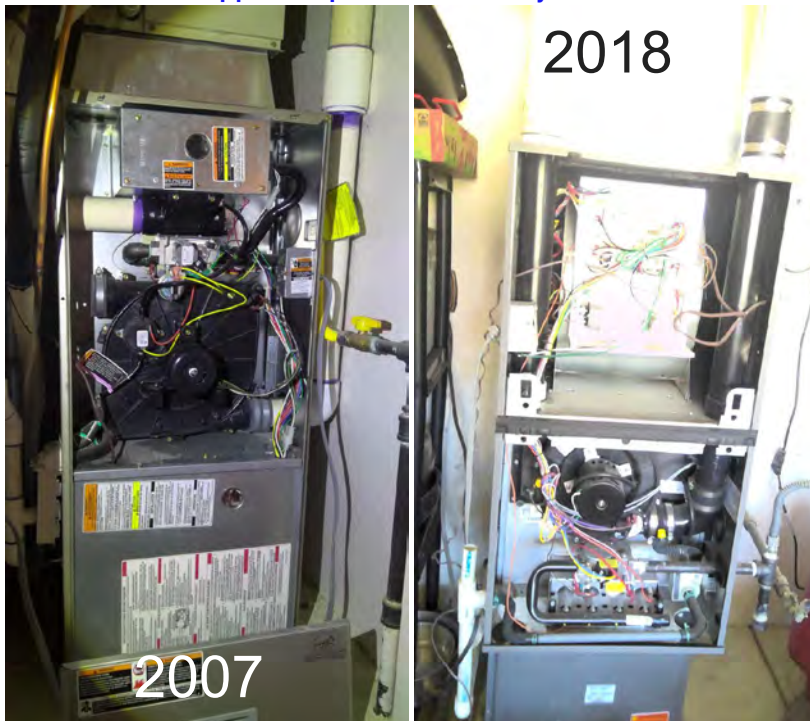
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D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NP NI M D

Hall Closet Heating System

1. Area Served: Whole building Service Record No service records have been provided
2. Fuel Type: Propane gas
3. ☐☐☐☒☐ Heat Exchanger: Visually Restricted - MFD:2007 produced a hum/buzz in standby mode. Clearance between flue and roofing is minimal. Due to no record of cleaning or service within the past 24 months it is recommended the unit be serviced by a licensed HVAC tech as part of regular maintenance. Unit remains functional at the time of inspection.

MFD:2018 unit appears operational. Yearly service is recommended as part of routine up keep.



4. ☒☐☐☐☐ Blower Fan/Filter: Disposable or Washable Filter

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Heating System (Continued)

5. ☐☐☐☒☐ Distribution: Insulflex duct, Metal duct - Outer case of the HVAC duct has split in the attic above the guest bedroom and in the crawl space under the guest bathroom. Correction by a qualified HVAC tech to seal the split may prevent additional damage or improve efficiency.



6. ☒☐☐☐☐ Draft Control: Automatic
7. ☐☐☐☒☐ Flue Pipe: PVC - Flue collar is missing around the top of the furnace flue. Adjustment/replacement is recommended to seal/sheathe the penetration.

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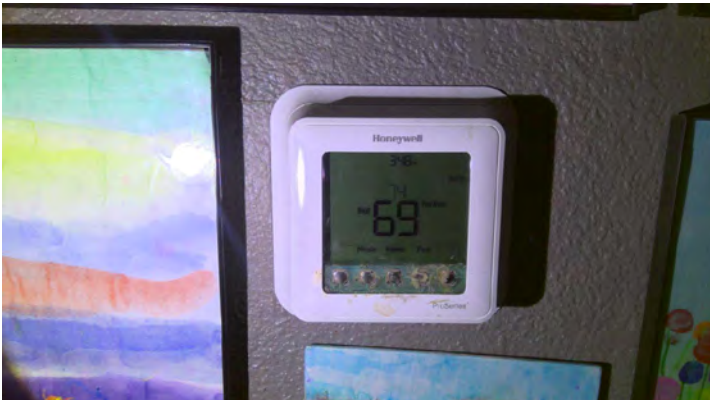
Heating System (Continued)

Flue Pipe: (continued)



8. ☒ ☐ ☐ ☐ ☐ Controls: Automatic Safety Controls
9. ☐ ☒ ☐ ☐ ☐ Humidifier:
10. ☐ ☐ ☐ ☒ ☐ Thermostats: Multi Zone Multi Unit - 1st floor thermostat button is damaged. Unit remains functional. Replacement may be considered.

Master bedroom contains a terminated thermostat. Removal may be considered.



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Heating System (Continued)

Thermostats: (continued)



Fireplace/Wood Stove

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A NP NI M D

Family Room Fireplace

1. ☒ ☐ ☐ ☐ ☐ Freestanding Stove:
2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Fireplaces were inspected for immediate or obvious damage and safety concerns only. This report does not constitute a "fireplace inspection" Further review by a qualified fireplace tech may provide additional information regarding these systems.
3. Type: Pellet
4. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Fire Panel, Metal
5. ☒ ☐ ☐ ☐ ☐ Flue: Metal
6. ☒ ☐ ☐ ☐ ☐ Damper: Metal
7. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

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Plumbing

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed. (Drains to clothes washers, roofs, floors, and decks were not tested.) If present, interior and exterior fuel storage & distribution systems were observed. The inspector did inspect for visible evidence of leaks and cross connections. The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated). Significant visible deficiencies or potential concerns, if any, are reported below. Visible plumbing systems or components are indicated by type. Full review of all systems may be limited by access or other conditions.

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1. ☒ ☐ ☐ ☐ ☐ Service Line: Municipal
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: At the municipal connection right side of home



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Plumbing (Continued)

3. ☐☐☐☒☐ Water Lines: Copper, PVC - PVC line has not been supported under the right side of the home. Addition of supports may prevent damage. The opinion of a qualified plumber is recommended.



4. ☐☐☐☒☐ Drain Pipes: ABS - Active leaks are noted in the drain lines at the following locations.
2nd floor shower leaks into 1st floor ceiling.
Laundry room washer drain line is cracked in the crawl space.
1st floor guest bathroom toilet drain leaks into crawl space.
Master bathroom sink drain leaks in two locations into the crawl space.
Evaluation and correction as needed by a licensed plumber is recommended.

One drain line has been terminated under the living room possibly indicating past remodel.



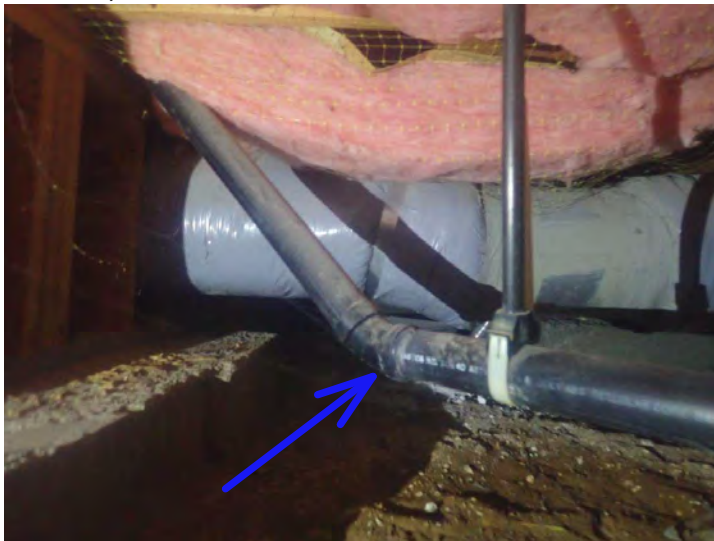
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Plumbing (Continued)

Drain Pipes: (continued)



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Plumbing (Continued)

Drain Pipes: (continued)



5. ☒ ☐ ☐ ☐ ☐ Service Caps: Exterior service caps located in the yard

6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: ABS

7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Steel and flexible connections

Hall Closet Water Heater

8. ☐ ☐ ☐ ☒ ☐ Water Heater Operation: Functional at the time of inspection. Due to no service records present it is recommended the unit be reviewed serviced and flushed by a licensed plumber as part of yearly maintenance. 2nd floor unit drain pan is contained within the closet. Correction to route the drain to the exterior may prevent damage in the event of a tank failure. Alarm is otherwise present. Power supply has been left exposed at the top of the tank. Correction by a qualified plumber to secure the exposed connection is recommended.

1st floor unit shows general age. Yearly flushing is recommended. Tank shows rust at the bottom of the unit possibly indicating a past leak but not leaking at the time of inspection. Unit is not equipped with a drain pan. Addition of a pan is recommended. Due to age, this unit may be near the end of its expected service life. The opinion of a qualified plumber is recommended.



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Plumbing (Continued)

Water Heater Operation: (continued)



9. Manufacturer: Bradford-White

10. Type: Electric Capacity: 50 Gal. And 66gal

11. Approximate Age: 2021 and 20+yo Area Served: Whole building

12. ☒ ☐ ☐ ☐ ☐ Flue Pipe:

13. ☒ ☐ ☐ ☐ ☐ TPRV and Line Copper

Kitchen

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen/break area specific electrical and venting systems were observed (and tested if power was on). Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type. The client is to understand that review of all kitchen systems components or related components or structures of any kind may be limited.

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M Marginal Item is not fully functional and requires repair or servicing.

D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

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Kitchen (Continued)

1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Electric, Range burners and ovens were tested and found in useable condition.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Electric Overhead Fan
3. ☒ ☐ ☐ ☐ ☐ Disposal: Functional
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: 1 Cycle Completed
5. Air Gap Present? ☒ Yes ☐ No
6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:
7. ☒ ☐ ☐ ☐ ☐ Refrigerator: Electric and water connections
8. ☐ ☒ ☐ ☐ ☐ Microwave:
9. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
10. ☐ ☐ ☐ ☒ ☐ Electrical: 110/120 VAC GFCI - **Kitchen overhead light appears burned out where pictured. Replacement is recommended.**

Exposed wires within 7 feet of the ground located inside the kitchen vent cabinet may be prone to damage in their current configuration. Correction to cover or sheathe the wires may improve safety. The opinion of a qualified contractor or electrician is recommended.



11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Stainless Steel
12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Granite or Stone

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Kitchen (Continued)

13. ☐☐☐☒☐ Cabinets: Modular Wood - Evidence of previous leaks or spills noted under the kitchen sink. Cabinet base shows stains and surface warping. Surface was probed with a moisture meter and found to remain dry and intact. Review is limited to the pictured surfaces.



14. ☒☐☐☐☐ Pantry: Single
 15. ☒☐☐☐☐ Ceiling: Painted Drywall
 16. ☒☐☐☐☐ Walls: Painted Drywall
 17. ☒☐☐☐☐ Floor: Hardwood/May be simulated/LVP
 18. ☒☐☐☐☐ Doors: Hollow wood
 19. ☒☐☐☐☐ Windows: Metal Sliding Frame
 20. ☐☐☐☒☐ HVAC Source: Heating system register - HVAC register is missing from the kitchen cabinet. Replacement is recommended.



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Living Space

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed. If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed. Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these). Ceiling fans (if present) were observed and tested, if electricity was on, with switch control only. Remote control devices are not tested. Laundry room venting system, if installed, was observed (and tested if electricity was on). Intruder alarms and internal communication systems (if present) were not checked by the inspector. Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section). Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency: Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. <http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, wall cladding cracks and gaps, caulking and sealing needs, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

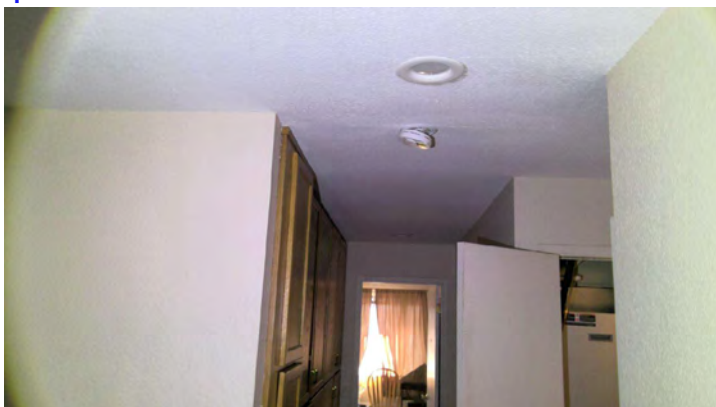
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Living Room / Hallways Living Space

- ☒ ☐ ☐ ☐ ☐ Closet: Single
- ☐ ☐ ☐ ☒ ☐ Ceiling: Painted Drywall - Straight line cracks at the 2nd floor ceiling appear as expected for the age and location of home. Paint or surface corrections may improve appearance. The opinion of a qualified contractor is recommended.



- ☒ ☐ ☐ ☐ ☐ Interior Cabinet: Modular Wood

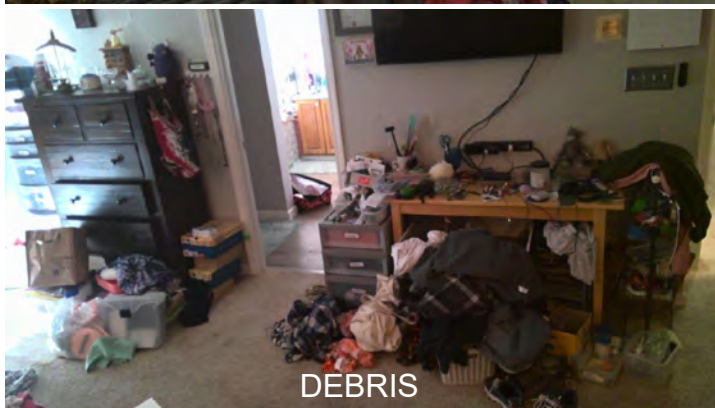
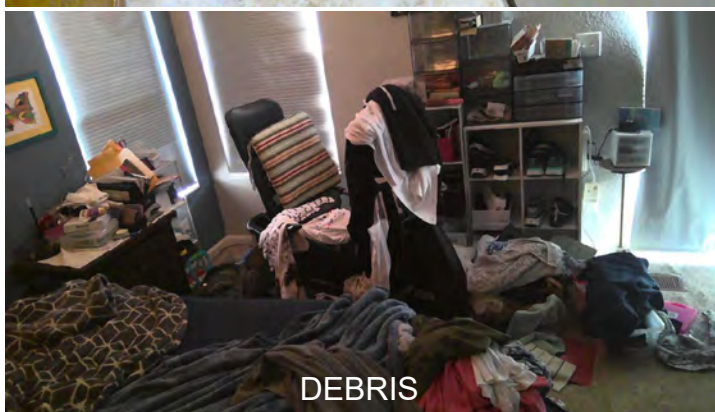
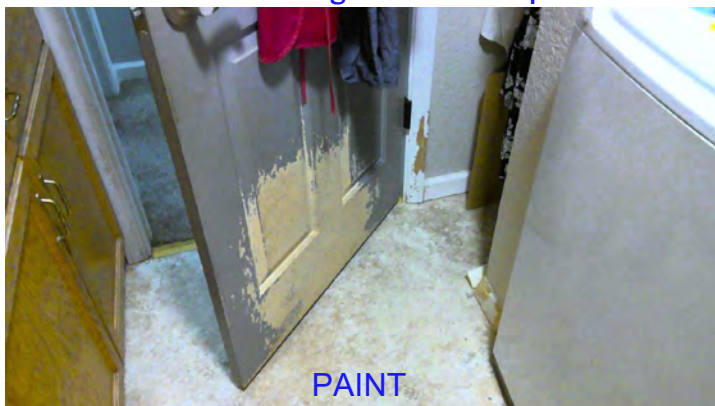
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Living Space (Continued)

4. ☐ ☐ ☐ ☒ Walls: Painted Drywall - General paint, surface or texture flaws are noted in spot locations through the home common to a heavy, lived in condition. Repair may improve appearance. Personal items, furniture and debris through the interior spaces was not disturbed and may limit the inspection.



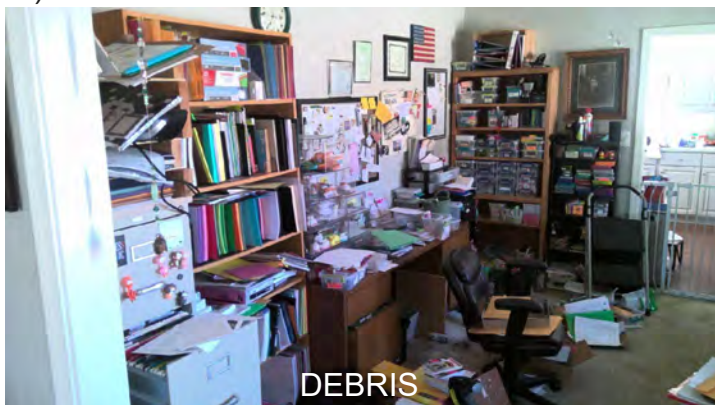
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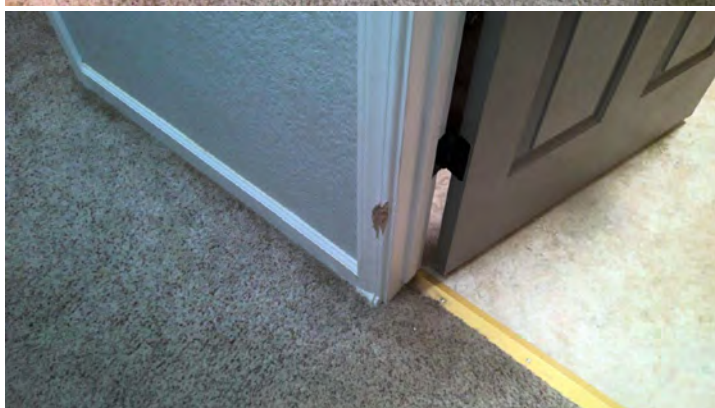
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Living Space (Continued)

Walls: (continued)



5. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood/May be simulated/LVP - Hallway baseboards show stains and surface warping. Repair or replacement is recommended. Carpet is worn/wrinkled through the space. Adjustments and cleaning may improve appearance.



6. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
7. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame

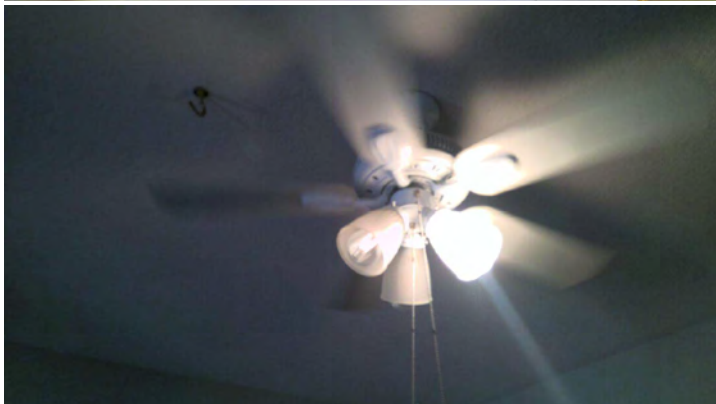
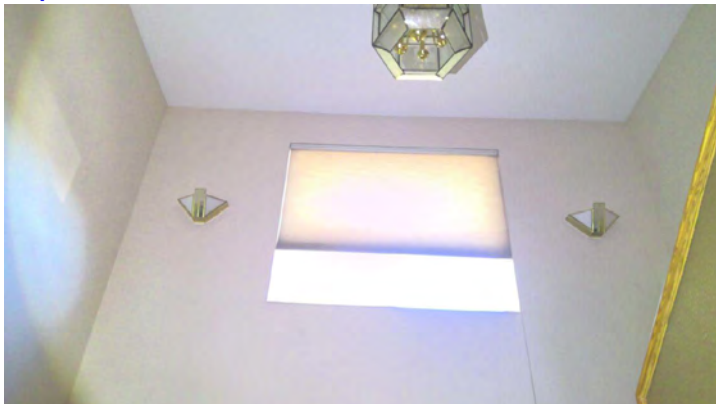
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Living Space (Continued)

8. ☐ ☐ ☐ ☒ ☐ Electrical: 110/120 VAC outlets and lighting circuits - **Select interior light bulbs have burned out. Replacement of the bulbs is recommended.**



9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
10. ☐ ☐ ☐ ☒ ☐ Smoke Detector: Present at 2nd floor - **Addition advised at 1st floor.**
11. ☐ ☐ ☐ ☒ ☐ Carbon Monoxide Detector: Not Present. Addition Advised - **Addition Advised**

Bathroom

Bathroom/restroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be otherwise reported under the ELECTRICAL section. Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.) Visible bathroom/restroom specific systems or components are indicated by type. Review of all systems may be limited based on the situation.

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Bathroom (Continued)

1st Floor Guest Bathroom

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Painted Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Painted Drywall
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood/May be simulated/LVP
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☐ ☒ ☐ ☐ ☐ Windows:
7. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC GFCI
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Granite/Stone and Wood
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain/Ceramic
10. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
11. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
12. ☒ ☐ ☐ ☐ ☐ Toilets: Down Flush
13. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
14. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Master Bathroom

15. ☒ ☐ ☐ ☐ ☐ Closet: Single
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Painted Drywall
17. ☐ ☐ ☐ ☒ ☐ Walls: Painted Drywall - Master bathroom ceiling is bubbled and is stained possibly evident of previous leaks or moisture. The inspector is equipped with thermal and moisture detection devices and observed changes in temperature and moisture after running water at the 2nd floor. Condition within the cavity cannot be viewed. Further review and repair by a qualified contractor is recommended.



18. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood/May be simulated/LVP
19. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
20. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame
21. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC GFCI
22. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Tile and wood

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Bathroom (Continued)

23. ☐☐☐☒☐ Sink/Basin: Porcelain/Ceramic - Galvanized drain line at the master bathroom sink has rusted but is not leaking. Replacement may prevent a leak.



24. ☐☐☐☒☐ Tub/Surround: Fiberglass tub and ceramic tile surround - Master bathroom tub is missing the drain stopper. Replacement is needed to fill the tub.



25. ☐☐☐☒☐ Shower/Surround: Curtain and Rod - Master shower door is missing. Small cracks noted in the grout. General grout repair is recommended. Shower ceiling is stained. Cleaning and surface repair is recommended.



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Bathroom (Continued)

Shower/Surround: (continued)



26. ☐☐☐☒☐ Toilets: Down Flush - Master bathroom toilet is loose to the floor. Review of the wax ring and correction by a licensed plumber to secure the toilet is recommended to prevent leaks.



27. ☒☐☐☐☐ HVAC Source: Heating system register
28. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window

2nd Floor Guest Bathroom

29. ☒☐☐☐☐ Closet: Small
30. ☒☐☐☐☐ Ceiling: Painted Drywall
31. ☒☐☐☐☐ Walls: Painted Drywall
32. ☒☐☐☐☐ Floor: Linoleum
33. ☒☐☐☐☐ Doors: Hollow wood

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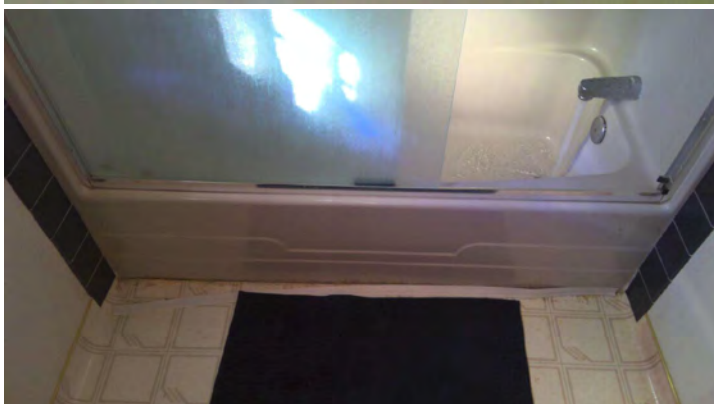
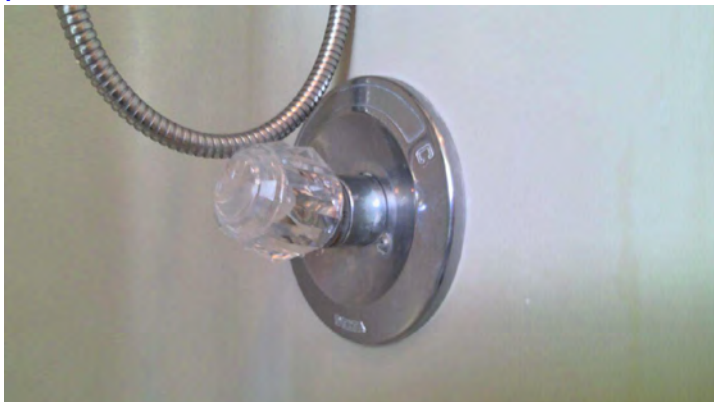
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Bathroom (Continued)

34. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame
35. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC GFCI
36. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
37. ☐ ☐ ☐ ☒ ☐ Sink/Basin: Pressed/Coated Metal - 2nd floor guest bathroom sink bowl is chipped. Sealing the chip is recommended.



38. ☐ ☐ ☐ ☒ ☐ Tub/Surround: Fiberglass tub and fiberglass surround - 2nd floor shower faucet handle leaks. Review and repair or replacement by a qualified plumber is recommended. Correction to seal gapped areas between the tub and surrounding floor surfaces is recommended to prevent moisture intrusion to the wall or floor.



39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Glass Door
40. ☒ ☐ ☐ ☐ ☐ Toilets: Down Flush

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Bathroom (Continued)

41. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
42. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window

Bedroom

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A NP NI M D

Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Painted Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Painted Drywall
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame
7. ☐ ☐ ☐ ☒ ☐ Electrical: 110/120 VAC outlets and lighting circuits - **Master bedroom light switch function cannot be determined. Refer to a qualified electrician for additional information. Fixture collars are loose to the ceiling. Adjustment may improve appearance.**
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☐ ☐ ☐ ☒ ☐ Smoke Detector: Not Present. Addition Recommended - **Addition advised.**
10. ☒ ☐ ☐ ☐ ☐ Fans Present with light

Guest X3 Bedroom

11. ☐ ☐ ☐ ☒ ☐ Closet: Single - **2nd floor left guest bedroom closet doors are missing. Replacement could be considered.**



12. ☒ ☐ ☐ ☐ ☐ Ceiling: Painted Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Painted Drywall
14. ☐ ☐ ☐ ☒ ☐ Floor: Carpet

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Bedroom (Continued)

15. ☐ ☐ ☐ ☒ ☐ Doors: Hollow wood - 2nd floor left guest bedroom door strikes the wall. Wall is damaged. Repair and addition of a door stop is recommended.



16. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame, Vinyl Sliding Frame
 17. ☒ ☐ ☐ ☐ ☐ Electrical: 110/120 VAC outlets and lighting circuits
 18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 19. ☐ ☐ ☐ ☒ ☐ Smoke Detector: Not Present. Addition Recommended - Addition advised.
 20. ☒ ☐ ☐ ☐ ☐ Fans Present with light

Laundry Room/Area

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NP NI M D

1st Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Painted Drywall
 2. ☒ ☐ ☐ ☐ ☐ Walls: Painted Drywall
 3. ☒ ☐ ☐ ☐ ☐ Floor: Linoleum
 4. ☒ ☐ ☐ ☐ ☐ Laundry Cabinet: Modular Wood
 5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 6. ☒ ☐ ☐ ☐ ☐ Windows: Metal Sliding Frame
 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110/120VAC and 220/240VAC
 8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 9. ☒ ☐ ☐ ☐ ☐ Laundry Tub: Metal
 10. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: Galvanized
 11. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Hot and cold connections present
 12. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110/120 VAC & 220/240 VAC
 13. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal
 14. ☐ ☒ ☐ ☐ ☐ Dryer Gas Line:

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Laundry Room/Area (Continued)

15. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

16. ☐ ☐ ☒ ☐ ☐ Floor Drain: Not visible

Crawl Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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A NP NI M D

Hallway closet Crawl Space

1. Method of Inspection: In the crawl space

2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 20%

3. ☒ ☐ ☐ ☐ ☐ Access: Underfloor Service Access

4. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: No moisture present at time of inspection



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Crawl Space (Continued)

Moisture Penetration: (continued)



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Crawl Space (Continued)

5. Moisture Location: None

6. ☐☐☐☒☐ Moisture Barrier: Not Present - Moisture vapor barrier has not been equipped in the sub area. Addition is recommended to minimize moisture vapor and prevent future "moisture/pest" related activity.

7. ☒☐☐☐☐ Ventilation: Vents at the foundation

8. ☒☐☐☐☐ Insulation: Fiberglass, Rigid Insulation - Insulated sub area limits inspection. Insulation was not disturbed.

9. ☐☒☐☐☐ Sump Pump:

10. ☐☒☐☐☐ Electrical:

Structure

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking. The inspector did look for evidence of past or present leaks. Significant visible deficiencies or potential concerns, if any, are reported below. Visible structure specific systems or components are indicated by type. The client is to understand that review of the structure and any related component or system may be limited and that many components and systems are not accessible.

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A NP NI M D

1. ☒☐☐☐☐ Structure Type: Wood frame - This inspection is a limited visual inspection of select portions within accessible locations only. This inspection will not identify any conditions associated with mold, pests, or organic growths. This inspection cannot determine the potential for changes over time.

2. ☒☐☐☐☐ Foundation: Poured Concrete

3. ☒☐☐☐☐ Differential Movement: No movement or displacement noted - This inspection cannot determine the potential for future settling or differential movement. This inspection is unable to determine soil stability or type. Various soils, grades and landscapes may be prone to change over time.

4. ☒☐☐☐☐ Beams: Wood

5. ☒☐☐☐☐ Bearing Walls: Frame

6. ☒☐☐☐☐ Joists/Trusses: Engineered wood truss / joist system

7. ☒☐☐☐☐ Piers/Posts: Grade Beams and Wood Posts, Poured piers and wood posts

8. ☒☐☐☐☐ Floor/Slab: Composite wood or plywood

9. ☒☐☐☐☐ Stairs/Handrails: Wood stairs with wood handrails

10. ☒☐☐☐☐ Subfloor: OSB/Plywood

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Attic

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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A NP NI M D

Guest bedroom Attic

- 1. Method of Inspection: Partially viewed from inside the attic
- 2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 35%+ Reduced access



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Attic (Continued)

Unable to Inspect: (continued)



- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 3. | ☒ | ☐ | ☐ | ☐ | ☐ | Roof Framing: Truss |
| 4. | ☒ | ☐ | ☐ | ☐ | ☐ | Sheathing: OSB/Plywood |
| 5. | ☒ | ☐ | ☐ | ☐ | ☐ | Ventilation: Soffit vents |
| 6. | ☒ | ☐ | ☐ | ☐ | ☐ | Insulation: Fiberglass |
| 7. | ☒ | ☐ | ☐ | ☐ | ☐ | Insulation Depth: 10"-12" |
| 8. | ☐ | ☒ | ☐ | ☐ | ☐ | Attic Fan: |
| 9. | ☐ | ☒ | ☐ | ☐ | ☐ | House Fan: |
| 10. | ☐ | ☒ | ☐ | ☐ | ☐ | Wiring/Lighting: |
| 11. | ☒ | ☐ | ☐ | ☐ | ☐ | Moisture Penetration: None noted at the time of inspection. |
| 12. | ☒ | ☐ | ☐ | ☐ | ☐ | Bathroom Fan Venting: Electric fan |

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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete: Negative grade - Cracks and light surface spalling noted in the driveway appears as is generally common for the material type. Correction to seal the cracks may prevent frost wedging or further cracking of the material.
2. Grading: Minor slope - Earth is in contact with the siding where pictured at the 2nd garage. Correction of the grade to reduce contact is recommended to improve drainage and prevent deterioration.
3. Retaining Walls: Block - Front retaining wall appears out of square. Adjustment by a qualified landscaper is recommended for preservation.
4. Lawn Sprinklers: Sprinkler system was not included in this inspection - Irrigation valve leaks at the pictured connection. Review and replacement or repair by a qualified landscaper is recommended.

Exterior

5. Exterior siding and trim Exterior Surface Type: Pressed wood/ Composite/Manufactured siding - Painting the exterior in the near future may prevent weathering of the siding. Small gaps and thin or flaking paint noted in spot locations and between panel seams. Ongoing paint repair appears in progress. Material appears otherwise intact.
6. Entry Doors: Metal and Wood, Wood with glass - Adjustment of the entry door striker may improve ease of closure.
7. Windows: Vinyl Sliding Frame - Window stiles are damaged and warped at the rear facing bedroom, bathroom and garage windows.
Rear facing garage window appears to have lost it's seal. Fog noted between panes. Depending on temperature and humidity conditions additional windows of similar age or type may show fog in the future. Review by a qualified window installer is recommended.
8. Window Screens: Vinyl mesh - Multiple exterior window screens are torn or weathered.
9. Exterior Lighting: Surface mounted lamps front and rear - Light fixture is loose at the right side of the home. Repair to secure the fixture is recommended.

Roof

10. Main exterior roofing sections Roof Surface Material: Composite Shingle - Moderate to severe granule loss noted at the main roofing sections appears as expected for the age of the material. One shingle is missing above the 2nd garage. While the material remains intact at the time of inspection, any remaining longevity is greatly dependant on weather conditions. Evaluation of the material by a licensed roofer is recommended to determine the remaining longevity and to advise on any repairs or eventual replacement.
11. Flashing: Metal - Roof/fascia edge has not been equipped with kickout or drip edge flashing. Drip baton has been removed above the 2nd garage and rear patio. While likely not required at the time of original installation, revision to include kickout and drip edge flashing upon eventual installation of a new roof may improve drainage and prevent weathering of the surrounding wood components. The opinion of a licensed roofer/contractor is recommended.
12. Plumbing Vents: ABS - Plumbing boots have cracked at the roof penetrations. Repair or replacement of the damaged boots by a licensed roofer is recommended to prevent moisture intrusion into the attic spaces.

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Marginal Summary (Continued)

Garage/Carport

13. Attached Garage Garage Doors: Metal - Vehicle door panel support is dented where pictured at the 2 car door. Door remains functional.

Single car vehicle door panel is split where pictured. Door remains functional. Review and repair or adjustment by a qualified overhead door tech may prevent additional damage and improve safety.
14. Attached Garage Service Doors: Wood - Garage person door is not equipped with an approved fire rating tag. Door appears solid core and self closing. Tag may have been removed.
15. Attached Garage Walls: Painted Drywall - Wall shows stains and spotting at the garage near the person door. Surface and paint repair is recommended.
16. Attached Garage Electrical: 110/120 VAC - Exposed wires noted at the garage light fixture. Adjustment to secure the wires is recommended. Light bulbs appear burned out. Replacement advised.

Electrical

17. Left side of the home Electric Panel Main Breaker Size: 200 Amps - Main service panel is not fully labeled. Labeling of the panel by a licensed electrician is recommended to improve service access and safety. Double tap noted at the service grounds. Depending on the specific model of panel, revision to include one wire per slot may improve grounding. System remains otherwise functional. The opinion of a qualified electrician is recommended.
18. Left side of the home Electric Panel GFCI: Present at select GFCI outlets only - 2nd floor guest bathroom GFCI outlet fails to trip. Review and correction by a qualified electrician is recommended.

Air Conditioning

19. Exterior Rear Ground AC System A/C System Operation: Due to temperatures below 65 degrees the unit was not fully tested. The inspector visually inspected the unit only. Full operation in cold temperatures may result in damage. Further information may be provided by a licensed HVAC tech. Though the 2000MFD unit appears otherwise operational at the time of inspection, select components may be nearing the end of their expected service lives. The opinion of a qualified HVAC tech is recommended to determine the longevity of the system. R-22 refrigerant may no longer be serviceable.

Yearly service of the MFD:2020 unit by a qualified HVAC tech is recommended as part of regular up keep and for additional maintenance recommendations.

Heating System

20. Hall Closet Heating System Heat Exchanger: Visually Restricted - MFD:2007 produced a hum/buzz in standby mode. Clearance between flue and roofing is minimal. Due to no record of cleaning or service within the past 24 months it is recommended the unit be serviced by a licensed HVAC tech as part of regular maintenance. Unit remains functional at the time of inspection.

MFD:2018 unit appears operational. Yearly service is recommended as part of routine up keep.

21. Hall Closet Heating System Distribution: Insulflex duct, Metal duct - Outer case of the HVAC duct has split in the attic above the guest bedroom and in the crawl space under the guest bathroom. Correction by a qualified HVAC tech to seal the split may prevent additional damage or improve efficiency.

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- 22. Hall Closet Heating System Flue Pipe: PVC - Flue collar is missing around the top of the furnace flue. Adjustment/replacement is recommended to seal/sheathe the penetration.
- 23. Thermostats: Multi Zone Multi Unit - 1st floor thermostat button is damaged. Unit remains functional. Replacement may be considered.

Master bedroom contains a terminated thermostat. Removal may be considered.

Plumbing

- 24. Water Lines: Copper, PVC - PVC line has not been supported under the right side of the home. Addition of supports may prevent damage. The opinion of a qualified plumber is recommended.
- 25. Drain Pipes: ABS - Active leaks are noted in the drain lines at the following locations.
 - 2nd floor shower leaks into 1st floor ceiling.
 - Laundry room washer drain line is cracked in the crawl space.
 - 1st floor guest bathroom toilet drain leaks into crawl space.
 - Master bathroom sink drain leaks in two locations into the crawl space.
 - Evaluation and correction as needed by a licensed plumber is recommended.

One drain line has been terminated under the living room possibly indicating past remodel.

- 26. Hall Closet Water Heater Water Heater Operation: Functional at the time of inspection. Due to no service records present it is recommended the unit be reviewed serviced and flushed by a licensed plumber as part of yearly maintenance. 2nd floor unit drain pan is contained within the closet. Correction to route the drain to the exterior may prevent damage in the event of a tank failure. Alarm is otherwise present. Power supply has been left exposed at the top of the tank. Correction by a qualified plumber to secure the exposed connection is recommended.

1st floor unit shows general age. Yearly flushing is recommended. Tank shows rust at the bottom of the unit possibly indicating a past leak but not leaking at the time of inspection. Unit is not equipped with a drain pan. Addition of a pan is recommended. Due to age, this unit may be near the end of its expected service life. The opinion of a qualified plumber is recommended.

Kitchen

- 27. 1st Floor Kitchen Electrical: 110/120 VAC GFCI - Kitchen overhead light appears burned out where pictured. Replacement is recommended.

Exposed wires within 7 feet of the ground located inside the kitchen vent cabinet may be prone to damage in their current configuration. Correction to cover or sheathe the wires may improve safety. The opinion of a qualified contractor or electrician is recommended.

- 28. 1st Floor Kitchen Cabinets: Modular Wood - Evidence of previous leaks or spills noted under the kitchen sink. Cabinet base shows stains and surface warping. Surface was probed with a moisture meter and found to remain dry and intact. Review is limited to the pictured surfaces.
- 29. 1st Floor Kitchen HVAC Source: Heating system register - HVAC register is missing from the kitchen cabinet. Replacement is recommended.

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Marginal Summary (Continued)

Living Space

30. Living Room / Hallways Living Space Ceiling: Painted Drywall - Straight line cracks at the 2nd floor ceiling appear as expected for the age and location of home. Paint or surface corrections may improve appearance. The opinion of a qualified contractor is recommended.
31. Living Room / Hallways Living Space Walls: Painted Drywall - General paint, surface or texture flaws are noted in spot locations through the home common to a heavy, lived in condition. Repair may improve appearance. Personal items, furniture and debris through the interior spaces was not disturbed and may limit the inspection.
32. Living Room / Hallways Living Space Floor: Hardwood/May be simulated/LVP - Hallway baseboards show stains and surface warping. Repair or replacement is recommended. Carpet is worn/wrinkled through the space. Adjustments and cleaning may improve appearance.
33. Living Room / Hallways Living Space Electrical: 110/120 VAC outlets and lighting circuits - Select interior light bulbs have burned out. Replacement of the bulbs is recommended.
34. Living Room / Hallways Living Space Smoke Detector: Present at 2nd floor - Addition advised at 1st floor.
35. Living Room / Hallways Living Space Carbon Monoxide Detector: Not Present. Addition Advised - Addition Advised

Bathroom

36. Master Bathroom Walls: Painted Drywall - Master bathroom ceiling is bubbled and is stained possibly evident of previous leaks or moisture. The inspector is equipped with thermal and moisture detection devices and observed changes in temperature and moisture after running water at the 2nd floor. Condition within the cavity cannot be viewed. Further review and repair by a qualified contractor is recommended.
37. Master Bathroom Sink/Basin: Porcelain/Ceramic - Galvanized drain line at the master bathroom sink has rusted but is not leaking. Replacement may prevent a leak.
38. Master Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Master bathroom tub is missing the drain stopper. Replacement is needed to fill the tub.
39. Master Bathroom Shower/Surround: Curtain and Rod - Master shower door is missing. Small cracks noted in the grout. General grout repair is recommended. Shower ceiling is stained. Cleaning and surface repair is recommended.
40. Master Bathroom Toilets: Down Flush - Master bathroom toilet is loose to the floor. Review of the wax ring and correction by a licensed plumber to secure the toilet is recommended to prevent leaks.
41. 2nd Floor Guest Bathroom Sink/Basin: Pressed/Coated Metal - 2nd floor guest bathroom sink bowl is chipped. Sealing the chip is recommended.
42. 2nd Floor Guest Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - 2nd floor shower faucet handle leaks. Review and repair or replacement by a qualified plumber is recommended. Correction to seal gapped areas between the tub and surrounding floor surfaces is recommended to prevent moisture intrusion to the wall or floor.

Bedroom

43. Master Bedroom Electrical: 110/120 VAC outlets and lighting circuits - Master bedroom light switch function cannot be determined. Refer to a qualified electrician for additional information. Fixture collars are loose to the ceiling. Adjustment may improve appearance.
44. Master Bedroom Smoke Detector: Not Present. Addition Recommended - Addition advised.
45. Guest X3 Bedroom Closet: Single - 2nd floor left guest bedroom closet doors are missing. Replacement could be considered.

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Marginal Summary (Continued)

- 46. Guest X3 Bedroom Floor: Carpet
- 47. Guest X3 Bedroom Doors: Hollow wood - 2nd floor left guest bedroom door strikes the wall. Wall is damaged. Repair and addition of a door stop is recommended.
- 48. Guest X3 Bedroom Smoke Detector: Not Present. Addition Recommended - Addition advised.

Crawl Space

- 49. Hallway closet Crawl Space Moisture Barrier: Not Present - Moisture vapor barrier has not been equipped in the sub area. Addition is recommended to minimize moisture vapor and prevent future "moisture/pest" related activity.