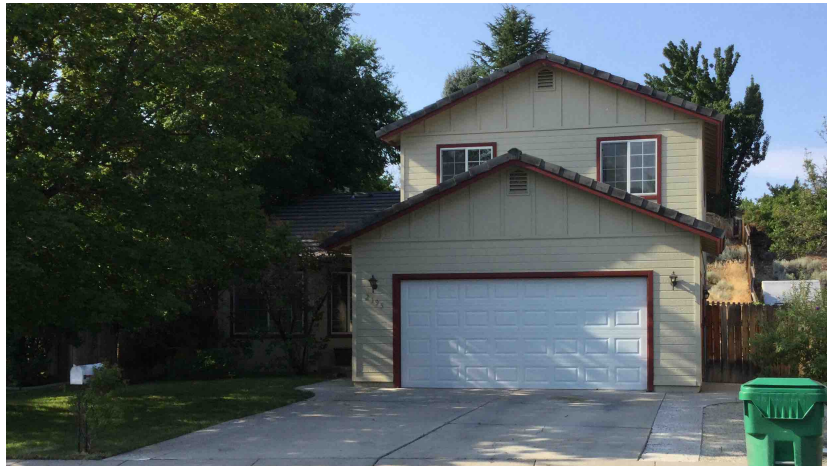




Home Inspection Report

Prepared exclusively for
Leslie Schyving



PROPERTY INSPECTED:
2195 Canyon Point Court
Sparks, NV 89436

Date of Inspection: 07/18/2024

Inspection No. 401124-1-2109

INSPECTED BY:

Christopher Yancey

340 Alamosa Dr

Sparks, NV 89441

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INSPECTOR:

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Each office is independently owned and operated

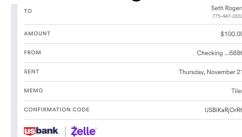
REPORT SUMMARY

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 entire report.

4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.4 There are 2 damaged roof tiles over the left side of the garage. There are 2 damaged roof tiles at the 2nd level roof edge, and in the left field. Recommend having a roofer evaluate and repair to help promote moisture protection and proper function.



9.0 ELECTRICAL SYSTEM

9.9 Receptacles

9.9.3 One of the living room receptacles is loose in the wall. Recommend having an electrician evaluate and repair / secure to help promote or maintain proper function and safety.

9.10 Lighting / Ceiling Fan(s)

9.10.3 Some of the master and guest bathroom vanity lights do not function. A kitchen spot light does not function. The kitchen, dining area, and hallway lights / ceiling fans do not function properly, and appear to be incorrectly wired or installed. Recommend having an electrician further evaluate and repair for proper function and safety.

11.0 PLUMBING SYSTEM

11.8 Hose Bib(s)

11.8.2 Both of the hose bibs leak at the handle when operated. Recommend having a plumber evaluate and repair for proper function and moisture protection.

11.9 Sink(s)

11.9.2 The left master bathroom faucet leaks in the off position, and the sink surface is damaged. The right master bathroom sink stopper does not function. The upstairs guest bathroom sink stopper does not seal properly, the drain inlet is damaged, and the cold water faucet handle leaks when operated. Recommend having a plumber evaluate and repair for proper function and moisture protection.

11.11 Tub(s) / Shower(s)

11.11.2 The master tub faucet handle lacks a positive stop, and the overflow drain is loose / upside down. The upstairs guest shower faucet assembly is loose in the wall. The downstairs guest shower door handle is missing. The grout and caulking is damaged in all 3 tub / shower surrounds. Recommend having a plumber evaluate and repair for proper function and moisture protection.

13.0 FIREPLACE(S)

13.1 Wood Burning Fireplace(s)

13.1.1 The back refractive panel is damaged in the fireplace enclosure. Recommend having a chimney sweep evaluate and repair prior to use.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Scope of Inspection

1.1.1 At your request, an inspection of the above property has been conducted. Pillar To Post Home Inspectors LLC is pleased to submit this inspection report. This report is a professional generalized opinion based on a visual inspection of the accessible systems and components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. Not all defects will be identified during this inspection.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any party of this property, except as may be disclosed to you. The information provided in this report is solely for your use.

Thank you for selecting our company. Sincerely,
Chris Yancey
Pillar to Post Home Inspectors LLC

This report has been prepared based upon the Standards of Practice established by The State of Nevada and The American Society of Home Inspectors - ASHI®. All components designated for inspection in the ASHI® Standards of Practice, adopted March 2014, are inspected, except as may be noted within this report.

Representative samples of building components are inspected in areas that are readily accessible at time of inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the systems and components at time of inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, and systems and components inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post Home Inspectors LLC is neither a guarantor nor insurer.

The inspection and report do not address and are not intended to address code and/or regulation compliance, environmental hazards including: mold, mildew, fungus, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination, cockroaches, rodents, pesticides, treated lumber, mercury, and any other indoor or outdoor substances. No soil evaluations, testing, or comments about soil conditions are referenced in this report. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or

purpose without the express written consent of Pillar To Post Home Inspectors LLC does so at their own risk and by doing so without the consent of Pillar To Post Home Inspectors LLC waives any claim of error or deficiency in the report.

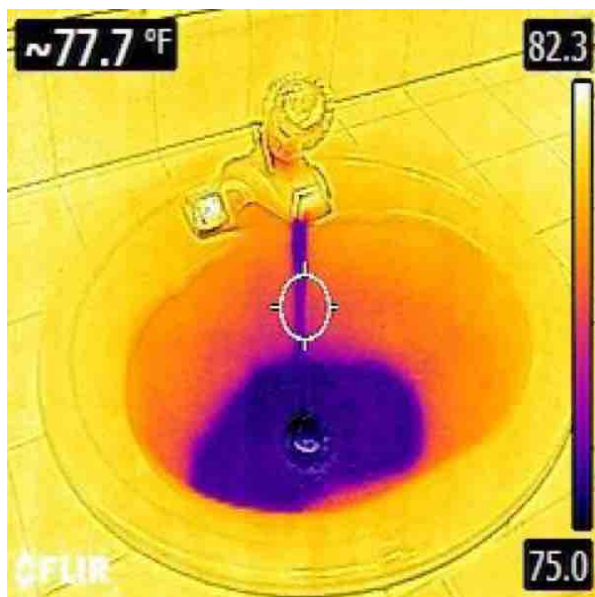
This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central vac systems, sprinkler systems, alarm systems, cable or satellite TV wiring, timers, or smoke detectors.

The Report Summary is provided to allow the reader a brief overview of the Report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire inspection report, including the Standards of Practice of the American Society of Home Inspectors, Limitations, Scope of Inspection, and Inspection Agreement must be carefully read to fully assess the findings of the inspection.

There are several issues of varying criticality that are listed on the following pages. The items listed in the Report Summary are the items of greatest and/or most immediate concern. We recommend that they be addressed for safety, damage, operational, and/or service life reasons. Other issues of varying criticality, general comments, maintenance recommendations, and limitations are listed throughout the Report. We recommend that all repairs be completed by a licensed contractor or professional in their respective field(s).

1.1.2 A rodent inspection was performed as part of the inspection and no visible signs of rodent intrusion past or present have been observed. No indication of major infestation was observed. Some vulnerable areas which could allow access to rodents were observed. These areas are documented in the inspection report in their relevant categories.

A thermal camera has been utilized to aid in the visual inspection. The Pillar To Post ® Professional Home Inspection STANDARDS OF PROFESSIONAL PRACTICE FOR THE USE OF AN INFRARED CAMERA ON A HOME INSPECTION have been used. Below is an example of a thermal image. Other thermal image(s) can be found throughout the Report. No anomalies were observed.



1.2 Approximate Year Built

1.2.1 :1991

1.3 Inspection / Site Conditions

☑ 2 Story

☑ Single Family Home

1.3.1 Buyer Present

1.3.2 Buyers Agent Present

1.3.3 Dry Ground

1.3.4 Approximate Temperature: 90 degrees

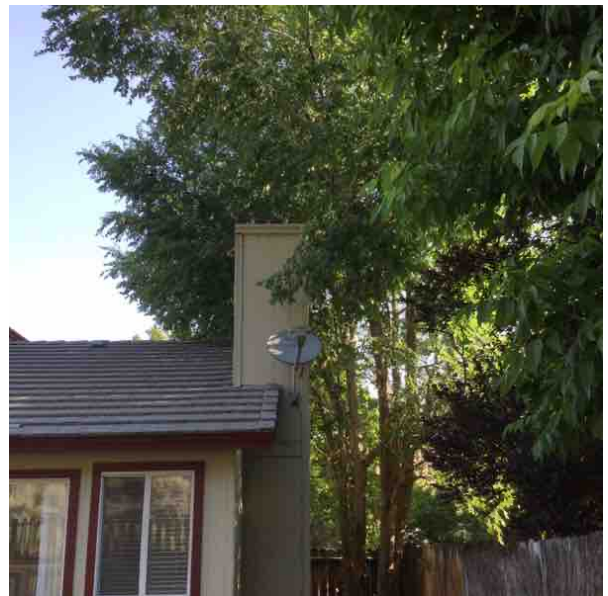
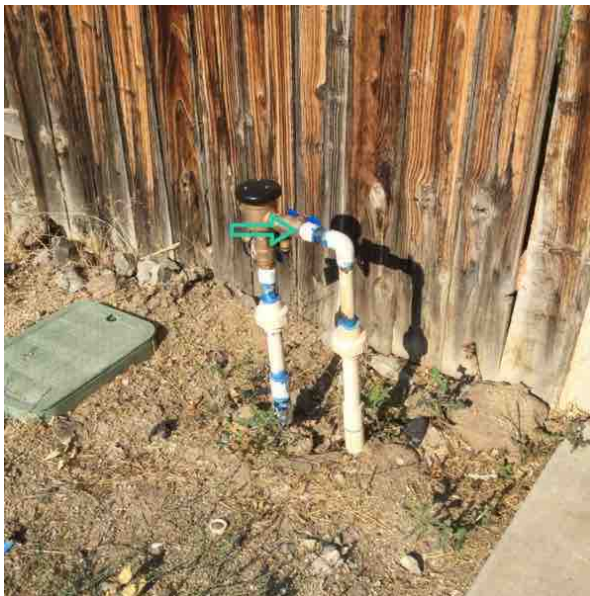
2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 The ground surface is relatively flat along the left and back sides of the house. Recommend having a contractor evaluate and repair or improve site drainage as needed to help minimize potential of moisture related issues.

There is a leak or drip at the irrigation valve. Recommend having a landscaper evaluate and repair.

Recommend consulting an arborist regarding proper tree / root management on the left side of the house to help minimize further damage.



2.2 Driveway(s)

- ☑ Concrete
- ☑ Driveway(s) & Walkway(s)
- ☑ Pavers

2.2.1 There are common cracks / surface deterioration in the driveway and walkways. Recommend having a contractor evaluate and repair to help minimize further damage.



2.3 Enclosure(s)

- ☑ Fences

2.3.1 There are a few damaged fence boards, and the fences are loose / leaning in various areas. Recommend having a contractor evaluate and repair to help minimize further damage.



3.0 EXTERIOR

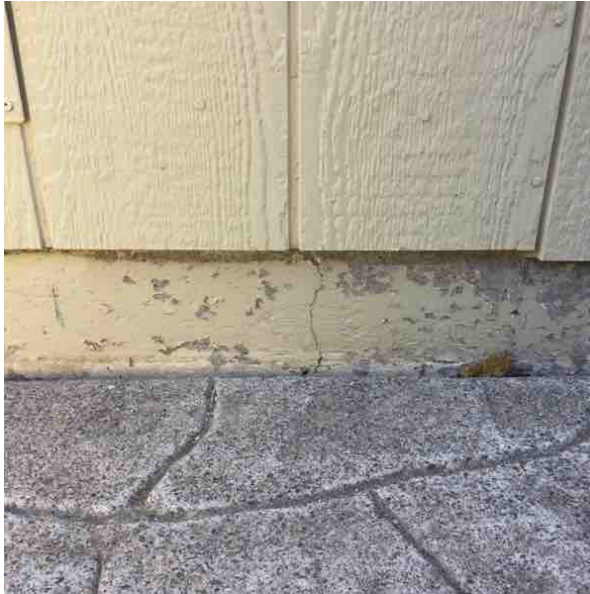
3.1 Limitations

- △ The foundation wall is partially concealed

3.2 Foundation Surface

☑ Concrete

3.2.1 There are common settlement cracks and surface deterioration in the foundation wall surfaces. No indication of a significant structural defect was observed. Recommend having a contractor evaluate and repair as needed to help minimize further damage.



3.3 Wall Surface

☑ Composite Siding

3.3.1 The exterior (siding, trims, frames, and chimney) are generally in fair to good condition with scattered areas of moisture / weather damage and a lack of deferred maintenance - note the wavy siding or slightly swollen ends, moisture damages near the ground, at mid level intersections, and trims. There are sunken or lifted nail heads, small holes, surface damages, deteriorated paint, caulking, finishes, etc. throughout the exterior. Recommend having a contractor evaluate and repair as needed to promote the exterior's lifespan and intended function.





3.4 Eaves / Fascia / Soffit

⊙ Wood

3.4.1 No Visible Damage

3.5 Windows

☑ Insulated Glass Windows

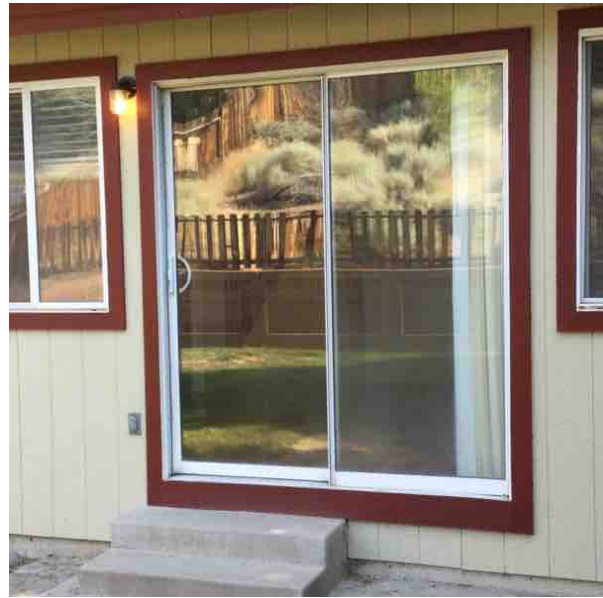
3.5.1 The kitchen, master bedroom, and downstairs guest bathroom windows appear to have failed seals as moisture stains or spotting is visible between panes. A few window screens are missing or damaged. Recommend having a contractor evaluate and repair to help promote proper or improved function.



3.5.2 Note: The windows are an insulated type that are typically constructed with 2 panes of glass with a vacuum or an inert gas sealed between the glass panes. Over time, this seal can become compromised and allow outside air to enter the space between the glass. The built-in drying agent in the window eventually becomes saturated and can not handle the moist air. This will cause the window to haze and/or develop condensation between the glass panes. The thermal ability of the windows will be affected slightly. If a window is noted as "Broken Seal", then the compromised seal is obvious. Dirty windows and varying weather conditions can obscure compromised seals. Mild temperatures and low humidity will minimize the visible fogging. High humidity and greater temperature difference between inside and outside will maximize the visible fogging. Compromised seals can also be expected in other windows of the same age at some point in time. The appearance of a compromised seal can vary from slight deposits between the glass to complete hazing of the glass.

3.6 Exterior Doors

3.6.1 The back sliding door lock is damaged, and the sliding screen door is missing. The garage man door interior frame and insulation are damaged. Recommend having a contractor evaluate and repair to help promote proper or improved function.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc. This inspection is not a technically exhaustive evaluation. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

4.2 Roofing Inspection Method

- ☑ Walked on roof surface.

4.3 Sloped Surface(s)

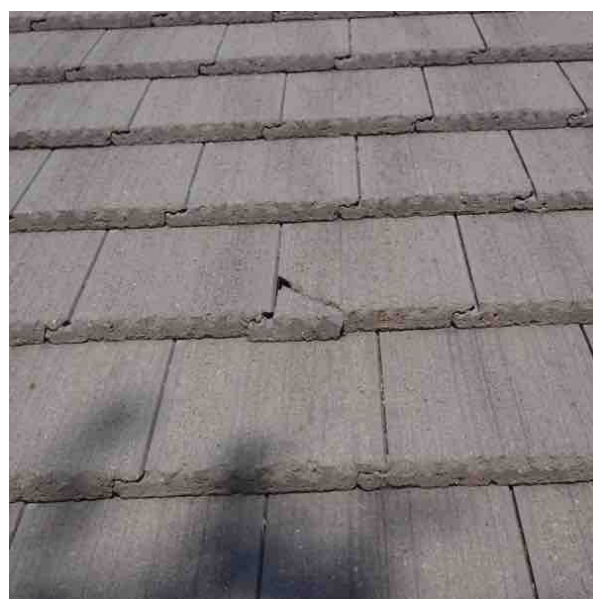
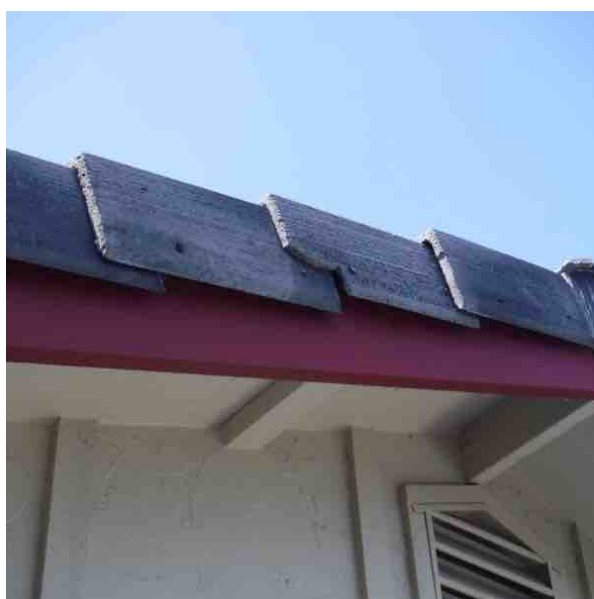
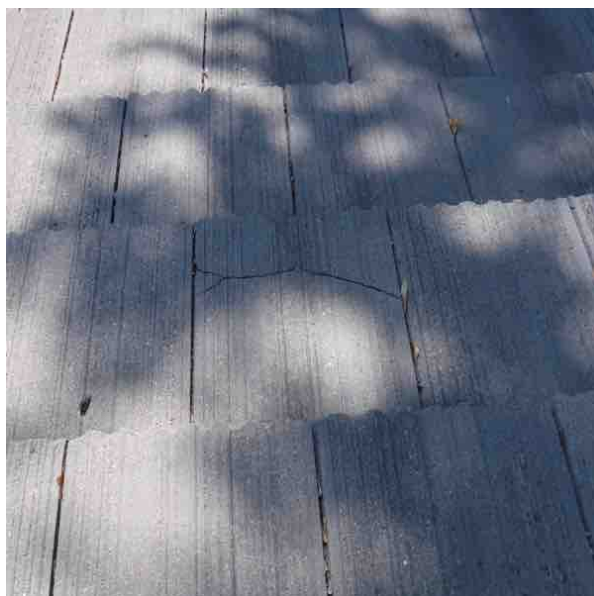
☑ Tile

4.3.1 1 Layer

4.3.2 Life Expectancy: Typical

4.3.3 The typical life expectancy of roofing materials varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of the attic, color of roofing etc. Lifespans are typically shorter than advertised. This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at time of inspection. Monitor seasonally for leaks, loose sections of roofing, wind damage, and deterioration.

4.3.4 **There are 2 damaged roof tiles over the left side of the garage. There are 2 damaged roof tiles at the 2nd level roof edge, and in the left field. Recommend having a roofer evaluate and repair to help promote moisture protection and proper function.**



TO	Seth Rogers 775-447-0552
AMOUNT	\$100.00
FROM	Checking ...6886
SENT	Thursday, November 21
MEMO	Tiles
CONFIRMATION CODE	USBiKaRjOrR6

4.4 Flashings

- ☑ Metal Flashings
- ☑ Metal Stack Flashing
- ☑ No Drip Edge Flashings
- ☑ Tarred Flashings

4.4.1 No Significant Damage

4.5 Roof Drainage

- ☑ Partial Gutters Installed

4.5.1 No Significant Damage

4.5.2 Maintenance Tip: Recommend ensuring that all gutter sections remain securely fastened, sealed, and are kept clean of debris / foliage to help maintain or promote proper drainage.

Upgrade: Consider having a complete gutter and downspout system installed to promote proper roof and site drainage.

4.6 Chimney(s)

- ☑ Composite
- ☑ Metal Cap
- ☑ Metal Flue
- ☑ See Exterior Wall Section Above

5.0 ATTIC**5.1 Attic General Comments**

5.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed. The attic is traversed under safe conditions only. We do not traverse the attic beyond areas that are blocked by building materials. We do not traverse the attic if building components are subject to damage.
- No access was gained to the wall cavities of the building.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

5.2 Attic Access

- ☑ Attic Entered
- ☑ Ceiling Hatch
- ☑ Limited Access / Vaulted Ceilings

5.3 Insulation

- ☑ Blown-in cellulose

5.4 Ventilation

- ☑ Gable End Vent
- ☑ Roof Vent
- ☑ Soffit Vent

5.5 Vapor Barrier

5.5.1 Partial Vapor Barrier Present

5.6 Exhaust Duct

- ☑ Foil Flex Duct
- ☑ Metal Duct

5.6.1 Some Vent / Ducts Concealed

5.6.2 Vent to Roof

6.0 GARAGE / CARPORT

6.1 Structure☒ Attached Garage

6.1.1 There are common damages to the garage walls / ceiling. Recommend having a contractor evaluate and repair as needed.

**6.2 Interior Access Door(s)**

6.2.1 No Significant Damage

6.3 Vehicle Door(s)

6.3.1 Auto - Opener : Functional

6.3.2 No Significant Damage

7.0 STRUCTURE**7.1 Structure General Comments**

7.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. This inspection is not a technically exhaustive evaluation.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

7.2 Foundation☒ Concrete

7.2.1 Mostly Concealed Foundation Structure

7.2.2 No Visible Damage

7.3 Support - Post / Beam / Column☒ Wood beam support☒ Wood support post

7.3.1 No Significant Damage

7.4 Floor Structure☒ Engineered wood - TJI

7.4.1 Partially Concealed Floor Structure

7.5 Wall Structure

- ☑ Wood frame

7.5.1 Wall Structure Concealed**7.6 Roof Structure**

- ☑ Engineered truss
- ☑ Plywood / OSB roof sheathing.

7.6.1 No Visible Damage**7.6.2 Partially Concealed Roof Structure****8.0 CRAWLSPACE****8.1 Crawlspace General Comments**

8.1.1 Note: Inadequate control of surface water causes 80 to 90% of water problems. If this house sits high enough, it is unlikely there is a high water table, therefore, a wet basement or crawl space problem is usually a result of poorly controlled roof water run off and surface control. Due to the constant state of physical change in weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to purchase of this property. Water entry into a crawlspace or basement can occur when the grade level is higher than the crawlspace or basement floor. The water tightness of roofs, basements, and crawl spaces is unknown unless there is heavy rainfall during the inspection which produces visible signs of water. This does not guarantee either the roof, basement, and / or crawl space will remain leak free for any period of time.

8.2 Ventilation

- ☑ Foundation Vents

8.2.1 Recommend opening all foundation vents to promote proper crawlspace ventilation.

**8.3 Insulation**

- ☑ Rim Joist(s) Insulated
- ☑ Stem Wall(s) Insulated

8.4 Vapor Barrier

- ☑ Dry Crawlspace Ground
- ☑ Vapor Barrier Installed

8.4.1 No Significant Damage**9.0 ELECTRICAL SYSTEM****9.1 Limitations**

- ▲ The branch circuit wiring is mostly concealed

9.2 Electrical General Comments

9.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Most of the service cable and distribution wiring is concealed.
- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested. This inspection is not a technically exhaustive evaluation. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

9.3 Service Entrance

- ✓ 120/240V
- ✓ Electrical service to the home is by underground cables.
- ✓ Service Cables Concealed

9.4 Service Size

- ✓ 100 Amps

9.5 Main Disconnect(s)

- ✓ 100 Amp Main Breaker
- ✓ Main Electrical Disconnect at Panel

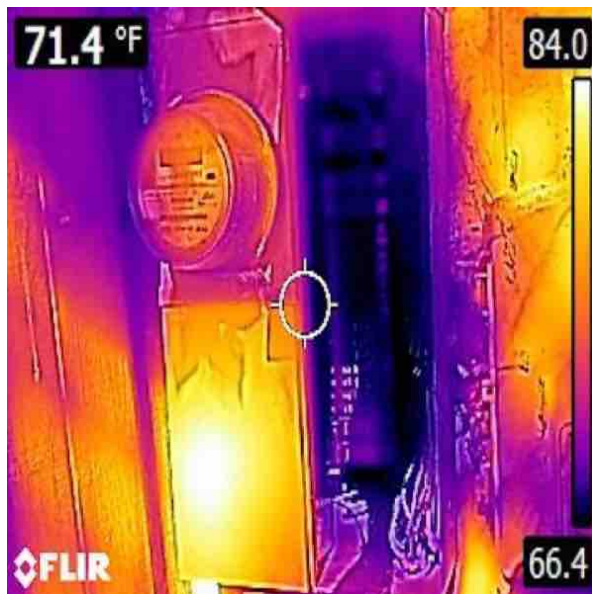
9.6 Distribution Panel(s)

- ✓ Electrical panel located at meter.

9.6.1 Breakers Installed

9.6.2 No Significant Defects

9.6.3 Note: The thermal image(s) show the electrical panel(s) operating under normal conditions. No anomalies were observed.



9.7 Grounding

- ✓ Grounded at concrete encased electrode (Ufer ground).

9.8 Branch Circuit Wiring

- ✓ Copper wire branch circuits.
- ✓ Grounded wiring
- ✓ Non-Metallic Sheath Cable(s)

9.8.1 Note: Most parts of any electrical system are typically concealed in conduits, behind walls, and ceilings. Evaluating concealed components is beyond the scope of this inspection.

9.9 Receptacles

☑ GFCI Protection in Appropriate Areas

☑ Grounded

9.9.1 Functional

9.9.2 A GFCI (Ground Fault Circuit Interrupter) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. They are now required in new construction in all potentially wet or damp locations of a house (exterior, garage, basement, crawlspace, kitchen, bathrooms, at sinks, etc.). In the event of a fault in an appliance that you are touching; the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. Per manufacturer's recommendations; test GFCI receptacles / breakers monthly. Replace them if they fail to trip when testing.

A representative number of outlets were tested to gain an overall impression of the system. We attempt to test as many as we can, but some are not tested such as those that are inaccessible and those that would require us to unplug the homeowners equipment.

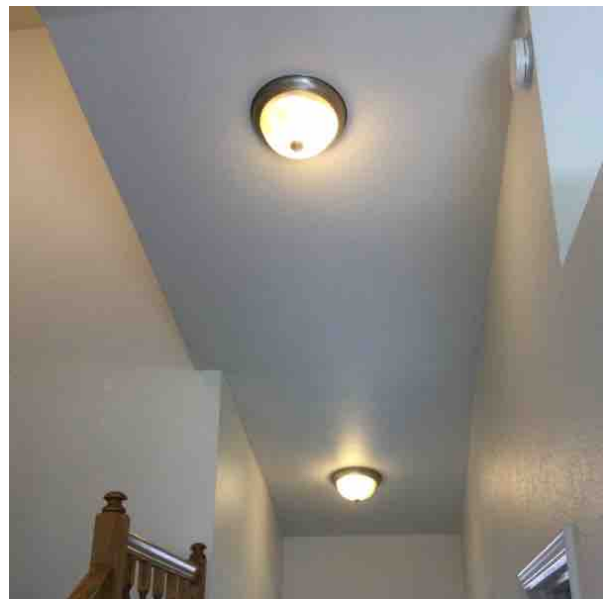
9.9.3 One of the living room receptacles is loose in the wall. Recommend having an electrician evaluate and repair / secure to help promote or maintain proper function and safety.

**9.10 Lighting / Ceiling Fan(s)**

9.10.1 Ceiling Fan(s) : Functional

9.10.2 Lighting: Functional

9.10.3 Some of the master and guest bathroom vanity lights do not function. A kitchen spot light does not function. The kitchen, dining area, and hallway lights / ceiling fans do not function properly, and appear to be incorrectly wired or installed. Recommend having an electrician further evaluate and repair for proper function and safety.



9.11 Exhaust Fan(s)

9.11.1 Functional

9.12 Smoke Alarms

9.12.1 Installed

9.12.2 Safety Tip: The home was inspected for the presence of smoke detectors. The smoke detectors were not tested during the inspection. For safety and peace of mind, you should test all smoke detectors when you move into the home. Replace any that are suspect and test the smoke detectors monthly.

If not presently installed, the installation of a smoke detector is highly recommended in each sleeping room.

9.13 Carbon Monoxide Alarms

9.13.1 Safety Tip: Recommend installing & regularly testing Carbon Monoxide detectors (locate in rooms or areas with a gas fireplace or fuel burning equipment).

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 Limitations

- △ An evaluation of the heat exchange is beyond the scope of this inspection
- △ Partially Concealed Ducting

10.2 HVAC General Comments

10.2.1 HVAC units are inspected by opening readily accessible user-removable panels. Panels on package (one piece) are not removed during the inspection. Defects or failure of HVAC equipment can happen at anytime, without warning, including the day after the inspection. We strongly recommend that you have all HVAC equipment cleaned and serviced at least once a year. Regular service is very important for efficient operation and to achieve maximum service life. Most AC and heat pump compressors carry manufacturers' warranties of no more than 5 years. The report is not a prediction of the remaining lifespan of the HVAC system. Typical lifespans of HVAC equipment range from 8-12 years. Some last longer, some break down sooner. If you want protection against HVAC system breakdowns; consider a warranty or service contract on your HVAC equipment. This inspection is not a technically exhaustive evaluation. Any capacities or sizings listed for the HVAC system(s) are for informational purposes only. No attempt has been made to determine the adequacy of the systems for the spaces they are conditioning as this is beyond the scope of a visual home inspection.

10.3 Thermostat(s)

- ☑ Digital

10.3.1 Functional

10.4 Energy Source(s)

- ☑ Electricity
- ☑ Natural Gas

10.5 Meter

- ☑ Gas Meter: Left of House

10.5.1 The main natural gas shut off is located at the gas meter.

10.6 Air Conditioning System(s)

- ☑ Condensing Unit(s)

10.6.1 Functional

10.6.2 Manufacture: BDP Company - 1993

10.6.3 Although functional; due to the age, crooked / dirty condition of the unit, and damaged insulation; recommend having the unit evaluated, serviced / repaired, and cleaned by an HVAC contractor to promote moisture protection, its serviceable lifespan, and efficiency.

**10.7 Forced Air Furnace(s)**

- ☑ Mid - Efficiency Furnace

10.7.1 Functional

10.7.2 Manufacture: RUUD - 1991

10.7.3 Although functional; Due to the age and dusty condition inside the HVAC enclosure, and the apparent leak at the condensation drain; recommend having the unit evaluated, serviced / repaired, and cleaned by an HVAC contractor to promote moisture protection, its serviceable lifespan, and efficiency.

**10.8 Combustion/Venting**

- ⊙ Combustion Air: Garage
- ⊙ Venting: Metal Flue

10.9 Distribution System(s)

- ⊙ Ductwork: Attic & Crawlspace

10.10 Natural Gas Piping

10.10.1 Note: No inspection for gas leaks were performed. Inspection and evaluation of gas leaks are specifically excluded from the inspection and report.

10.11 Filter

- ⊙ 20x30x1
- ⊙ Filter: Disposable

10.11.1 The air return filter is dirty. Recommend replacing.

**11.0 PLUMBING SYSTEM**

11.1 Limitations

- △ The waste pipes are partially concealed
- △ The supply pipes are partially concealed
- △ While the house water main was located, we were unable to determine the pipe material as it was not visible for inspection.
- △ Inspection Limitation: The main water shut-off was not tested.

11.2 Plumbing General Comments

11.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Concealed portions of the plumbing system could not be inspected, including the subterranean systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems. This inspection is not a technically exhaustive evaluation. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

Note: The thermal image shows a plumbing trap operating under normal conditions. No anomalies were observed.

**11.3 Water Main**

- ☑ Water Shut- Off: At Meter

11.4 Distribution Piping

- ☑ Interior water supply pipes are copper.

11.4.1 Water Pressure: Typical

11.5 Drain, Waste, and Vent Piping

- ✓ Plastic

11.5.1 Upgrade: Recommend having a plumber evaluate and route the water heater drain pan pipe from the crawlspace to exterior to help promote moisture protection.



11.6 Water Heating Equipment

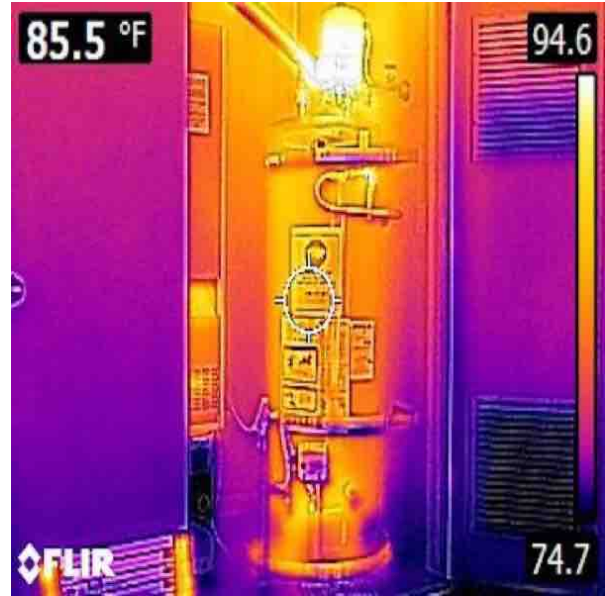
- ✓ Storage tank hot water system.
- ✓ Fuel source is natural gas.
- ✓ 50 Gallon
- ✓ Water heater is located in the garage.
- ✓ Manufacture: Rheem - 2018
- ✓ Fuel Shut off at Tank

11.6.1 Functional

11.6.2 Safety Tip: There is a risk of scalding from hot water, especially with young children and senior citizens. Water heater thermostat should be set no higher than 120F to help prevent accidental scalding, severe burns, etc. Based on manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That, of course, will vary with the severity of local weather, the unit design, quality of installation and the level of maintenance your unit has received.

11.6.3 Upgrade: Recommend having a plumber secure the thermal expansion tank to help minimize damage / leak potential.

Note: The thermal image shows the water heater under normal conditions. No anomalies were observed.



11.7 Water Heater Venting

- ☑ Metal Flue Vent

11.8 Hose Bib(s)

- 11.8.1 Functional

11.8.2 Both of the hose bibs leak at the handle when operated. Recommend having a plumber evaluate and repair for proper function and moisture protection.



11.9 Sink(s)

- 11.9.1 Faucets: Functional

11.9.2 The left master bathroom faucet leaks in the off position, and the sink surface is damaged. The right master bathroom sink stopper does not function. The upstairs guest bathroom sink stopper does not seal properly, the drain inlet is damaged, and the cold water faucet handle leaks when operated. Recommend having a plumber evaluate and repair for proper function and moisture protection.



11.10 Toilet(s)

11.10.1 Functional

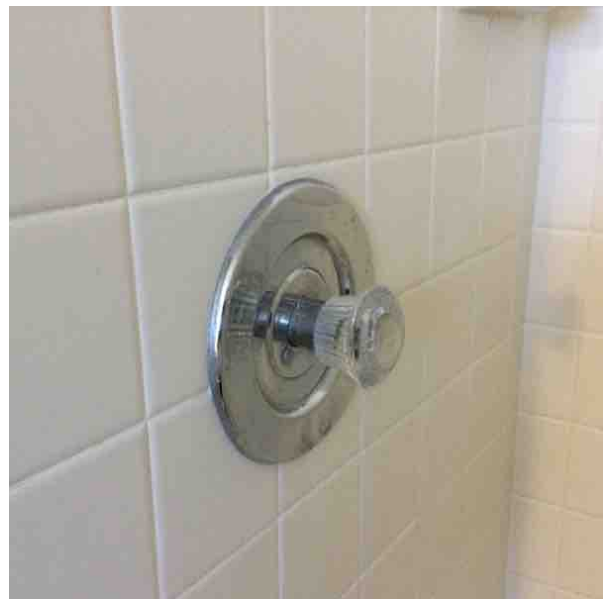
11.10.2 Note: The thermal images show the upstairs toilets under normal conditions. No anomalies were observed.



11.11 Tub(s) / Shower(s)

11.11.1 Tubs / Showers: Functional

11.11.2 The master tub faucet handle lacks a positive stop, and the overflow drain is loose / upside down. The upstairs guest shower faucet assembly is loose in the wall. The downstairs guest shower door handle is missing. The grout and caulking is damaged in all 3 tub / shower surrounds. Recommend having a plumber evaluate and repair for proper function and moisture protection.





12.0 INTERIOR

12.1 Interior General Comments

12.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.
- The operation of a representative sample of windows and doors was tested.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

12.2 Floors

12.2.1 There is a damaged floor tile in the laundry room. The trim is damaged near the back sliding door. There are a few gaps in the laminate flooring intersections. Recommend having a contractor evaluate and repair.

**12.3 Walls / Ceilings**

12.3.1 The upstairs guest bathroom mirror is damaged. There are a few common wear and tear damages, blemishes, patches, settlement cracks, nail pops, and small holes in the walls, ceilings, and surfaces throughout the house. Recommend having a contractor evaluate and repair.





12.4 Windows

12.4.1 See Exterior Section

12.5 Doors

12.5.1 The pantry door frame or casing is damaged. Recommend having a contractor evaluate and repair.



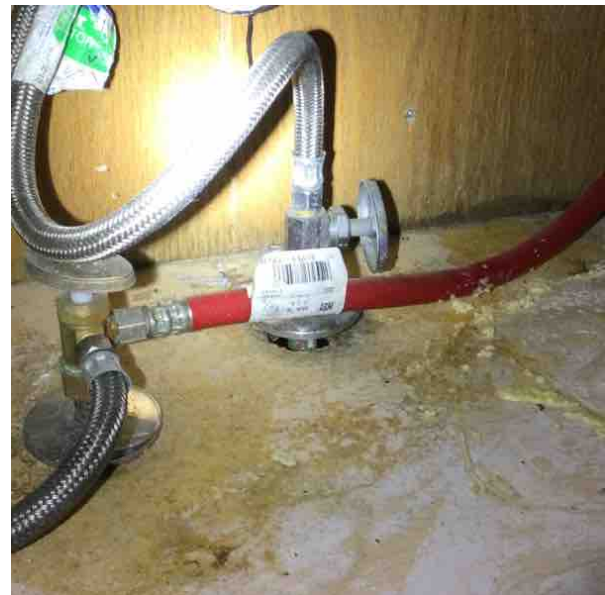
12.6 Stairs / Railings / Guardrails

12.6.1 The lower hand / guard rail is loose. Recommend having a contractor evaluate and repair / secure to promote safety.

Upgrade: Recommend having a contractor evaluate and upgrade the hand / guard rails to modern safety standards to help promote safety from falls.

**12.7 Countertops / Cabinets**

12.7.1 There are common wear and tear damages at the cabinets and countertops. There are gaps in the cabinet below the kitchen sink that may allow for rodent intrusion. Recommend having a contractor evaluate and repair.

**12.8 Laundry Equipment**

☑ Electric Dryer Service

12.8.1 Dryer Vent: To Exterior

12.8.2 No Significant Damage

12.8.3 Maintenance Tip: Dryer vent pipes should be cleaned / cleared out periodically due to lint buildup. Recommend cleaning of the duct as needed.

13.0 FIREPLACE(S)

13.1 Wood Burning Fireplace(s)

- ☑ Damper Functional
- ☑ Pre-fabricated Insert

13.1.1 The back refractive panel is damaged in the fireplace enclosure. Recommend having a chimney sweep evaluate and repair prior to use.

**14.0 APPLIANCES****14.1 Appliance General Comments**

14.1.1 Appliances were tested by turning them on briefly. We do not perform extensive testing of timers or thermostats; and, we make no report regarding the effectiveness of any appliances.

14.2 Refrigerator

14.2.1 Not Installed

14.3 Ranges / Ovens / Cooktops

14.3.1 Functional

14.3.2 The range is missing its anti - tip bracket. Recommend having a contractor install the appropriate bracket to promote safety.

**14.4 Range Hood**

14.4.1 Functional

14.5 Dishwasher

14.5.1 Functional

14.5.2 The dishwasher is loosely secured in the cabinets. Recommend having a contractor evaluate and repair / secure.

**14.6 Microwave Oven**

14.6.1 Functional

14.7 Food Waste Disposer

14.7.1 Functional

15.0 GENERAL COMMENTS ABOUT THIS INSPECTION**15.1 General Comments**

15.1.1 It is recommended that any and all repairs be completed by a licensed contractor in their respective fields.