



Inspection Report

Terry & Brenden Sparks

Property Address:

2987 Del Rio Ln
Minden NV 89423



Clear Choice Home Inspection Services

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Received and Reviewed by:

Signature _____ Date _____

Signature _____ Date _____

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Date: 9/7/2026	Time: 09:00 AM	Report ID: SPA298
Property: 2987 Del Rio Ln Minden NV 89423	Customer: Terry & Brenden Sparks	Real Estate Professional: Thomas Vander Laan Dickson Realty

Comment Key or Definitions

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

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

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

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

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

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

Age Of Home:

Over 30 Years

Style of Home:

Contemporary

Home Faces:

West

Client Is Present:

No

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

1600 to 1900

1. Exterior

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

Styles & Materials

Siding Style:

Horizontal Lap and T-111

Siding Material:

OSB Smart Panel Siding

Exterior Entry Door:

Steel Clad w/glass insert

Appurtenance:

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Single French Door

Windows:

Thermal insulated - Vinyl framed

Single Hung & Sliders

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior



1.0 Item 3(Picture) view of exterior



1.0 Item 4(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

(1) Exterior wall cladding appears original to the home, and is T-111 and Horizontal lap style OSB panels that appear in good overall condition. Normal aging and wear was noted. No problems were noted with the siding materials, and appears properly secured to wall framing.

(2) Maintenance item... Recommend caulking maintenance at the South wall cladding, where holes have been made through the siding for mounting brackets. Recommend seal holes with approved exterior Sealant to prevent moisture intrusion behind wall cladding materials.



1.1 Item 1(Picture) caulking maintenance at the South wall cladding

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

Windows are vinyl framed, thermal insulated sliding and single hung windows, all operate and secure.

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

1.7

GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, AND WALKWAYS

Comments: Inspected - Appears Functional

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

(2) Some Spalling damage of the concrete surfaces was noted at the driveway behind the main house garage. Spalling is the result of moisture freezing within the cracks of concrete surfaces that causes pieces of the concrete to break loose when freezing water expands as it turns into ice. NOTE: This condition does not appear structural, but rather cosmetic.



1.7 Item 1(Picture) Spalling damage of the concrete surfaces

1.8 GATES/FENCES

Comments: Inspected - Appears Functional

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

Comments: Inspected - Appears Functional

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

2. Roofing

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

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp

Chimney (exterior):

Metal Flue Pipe

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Roof Type:

Gable

Items

2.0 VIEW OF ROOF

Comments: Inspected

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



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof



2.0 Item 3(Picture) view of roof



2.0 Item 4(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected



The roof covering appears to be original (36 years) and is a 40 year architectural, asphalt/fiberglass Composition shingle with a few years of it's life remaining (with proper maintenance and repairs). Typical loss of granules noted from shingles, however is more advanced at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, due to amount of bare fiberglass shingle edges noted.



2.1 Item 1(Picture) condition of south shingles



2.1 Item 2(Picture) condition of south shingles



2.1 Item 3(Picture) condition of south shingles



2.1 Item 4(Picture) condition of south shingles

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

Plumbing and furnace vent pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) Plumbing and furnace vent pipes are sealed well



2.3 Item 2(Picture) Plumbing and furnace vent pipes are sealed well

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) NOTE: I am unable to determine if in-ground drains for gutter downspouts operate as intended.



2.4 Item 1(Picture) in-ground drains for gutter downspouts



2.4 Item 2(Picture) in-ground drains for gutter downspouts

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

3. Structural Components

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

Styles & Materials

Foundation: Poured Concrete Footing/Stemwall	Method used to observe Crawlspace: Crawled	Floor Structure: 2 x 8 Wood Joists 3/4" OSB Subfloor plywood
Columns or Piers: Wood posts	Wall Structure: 2 X 6 Wood	Ceiling Structure: Engineered wood trusses 2X4 Joists
Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters	Method used to observe attic: Walked	Attic info: Scuttle hole

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected

Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace



3.0 Item 4(Picture) view of crawlspace



3.0 Item 5(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Master Bedroom Closet, and is Serviceable.

3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

- (1) Structure has poured concrete forming the stemwall and foundation, and only visible at the outer foundation wall, due to insulation covering at the interior of foundation. No obvious problems noted at time of inspection.
- (2) Crawlspace area was dry at time of inspection, with no signs of past moisture intrusion noted.



- (3) Construction debris (and/or trash) should be removed from the crawlspace area under the master bathroom.



3.2 Item 1(Picture) Construction debris (and/or trash) should be removed

3.3 WALLS (Structural)

Comments: Inspected

The structural components of the walls are not visible due to coverage by the interior and exterior finishes. Walls appear straight and without bows/warpage. No obvious problems noted at time of inspection.

3.4 COLUMNS OR PIERS

Comments: Inspected

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

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



3.6 Item 1(Picture) due to subfloor insulation

3.7 CEILINGS (structural)

Comments: Inspected

Ceiling structure is covered with interior finish materials, and insulation, and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

3.8 VIEW OF ATTIC

Comments: Inspected

The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic



3.8 Item 3(Picture) view of attic



3.8 Item 4(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC

Comments: Inspected

3.10 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in Master Closet. Serviceable.

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

4. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below Ground - 220 volts

Number of Conductors:

Three

Panel capacity:

200 AMP (adequate)

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

MURRAY

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

Grounding Rod/Clamp

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

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

Comments: Inspected

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



4.1 Item 1(Picture) laundry room panel



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) main electrical panel



4.1 Item 4(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

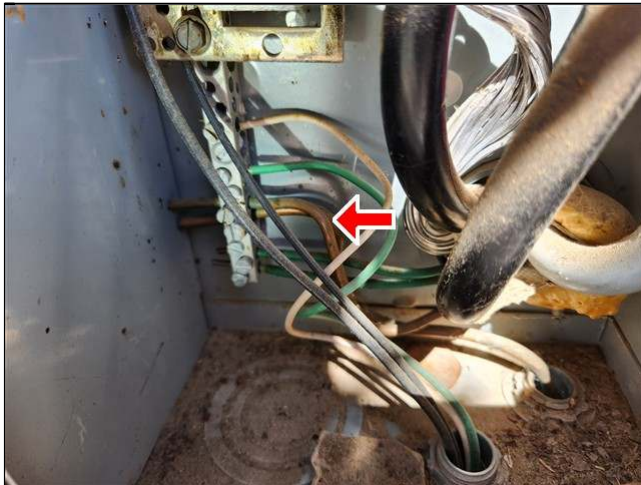
Comments: Inspected

Main Panel and Disconnect are located at the South side of the home's exterior, The Distribution Panel is located in the Laundry room.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

The Grounding system for the Main Service Panel is not visible due to construction materials. However, there is a Grounding wire present in the Panel, which is important for proper grounding (safety) of the home... A ground wire to grounding rod is present.



4.3 Item 1(Picture) grounding wire inside main panel



4.3 Item 2(Picture) grounding rod and clamp

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

Comments: Inspected

The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No "double tap" circuit breakers or burned connections noted.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected



(1) Faulty light switch noted at the Office, with arcing heard inside the switch when operating. Recommend further evaluation/repair by a licensed Electrician.

RE: ITEM 4.5(1)—SCHEDULED**** Please see *Exhibit: Seller Repair Itemization* for Updates



4.5 Item 1(Picture) Faulty light switch noted at the Office



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



4.5 Item 2(Picture) loose wire end in attic area



4.5 Item 3(Picture) Open wire connection



(3) Open wire connection noted in the attic area over the master bathroom (missing cover plate).

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

Comments: Inspected

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

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

4.8 SMOKE DETECTORS

Comments: General Maintenance Item

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

4.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide Detector was noted at common hallway to Guest Bedrooms.

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

5. Plumbing System

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

Styles & Materials

Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Natural Gas (quick recovery)	Water Heater Capacity: Tankless	Water Heater Manufacturer: NAVIEN

Items

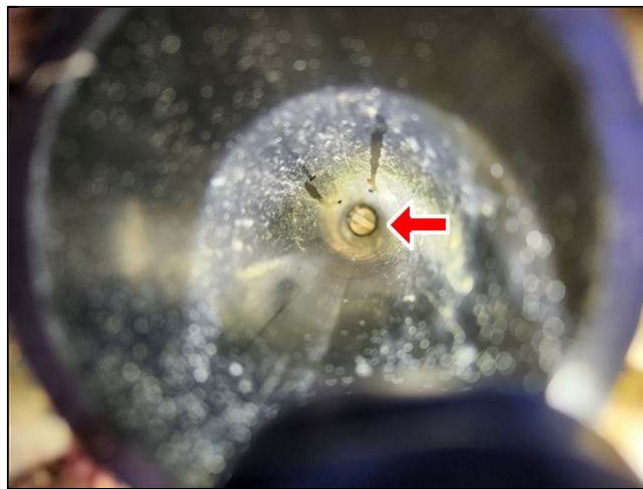
5.0 VIEW OF MAIN WATER SHUT-OFF DEVICES (Describe location)

Comments: Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at front yard to right of entry. Note: Both of these locations will require a water key tool to operate.



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



5.0 Item 2(Picture) main water shut-off valve

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

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

Comments: Inspected

The water pressure was tested at the Laundry room connections, pressure was 85 psi at time of inspection.



5.2 Item 1(Picture) water pressure at laundry connections

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected **RE: ITEM 5.3(1)—**SCHEDULED**** Please see *Exhibit: Seller Repair Itemization* for Updates



(1) Shower drain is leaking in the crawlspace area under the master bathroom. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.



5.3 Item 1(Picture) master bath shower drain leaking



5.3 Item 2(Picture) master bath shower drain leaking



5.3 Item 3(Picture) master bath shower drain leaking



5.3 Item 4(Picture) moisture from leak



RE: ITEM 5.3(2)—SCHEDULED**** Please see *Exhibit: Seller Repair Itemization* for Updates

(2) Toilet drain is leaking in the crawlspace area under the Guest Bathroom. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace. Subfloor surrounding toilet drain is not affected by this leak.



5.3 Item 5(Picture) guest bath toilet drain leak



5.3 Item 6(Picture) moisture from leak



5.3 Item 7(Picture) subfloor not affected

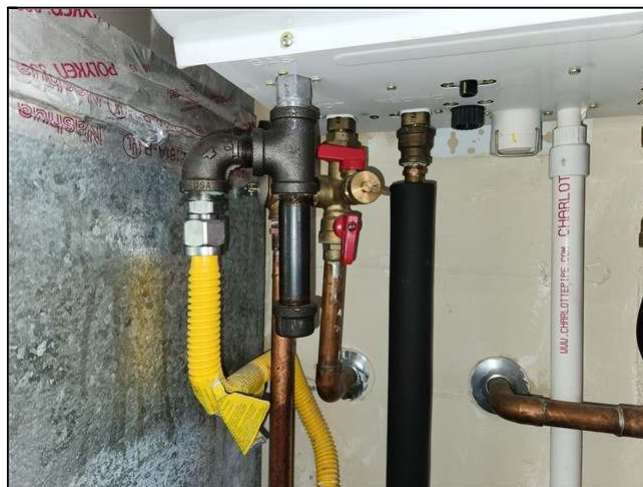
5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

The home uses an on-demand, tankless, gas fired water heater for the whole house hot water supply, located in the garage. Unit operated as intended with no leaks or abnormal noises noted at time of inspection. Water temperature control is located at the front cover housing of the w/h unit. Manufactured in 2018 by Navien.



5.4 Item 1(Picture) on demand water heater



5.4 Item 2(Picture) water heater hookups



5.4 Item 3(Picture) manufacturer's label



5.4 Item 4(Picture) combustion air and exhaust pipes

5.5 PLUMBING FIXTURES

Comments: Inspected



NOTE: Jetted tub at master bathroom was only checked at the supply faucet and drain systems, due to drain plug not able to operate properly (broken linkage). Recommend repair as needed by a qualified person, and check for proper operation of the the jet and pump systems.



5.5 Item 1(Picture) drain plug broken



5.5 Item 2(Picture) drain plug broken

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

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



5.6 Item 1(Picture) checking laundry valves and drain



5.6 Item 2(Picture) laundry hookups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: General Maintenance Item

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



5.7 Item 1(Picture) seal as part of home maintenance

RE: ITEM 5.7—SCHEDULED**** Please see *Exhibit: Seller Repair Itemization for Updates*

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.9 COMBUSTION AIR

Comments: Inspected

5.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Located at the North side of the house with the gas meter. No problems noted.



5.11 Item 1(Picture) main gas shut-off valve

5.12 SUMP PUMP**Comments:** Not Present**5.13 SPRINKLERS and IRRIGATION SYSTEMS****Comments:** Not Inspected

Sprinkler system inspection is beyond the scope of this Home Inspection. Irrigation boxes were opened and inspected for damage and/or major water leaks. No obvious problems noted at time of inspection.



5.13 Item 1(Picture) irrigation box/valves



5.13 Item 2(Picture) irrigation box/valves

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

6. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

KITCHEN AID

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

Built into Microwave

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

MAYTAG

Refrigerator:

GENERAL ELECTRIC

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen



6.0 Item 2(Picture) dishwasher hookups

6.1 DISHWASHER

Comments: Inspected

The Dishwasher was run through a complete cycle, with no leaks or abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in serviceable condition. Mounted securely to under countertop. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into dishwasher.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Electric Range and Oven was inspected at all heating elements and settings. No problems noted at time of inspection.

This appliance **has** an anti-tip bracket installed. This is recommended by the MFG to prevent accidental tipping of the appliance, in the event of a child standing on the oven door.



6.2 Item 1(Picture) range oven broiler element

6.3 RANGE HOOD

Comments: Inspected

The range hood is two speed, vented type with light. Operated as intended. Range hood and built-in microwave are one unit.

6.4 FOOD WASTE DISPOSER

Comments: Inspected



Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks... NOTE: disposer has a "delayed" start, indicating a possible electrical issue with the start capacitor. Recommend further evaluation by a qualified person as needed.



6.4 Item 1(Picture) disposer has a "delayed" start

6.5 MICROWAVE COOKING EQUIPMENT

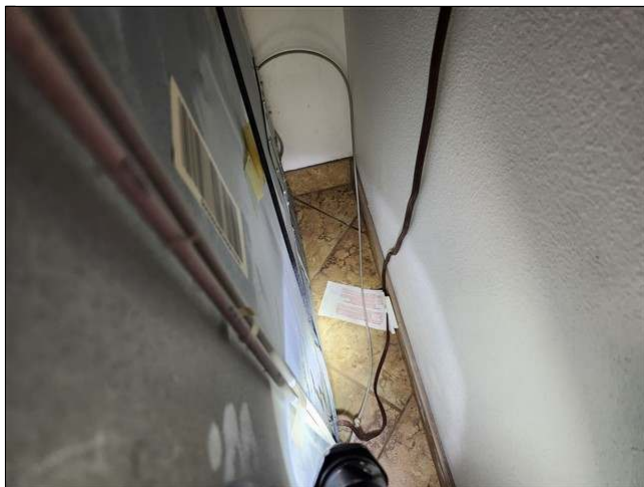
Comments: Inspected

Range hood and built-in microwave are one unit. Both items function as intended. Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

6.6 REFRIGERATOR

Comments: Not Inspected

Refrigerator was operating at time of inspection. Door seals appear to be in good condition. The Fridge and Freezer temperatures were 44 and 16 degrees respectively at time of inspection.



6.6 Item 1(Picture) behind refrigerator



6.6 Item 2(Picture) manufacturer's label

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

7. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet and Tile

Interior Doors:

Hollow core Raised panel

Windows:

Thermal/Insulated

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Composite

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior



7.0 Item 3(Picture) view of interior



7.0 Item 4(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

Typical holes through drywall from mounting brackets, etc. we're noted at various locations, and are considered to be cosmetic.



7.2 Item 1(Picture) Typical holes through drywall

7.3 FLOORS

Comments: Inspected

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

NOTE: Small damage noted at the living room East wall window sill board.



7.5 Item 1(Picture) East wall window sill board

7.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.7 CLOSETS

Comments: Inspected

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

7.8 ATTACHED FIXTURES

Comments: Inspected

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

8. Garage

Styles & Materials

Garage Style:

Attached

Garage Door Type:

One automatic

Garage Door Material:

Metal-Insulated w/Light Inserts

Auto-opener Manufacturer:

GENIE

Auto-opener Style:

Screw Drive Opener

Garage Walls:

Drywall

Garage Ceiling:

Drywall

Garage Floor:

Concrete

Items

8.0 VIEW OF GARAGE

Comments: Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected

Ceilings finished with drywall, with normal settlement cracks... NOTE: The Attic "Pull down access" cover is 1/4" thick panel board, and needs to afford fire protection from garage to attic space, which is connected to the home's attic space, with a wood framed wall rather than a Fire-separation wall. Recommend repair by a qualified person as needed.



8.2 Item 1(Picture) open to the home's attic space



8.2 Item 2(Picture) cover is 1/4" thick panel board

8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition. Only partially inspected due to personal belongings in garage.

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete in serviceable condition, with normal settlement cracks. Only partially inspected due to personal belongings in garage.

8.5 GARAGE FOUNDATION

Comments: Inspected

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

8.6 WINDOWS

Comments: Inspected

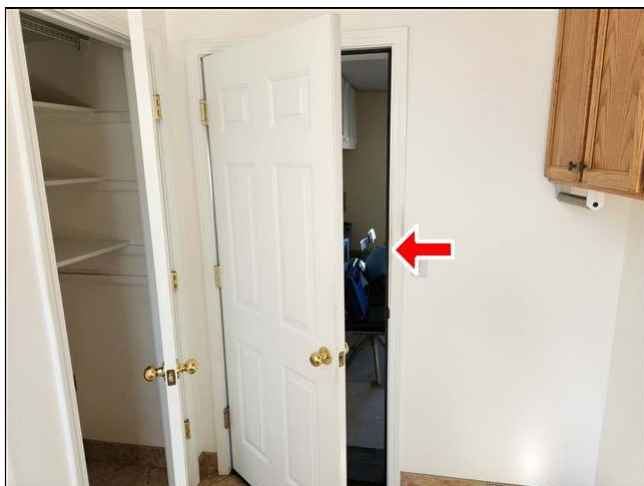
8.7 GARAGE DOOR (S)

Comments: Inspected

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

Comments: Inspected

(1) Occupant door is fire rated and weather stripped, and "does not" completely close with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home.



8.8 Item 1(Picture) garage occupant door



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

8.9 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

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

Comments: Inspected

The sensors are in place for garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

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



8.11 Item 1(Picture) view of garage roof structure



8.11 Item 2(Picture) view of garage roof structure



8.11 Item 3(Picture) view of garage roof structure



8.11 Item 4(Picture) view of garage roof structure

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass Loose-Fill

Ventilation:

Soffit and Gable Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric and Gas Connection

Dryer Vent:

Metal

Floor Insulation:

R 13 Insulated Foundation Stemwall
R-30 Insulated Floor Joists

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

(1) The flat ceiling attic insulation is blown-in loose-fill fiberglass, and is approximately 10 to 12 inches deep (R-30), in most areas, with insulation tapering down to about R19 in a few locations. No major problems noted.



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) tapering down to about R19 in a few locations

(2) Cathedral Ceiling Attic insulation is Fiberglass Batt type approximately 9 to 10 inches thick (R30). No problems noted at time of inspection.



9.0 Item 3(Picture) Cathedral Ceiling Attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

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



9.1 Item 1(Picture) insulated on the perimeter of the foundation

(2) The subfloor area is insulated between the floor joists using R30 fiberglass Batts. Insulation has fallen out of position or been torn down by rodent activity in several areas under the North side of building, and should be re-secured or replaced to maximize the home's efficiency.

RE: ITEM 9.1(2)—SCHEDULED**** Please see *Exhibit: Seller Repair Itemization* for Updates



9.1 Item 2(Picture) fallen subfloor insulation



9.1 Item 3(Picture) fallen subfloor insulation



9.1 Item 4(Picture) fallen subfloor insulation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

Vapor Barrier is 6 mil black plastic that appears in fair-good overall condition, with better than 95% of crawlspace ground covered. Recommend stretching out plastic to fully cover the ground. There are a few small holes chewed through the plastic, appears from pest/rodent.



9.2 Item 1(Picture) Recommend stretching out plastic



9.2 Item 2(Picture) rodent hole through vapor barrier

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

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

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

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



9.4 Item 1(Picture) properly ducted to the exterior



9.4 Item 2(Picture) properly ducted to the exterior

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

 Solar powered ventilation fan noted installed at the East slope of roof, however was non-operational at time of inspection.



9.5 Item 1(Picture) Solar powered ventilation fan



9.5 Item 2(Picture) Solar powered ventilation fan

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

10. Heating / Central Air Conditioning

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

Styles & Materials

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

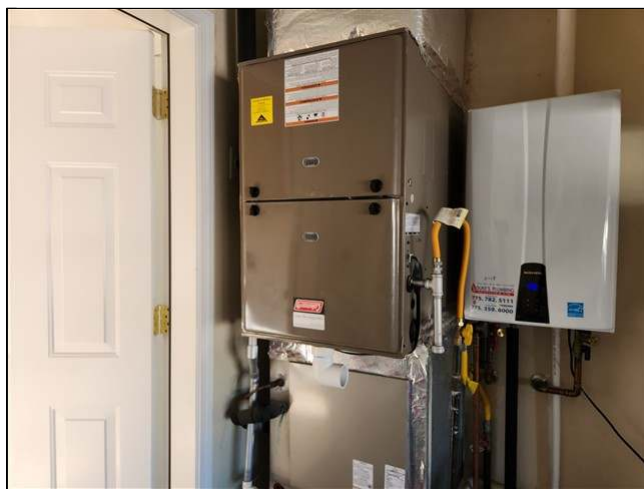
Items

10.0 HEATING EQUIPMENT

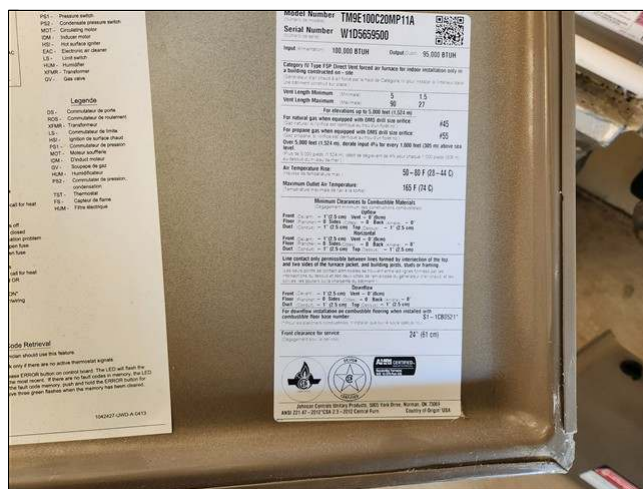
Comments: Inspected

The heating equipment is NOT original (11 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 100,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2015 by COLEMAN heating.

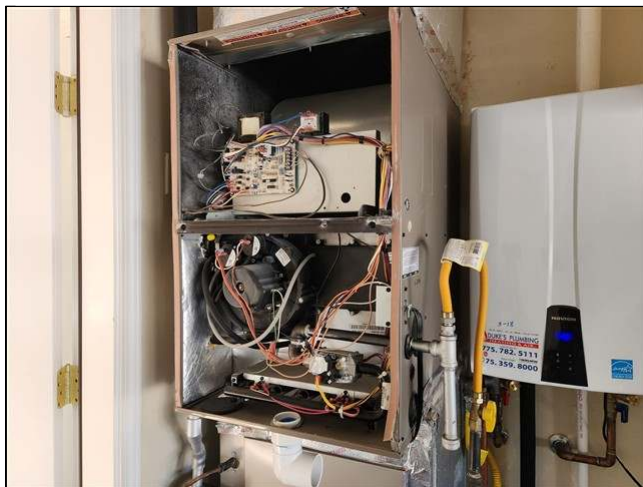
Note: HVAC equipment can fail at anytime without warning. Regular service is important for efficient operation and to achieve maximum life from equipment. Most manufacturers recommend annual service.



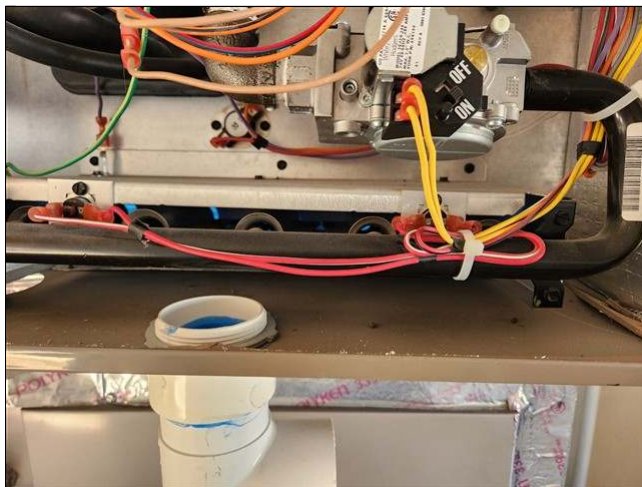
10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) manufacturer's label



10.0 Item 3(Picture) forced air furnace



10.0 Item 4(Picture) furnace burners

10.1 NORMAL OPERATING CONTROLS**Comments:** Inspected**10.2 AUTOMATIC SAFETY CONTROLS****Comments:** Inspected**10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected **RE: ITEM 10.3(1)—**DUCTING/RETURN REPLACED** Please see *Exhibit: Seller Repair Itemization* for Invoice**

(1) The debris (and mice nest/urine odor) seen in the vents indicates the need for professional cleaning ducts for improved indoor air quality.



10.3 Item 1(Picture) debris (and mice nest/urine odor) seen in the vents



10.3 Item 2(Picture) debris (and mice nest/urine odor) seen in the vents

(2) The Heating/Air Conditioning Ducts are located in the crawlspace area and are insulated. Floor registers and ducts are supported well using sufficient straps. Duct/plenum connections appear in good condition with minimal leakage noted. No rust noted to metal ducting/connections.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**Comments:** Inspected

Conditioned air was noted at all rooms and registers throughout the home, with a variance within 15 degrees.

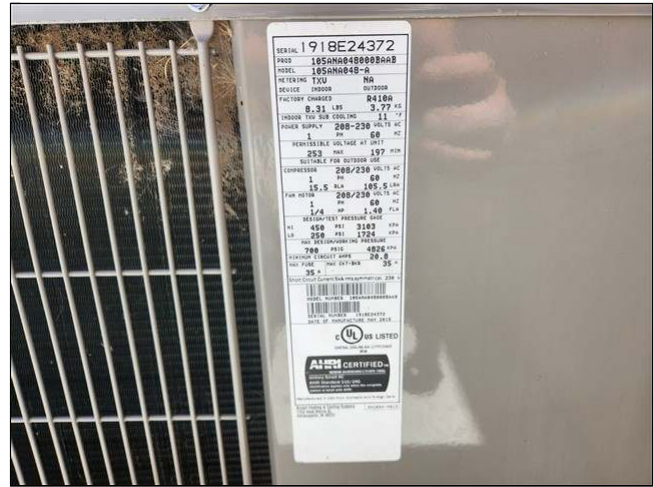
10.5 COOLING AND AIR HANDLER EQUIPMENT**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature

drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2018 by Bryant.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.8 DOORS UNDERCUT FOR AIR BALANCE

Comments: Inspected

The interior doors are undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower.

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

11. Additional Building

Styles & Materials

Roofing Material:

Architectural Dimensional (30/40 Year) Fiberglass/Asphalt

Roof Structure:

Engineered Trusses
Site/Stick Built

Wall Cladding:

T-111

Windows:

Vinyl Framed

Exterior Doors:

Steel Clad

Foundation:

Concrete Slab

Electrical:

NMC-Sheathed Non Metallic

Insulation:

R-13

Garage Door Opener:

None Noted

Garage Door:

Metal Insulated

Items

11.0 VIEW OF EXTRA BUILDING

Comments: Inspected

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



11.0 Item 1(Picture) view of workshop exterior



11.0 Item 2(Picture) view of workshop interior

11.1 WALL CLADDING

Comments: Inspected

(1) Exterior wall cladding appears original to the building, and is T-111 style OSB panels that appear in good overall condition. Normal aging and wear was noted, with very slight deterioration at the lower edges, possibly from roof run-off splashing on the ground. No problems were noted with the siding materials, and appears properly secured to wall framing.



11.1 Item 1(Picture) view of exterior wall siding



11.1 Item 2(Picture) view of exterior wall siding



(2) NOTE: Improper clearance under the lower edge of wall siding was noted along the North side of building in a few locations, contacting the ground. This condition can cause advanced deterioration of the siding if not corrected.



11.1 Item 3(Picture) Improper clearance under the lower edge of wall siding



11.1 Item 4(Picture) Improper clearance under the lower edge of wall siding



11.1 Item 5(Picture) Improper clearance under the lower edge of wall siding

11.2 WINDOWS and DOORS

Comments: Inspected



NOTE: Garage door is NOT fully installed, missing the upper radius and upper horizontal door track sections for the door rollers.



11.2 Item 1(Picture) Garage door is NOT fully installed



11.2 Item 2(Picture) Garage door is NOT fully installed

11.3 ROOFING (Type of Material and Condition)

Comments: Inspected

The roof covering is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining (has an appearance of roughly half of life remaining). Typical loss of granules noted from shingles, however is more advanced at the South slope of roof. No problems noted.



11.3 Item 1(Picture) view of roof



11.3 Item 2(Picture) view of roof



11.3 Item 3(Picture) Typical loss of granules noted



11.3 Item 4(Picture) connection of front/rear sections

11.4 STRUCTURAL COMPONENTS

Comments: Inspected

Front section of building (garage area) uses Manufactured trusses with 2x4 lumber, that appear to be in good overall condition. Rear section of building (workshop area) is site/stick built and appears to be in good overall condition. No problems noted.



11.4 Item 1(Picture) view of rear section attic



11.4 Item 2(Picture) view of front section attic

11.5 FOUNDATION

Comments: Inspected

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

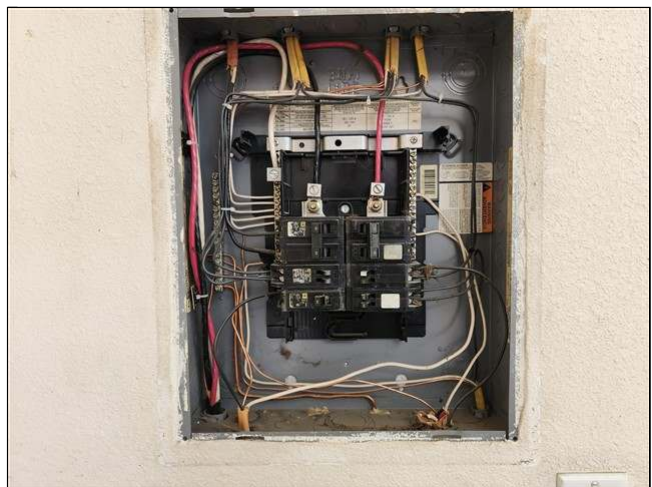
11.6 ELECTRICAL

Comments: Inspected

(1) Garage panel is well labeled for circuit identification, The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No burned connections noted. Panel is Manufactured by Homeline.



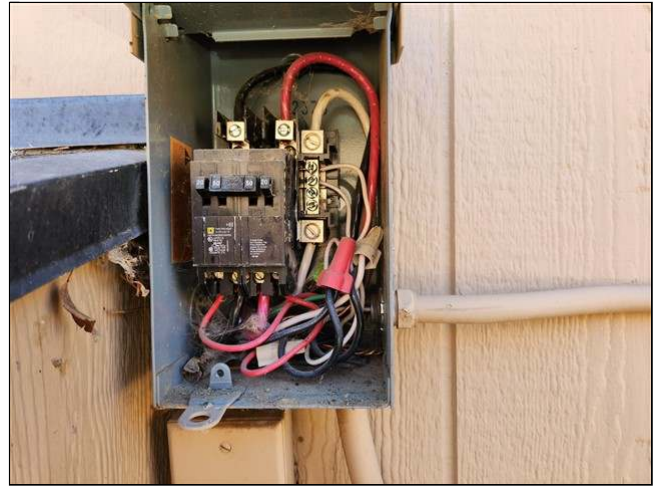
11.6 Item 1(Picture) main garage panel



11.6 Item 2(Picture) garage panel conductors



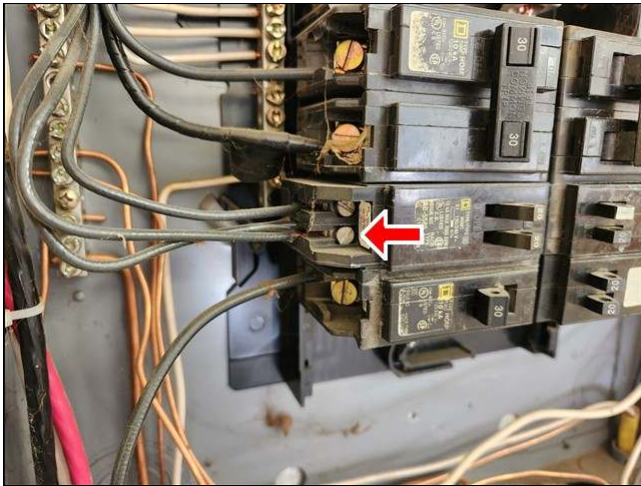
11.6 Item 3(Picture) exterior panel



11.6 Item 4(Picture) exterior panel conductors



(2) Note: There is a "double tap" circuit breaker noted inside the Distribution Panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.



11.6 Item 5(Picture) "double tap" circuit breaker



(3) NOTE: Two non-operational outlets were noted at the Northeast corner area of interior. Recommend further evaluation by a licensed electrician as needed.

11.7 INSULATION

Comments: Inspected

Attic insulation is Fiberglass Batt type approximately 3.5 inches thick (R13). No problems noted.



11.7 Item 1(Picture) view of attic insulation

11.8 VENTILATION**Comments:** Inspected

The roof structure and attic area use soffit and gable vents for airflow through the attic area, and appears adequate.

11.9 HEATING and COOLING**Comments:** Not Inspected

No heating source was noted. Cooling unit mounted at the North wall did not cool, and only recirculated the room air and appears needs service to function as intended.



11.9 Item 1(Picture) cooling unit at north wall



11.9 Item 2(Picture) cooling unit at north wall

11.10 FLOOR**Comments:** Inspected

Garage floor is poured concrete, in serviceable condition with typical settlement cracks. No problems noted.

General Summary



Clear Choice Home Inspection Services

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

Customer

Terry & Brenden Sparks

Address

2987 Del Rio Ln
Minden NV 89423

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

2. Roofing

2.1 ROOF COVERINGS

Inspected



The roof covering appears to be original (36 years) and is a 40 year architectural, asphalt/fiberglass Composition shingle with a few years of it's life remaining (with proper maintenance and repairs). Typical loss of granules noted from shingles, however is more advanced at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, due to amount of bare fiberglass shingle edges noted.

3. Structural Components

3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



(3) Construction debris (and/or trash) should be removed from the crawlspace area under the master bathroom.

4. Electrical System

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected **RE: ITEM 4.5(1)—**SCHEDULED**** Please see *Exhibit: Seller Repair Itemization for Updates*



(1) Faulty light switch noted at the Office, with arcing heard inside the switch when operating. Recommend further evaluation/repair by a licensed Electrician.



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



(3) Open wire connection noted in the attic area over the master bathroom (missing cover plate).

5. Plumbing System

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected **RE: ITEM 5.3(1&2)—**SCHEDULED**** Please see *Exhibit: Seller Repair Itemization for Updates*



(1) Shower drain is leaking in the crawlspace area under the master bathroom. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace.



(2) Toilet drain is leaking in the crawlspace area under the Guest Bathroom. Recommend repair by a licensed plumbing contractor to prevent excessive moisture, which can lead to mold/fungus, in the crawlspace. Subfloor surrounding toilet drain is not affected by this leak.

5.5 PLUMBING FIXTURES

Inspected



NOTE: Jetted tub at master bathroom was only checked at the supply faucet and drain systems, due to drain plug not able to operate properly (broken linkage). Recommend repair as needed by a qualified person, and check for proper operation of the the jet and pump systems.

6. Built-In Kitchen Appliances

6.4 FOOD WASTE DISPOSER

Inspected



Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks... NOTE: disposer has a "delayed" start, indicating a possible electrical issue with the start capacitor. Recommend further evaluation by a qualified person as needed.

8. Garage

8.2 GARAGE CEILINGS

Inspected



Ceilings finished with drywall, with normal settlement cracks... NOTE: The Attic "Pull down access" cover is 1/4" thick panel board, and needs to afford fire protection from garage to attic space, which is connected to the home's attic space, with a wood framed wall rather than a Fire-separation wall. Recommend repair by a qualified person as needed.

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

Inspected



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

9. Insulation and Ventilation

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Inspected



Solar powered ventilation fan noted installed at the East slope of roof, however was non-operational at time of inspection.

10. Heating / Central Air Conditioning

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

Inspected



(1) The debris (and mice nest/urine odor) seen in the vents indicates the need for professional cleaning ducts for improved indoor air quality.

RE: ITEM 10.3(1)—DUCTING/RETURN REPLACED**** Please see *Exhibit: Seller Repair Itemization* for Invoice

11. Additional Building

11.1 WALL CLADDING

Inspected



(2) NOTE: Improper clearance under the lower edge of wall siding was noted along the North side of building in a few locations, contacting the ground. This condition can cause advanced deterioration of the siding if not corrected.

11.2 WINDOWS and DOORS

Inspected



NOTE: Garage door is NOT fully installed, missing the upper radius and upper horizontal door track sections for the door rollers.

11.6 ELECTRICAL

Inspected



(2) Note: There is a "double tap" circuit breaker noted inside the Distribution Panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.



(3) NOTE: Two non-operational outlets were noted at the Northeast corner area of interior. Recommend further evaluation by a licensed electrician as needed.

11.9 HEATING and COOLING

Not Inspected



No heating source was noted. Cooling unit mounted at the North wall did not cool, and only recirculated the room air and appears needs service to function as intended.

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

**INVOICE**

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

Inspection Date: 9/7/2026
Report ID: SPA298

Customer Info:	Inspection Property:
Terry & Brenden Sparks	2987 Del Rio Ln Minden NV 89423
Customer's Real Estate Professional: Thomas Vander Laan Dickson Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	475.00	1	475.00
Extra Building (Sm)	75.00	1	75.00

Tax \$0.00

Total Price \$550.00

Payment Method:

Payment Status: Not Paid, Invoice Sent

Note: