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STANDARD GENERAL INSPECTION

DATE INSPECTION PERFORMED: July 21, 2026

R.E. PROFESSIONAL: Mike Jackson
Keller Williams Group One, Inc

CLIENT: Jason Schneir

INSPECTION ADDRESS: 3685 Bozeman Dr, Reno, NV 89511

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Please note: all recommended items are bulleted and highlighted in red.
all items noted in blue are for client's knowledge.

GRADING:

Around structure appears to be **adequate**.

Visibly appears surface water will flow **toward and away** from structure to designated drain ways.

Overall structural condition is considered **good**.

To obtain a detailed accurate survey and specific analysis of the drainage, recommend a soils engineer be consulted.

FOUNDATION:

Consists of **concrete footing and stem wall** with **continuous poured in-place footings** for mid-span support.

Crawl area was **dry and wet** at time of inspection.

Overall structural condition is considered **good**.

Some minor stress cracks were found in footings and stem wall.

- Crawl space was dry and wet at time of inspection. Noted standing water at main entering crawlspace on Northeast end. Recommend corrections as needed for moisture control. (p 1, p 2, p 3).



Photo 1



Photo 2



Photo 3

- Moisture staining to rim joists in crawlspace. Recommend further evaluation by a licensed pest control company and fungicide treatment performed if needed. (p 4, p 5, p 6).



Photo 4



Photo 5

** Pest work done 07/26, See Receipt



Photo 6

PLUMBING:

Consists of **copper** water lines.

Drain waste and vent lines are **ABS Plastic**.

1 plumbing leak was discovered at time of inspection.

Leak was discovered **above** floor at time of inspection.

Overall condition of visually-exposed plumbing lines above floor level is considered **good**.

Overall condition of visually-exposed plumbing lines below floor level is considered **good**.

- Gas main is located on Southeast end of structure. (p 7).



Photo 7

- West hose bib leaks while operating. Recommend correction. (p 8).



* Repair Completed
09/26, see receipt*

Photo 8

- Water main shutoff and clean out are located on North end of structure and clean out is located on Southeast end. (p 9).



Photo 9

- Hall bathroom cabinet is not secured to structure. Correction needed to prevent damage to plumbing lines. (p 10).

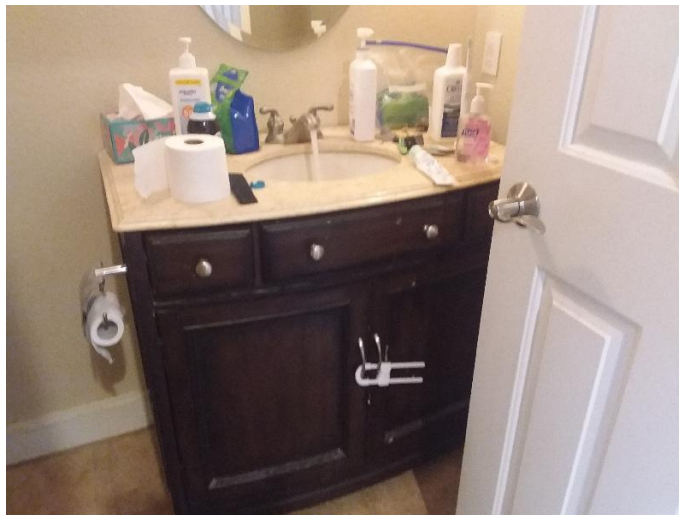


Photo 10

- Master cabinets and sinks are not secured. Corrections needed. (p 11).



Photo 11

* Repairs Completed
09/26, see receipt*

- Sump pump located West of crawlspace access was operated. (p 12).



Photo 12

- Water pressure regulator is located on the Northeast end of crawlspace. (p 13).



Photo 13

WATER HEATER:

Unit is **gas** operated.

Unit is located in the **garage**.

Size of unit is **50 gallons, manufactured in 2024**.

No damage was noted at time of inspection.

Unit appears to be in **good** condition.

Pop off device is not operated during inspection process.

- Recommend insulating the supply lines at top of water heater.
- Unit is manufactured by Bradford White. (p 14).



* Repair Completed
09/26, see receipt*

Photo 14

HEATING:

Unit is an **open** combustion, **gas** forced air unit located in the **garage**.

Inspection of exterior heating components revealed **no** visual damage.

Unit **was** fired at time of inspection.

Recommend **annual** cleaning and servicing of unit prior to use by a licensed HVAC contractor.

Interior parts such as heat exchanger, burners, piping, shut-off or pump, were not inspected for absolute safe operation. A test of carbon monoxide levels cannot be performed without the use of specialized equipment and knowledge. Existing or potential cracks in the heat exchanger most likely will not be discovered during a visual inspection. Any concerns with the internal components of the unit should be referred to a state licensed heating contractor.

- Recommend replacing air filter at return. (p 15).



* Repair
Completed 09/26,
see receipt*

Photo 15

- Unit was fired. Manufactured in 2017 by Rheem. (p 16).



Photo 16

AIR CONDITIONING:

Air conditioning compressor is located on the **south** side of structure.

No leaks were discovered at the time of inspection.

Unit **was** tested at time of inspection.

Overall visual condition of the exterior appears to be in **good** condition.

- Unit was operated. Manufactured in 2017 by Rheem. (p 17).



Photo 17

ELECTRICAL:

System is one **100** maximum amp **circuit breaker** service.

System is located on the **southeast** end of the structure.

System is a **three** wire 110V-220V system.

Service appears to be **adequate**.

Overall condition of the electrical system is considered **good** for the size of the structure.

Polarity test of 110V outlets was conducted on most three pronged outlet receptacles throughout the building. No removal or internal inspection is conducted inside the dead-front or safety panel cover of the main service panel, outlets, switches, light fixtures, or inside confined spaced. If an internal inspection is desired, consult a licensed electrician.

Recommend repair or replacement of electrical items as needed.

- Exposed wiring at conduit connection under electrical main. Correction needed. (p 18).



* Repair
Completed
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receipt*

Photo 18

- Dead front panel was removed to evaluate for frayed and open ended wiring. No recommendations. (p 19).



Photo 19

- Southwest kitchen outlet is not secured to junction box. Correction needed. (p 20).



* Repair Completed
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Photo 20

- Master bathroom sink electrical outlets are GFCI protected by unit located in hall bathroom. (p 21).

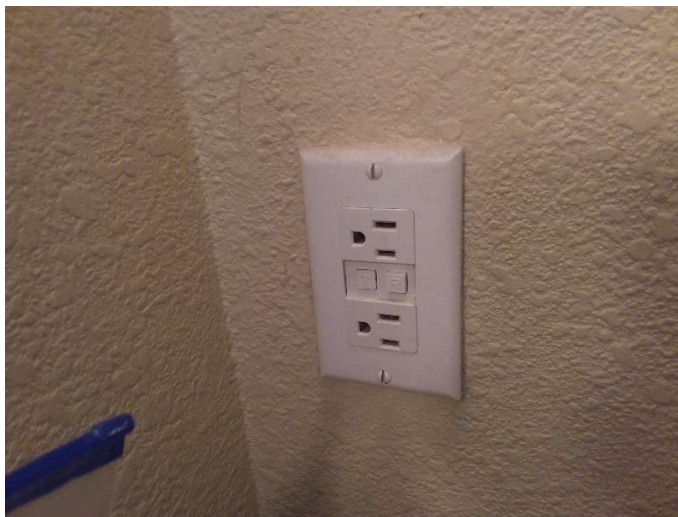


Photo 21

FRAMING:

Roof framing truss size: **2"x4"**.

Sheathing over top cord of truss: **O.S.B.**

Wall framing is **2"x4"** studs on interior and exterior bearing and non-bearing walls.

Floor Framing consists of **2x4 posts and 4x4 girders with plywood sheathing over top cord of TJI floor joists.**

- Attic framework. Cracked truss member South of attic access. Recommend evaluation by licensed professionals and repairs made as needed. (p 22, p 23, p 24, p 25, p 26).



Photo 22



Photo 23

**** Truss repair completed 08/26. See receipt ****



Photo 24



Photo 25



Photo 26

ROOF:

Cover consists of **composition shingle** over **O.S.B.** sheathing.

No evidence of **current** leaks noted at the time of inspection.

Overall general condition of roof via visible inspection is **fair**.

The buyer must note that the condition of roof cover is a professional opinion of the inspector at the time of inspection and not a guarantee against leaks, wind, or heat damage after the inspection. To obtain a complete survey of the roof cover a licensed roofing contractor should be consulted.

- Roof tiles are in fair condition. Northeast ridge and rake tiles are not secured and sealant is deteriorating or missing at various locations. Dislodged on North end. Cracked tile on East and Southeast ends. Recommend evaluation of roof by a licensed roofing contractor and repair as needed. (p 27, p 28, p 29, p 30, p 31, p 32, p 33, p 34, p 35).



Photo 27



Photo 28

** Roof repairs completed 07/26, see receipt



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

INSULATION:

Attic space insulation is fiberglass batts with a resistance value of approximately **R- 30**.

Foundation and Rim Joist insulation is fiberglass batts with a resistance value of approximately **R-11** at various locations.

Insulation values above R-19 prevent a thorough physical/visual inspection of attic areas. Other insulation resistance values were inaccessible at time of inspection.

INTERIOR OF STRUCTURE:

Interior building structure is considered to be **good**.

Interior wall cover is **gypsum wallboard**.

Interior wall/ceiling cover is in **good** condition.

The general overall condition of the interior of the structure is only addressed in this report when obvious structural deficiencies exist. Holes in doors, walls, stress cracks, nail pops and minor corner separations are often visible. However, unless specifically noted in this report, they do not represent apparent or visible structural damage.

EXTERIOR OF STRUCTURE:

Exterior building structure is considered to be **good**.

Exterior wall cover is **vertical hardboard and horizontal hardboard and brick veneer** over studs.

Exterior wall cover is in **good to fair** condition.

The general condition of the exterior of the structure is only addressed in this report when obvious, apparent and visual structural deficiencies exist. Holes in walls, nail pops, paint joint separations, etc, are not addressed unless they signify obvious, apparent and visual structural damage. If a complete structural analysis of the structure is desired, then please consult a structural engineer.

- East rain gutter above garage is holding water. Recommend correction. (p 36).



* Repair Completed
09/26, see receipt*

Photo 36

- Moisture damage to siding and trim board on Southeast and North ends. Recommend corrections as needed. (p 37).



Photo 37

- Paint is deteriorating to fascia and trim boards. Recommend applying paint where needed. (p 38, p 39).



Photo 38

* Repair
Completed
09/26, see
receipt*



Photo 39

- Recommend sealing line set entering structure to prevent pest activity. (p 40).



Photo 40

* Repairs
Completed
09/26, see
receipt*

VENTILATION:

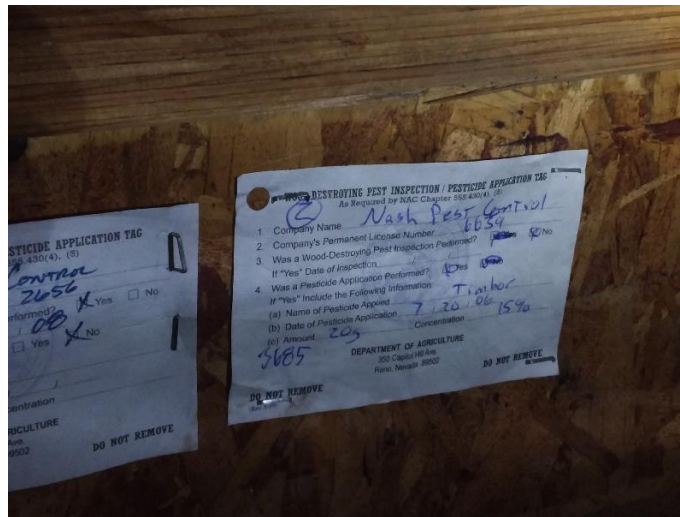
Attic space ventilation appears to be **adequate** for the size of the structure.

Crawl space ventilation appears to be **adequate** for the size of the structure.

It should be noted that attic and crawl space ventilation is most important to maintain their structural integrity, remove unwanted moisture conditions and prevent dry-rot. Further, it is recommended that foundation vents be fully opened to provide cross-flow ventilation.

Roof/attic vents should remain open and unobstructed year round.

- Recommend a visqueen vapor barrier be re-spread and added as needed.
- Fungicide treatment was performed in 2006 in crawlspace. Recommend monitoring. (p 41).



* Pest work
completed
07/26 *

Photo 41

WINDOWS AND DOORS:

Windows are **dual** glazed **vinyl** finished units.

General overall condition of the windows is considered **fair**.

Interior doors are **wood framed panel** units.

General overall condition of the doors is considered **good**.

All thermo pane windows are inspected for faulty seals. However, widespread temperature differences may conceal broken thermo seals. Broken seals are generally evidenced by moisture between sealed window panes. No guarantee of window seals is expressed or implied. Recommend all windows be evaluated by a licensed window company as needed.

- Southeast and Southwest windows appear to have failed thermoseals. Recommend evaluation and corrections made as needed for energy efficiency. (p 42, p 43, p 44).



Photo 42



Photo 43

* Repairs
Completed
09/26, see
receipt*



* Repairs
Completed
09/26, see
receipt*

Photo 44

- Bead strips are damaged or not secured to various West windows. Recommend corrections. (p 45, p 46, p 47, p 48).



Photo 45



Photo 46



Photo 47

* Repairs
Completed
09/26, see
receipt*



* Repairs
Completed
09/26, see
receipt*

Photo 48

- Southeast window frames are not secured to glass panes. Recommend reglazing to prevent damage. (p 49, p 50).



Photo 49



Photo 50

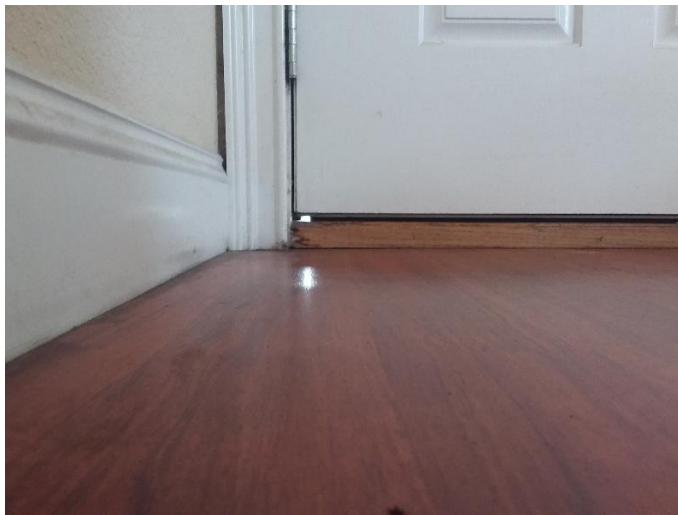
- Paint is deteriorating to garage man door. Recommend correction. (p 51).



Photo 51

* Repair
Completed
09/26, see
receipt*

- Daylight can be seen at front, kitchen and garage fire door sweeps. Recommend correction to prevent pest activity. (p 52, p 53).



* Repair
Completed
09/26, see
receipt*

Photo 52

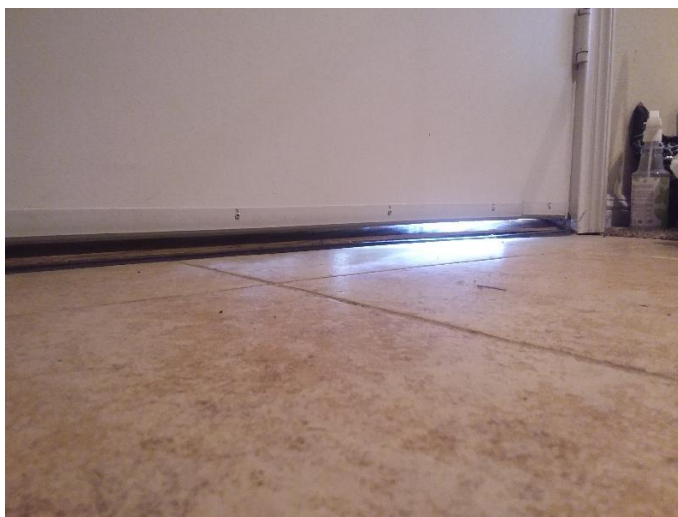


Photo 53

FLOOR COVER:

Floor cover includes **carpet, grouted tile and laminate.**

Overall visible condition of the floor covering is considered **good to fair.**

FLATWORK:

Visible condition of **concrete** flatwork around the structure is **chipped / cracked**.

This condition is very typical of the area due in part to environmental conditions, water infiltrations and in part soil conditions. Upon visual inspection it appears as though these conditions have not affected the structural integrity of the structure. To insure this is the case a soil engineer/structural engineer should be contacted. Further you, as a homeowner, may or may not be responsible for repairing/replacing damaged flatwork (i.e. sidewalks). Recommend contacting local authority regarding jurisdiction.

APPLIANCES:

Laundry dryer area is equipped for **electric**.

Dishwasher, range cook-top, oven, microwave, range hood, trash compactor and garbage disposal units, if present, are inspected for operability and function at the time of inspection. Temperature range and accuracy are not a part of the inspection process and should not be relied upon as such. Any concerns should be referred to an appliance repair professional. Any visible damage, leaks or inoperative equipment will be reported. The following items are specifically excluded from the inspection, as they are considered personal property: washing machines, dryers and all refrigerators, except for built-in refrigerators.

- Dishwasher is not secured to cabinet. Recommend correction. (p 54).



* Repair
Completed
09/26, see
receipt*

Photo 54

- Microwave door is damaged and unit did not operate. (p 55).



* Microwave
Replaced
09/26 *

Photo 55

FIREPLACE:

Fireplace type is **none**.

GENERAL COMMENTS AND RECOMMENDATIONS:

(Items contained within this section are specially noted items not listed previously in report).

- Personal items stored in house and garage prevented a thorough inspection of many wall and floor areas, including electrical outlets and windows.
- Smoke detectors are recommended in all sleeping rooms. Recommend installing devices and periodically testing.
- Recommend smoke detectors be tested yearly and batteries replaced as needed to ensure proper operation.

- Limited access in rooms. Noted closet doors are missing in East bedroom. (p 56, p 57, p 58, p 59, p 60, p 61, p 62).



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

RECOMMEND ANY AND ALL REPAIRS BE PERFORMED BY LICENSED CONTRACTORS IN THEIR RESPECTIVE FIELDS.

No soils evaluation, testing or comments about soils condition are referenced in this report. Overall general structural condition of the structure at the time of inspection is considered good.


Brian Callahan
Certified Residential Building Inspector
Nevada Licensed Inspector of Structures
License No. **N- 001176RE**



Inspection Address: 3685 Bozeman Dr, Reno, NV 89511

BC/fg

SUMMARY OF RECOMMENDATIONS

Inspection Address: 3685 Bozeman Dr, Reno, NV 89511

This summary is provided only as an overview of recommendations inspector noted in the body of the inspection report for the client. It is not intended to dismiss the inspection report which contains more detailed information pertaining to the structure.

FOUNDATION:

- Crawlspace was dry and wet at time of inspection. Noted standing water at main entering crawlspace on Northeast end. Recommend corrections as needed for moisture control. (p 1, p 2, p 3).
- Moisture staining to rim joists in crawlspace. Recommend recommend further evaluation by a licensed pest control company and fungicide treatment performed if needed. (p 4, p 5, p 6).

PLUMBING:

- West hose bib leaks while operating. Recommend correction. (p 8).
- Hall bathroom cabinet is not secured to structure. Correction needed to prevent damage to plumbing lines. (p 10).
- Master cabinets and sinks are not secured. Corrections needed. (p 11).

WATER HEATER:

- Recommend insulating the supply lines at top of water heater.

HEATING:

- Recommend replacing air filter at return. (p 15).

ELECTRICAL:

- Exposed wiring at conduit connection under electrical main. Correction needed. (p 18).
- Southwest kitchen outlet is not secured to junction box. Correction needed. (p 20).

FRAMING:

- Attic framework. Cracked truss member South of attic access. Recommend evaluation by licensed professionals and repairs made as needed. (p 22, p 23, p 24, p 25, p 26).

ROOF:

- Roof tiles are in fair condition. Northeast ridge and rake tiles are not secured, and sealant is deteriorating or missing at various locations. Dislodged on North end. Cracked tile on East and Southeast ends. Recommend evaluation of roof by a licensed roofing contractor and repair as needed. (p 27, p 28, p 29, p 30, p 31, p 32, p 33, p 34, p 35).

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VENTILATION:

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CONTRACTORS IN THEIR RESPECTIVE FIELDS.**