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P.O. BOX 2455 • SPARKS, NV 89432 • 775-355-0880



INSPECTION REPORT

Prepared for: **Matt and Kim Richardson**

Property Inspection Address: **17930 Clear Lake Ct, Reno, NV 89508**

Inspection Date: **October 5th, 2026**

INSPECTION INFORMATION

Year built: **2004**

Real Estate Professional and Company: **Jordan Arroyo, Real Broker LLC**

Those in attendance: **Inspector and realtor**

Weather at the time of inspection was **Cloudy** and it was approximately **65° F**

Please note:

All recommended items are noted in red.

All informational items are noted in blue.

All warning items are noted in orange.

Rating Scale:

These ratings are based on the condition observed at the time of the inspection and are intended to help communicate the general condition of the component. They are **not** intended to represent a specific remaining life expectancy.

- **Poor** – below average condition and has significant defects, deterioration, damage, or other concerns. Repair, replacement, or further evaluation may be recommended.
- **Poor to Fair** – conditions that fall between poor and fair. It may be functional, but there are noticeable concerns, deterioration, or deficiencies that should be monitored, maintained, repaired, or evaluated.
- **Fair** – functional but shows normal wear, age, minor deterioration or other deficiencies. Maintenance or repairs may be recommended.
- **Fair to Good** – good working condition but has some minor wear, age related deterioration, or other observations that prevent it from being rated fully good.
- **Good** – in good condition and functioning as intended, with no significant deficiencies observed at the time of the inspection.

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GRADING

The grading around the structure is Adequate.

The ground is properly pitched to direct surface water away from the foundation, which helps in preventing water infiltration into the basement or crawlspace.

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

FOUNDATION

Foundation type: **Concrete footing and stem wall**

Midspan Support type: **Continuous poured-in-place pier footings**

Crawlspace Moisture: **Dry**

Overall foundation condition: **Good**

PLUMBING

Water Supply Line type: **PEX**

Drain Waste and Vent Lines: **ABS Plastic**

Leaks found: **None**

Condition of exposed plumbing ABOVE floor level: **Good**

Condition of exposed plumbing BELOW floor level: **Good**

Overall condition: **Good**

WATER HEATER

Water heater type: **Gas**

Location: **Garage**

Water heater size: **40-gallon**

Year manufactured: **2005**

Overall condition: **Poor to Fair**

Leaks: **None**

Pop off device is not operated during inspection process.

It is recommended to have the water heater evaluated by a licensed professional if you notice any issues post-inspection or if you wish to confirm its efficiency. It is advised that this be done prior to the close of escrow.

Recommendations

→ Gas-fired water heater located in the garage. The unit was manufactured in 2005. A well-maintained unit has an estimated service life of around 10 to 15 years; due to the age, the condition is listed as poor to fair. And additionally, recommend strapping the thermal expansion tank to relieve stress on the supporting pipes.



WaterHeater-1



WaterHeater-2

HEATING

Type: **Gas**

Location: **Garage**

Exterior condition: **Fair**

Unit does NOT have a secondary condensate drain. Consideration should be given to installing a secondary condensate drain and discharging it to a visible location for better monitoring and maintenance.

Overall condition: **Fair**

Unit **was operated** at the time of inspection

Interior components such as the heat exchanger, burners, piping, shut-off valves, or pump were not inspected for absolute safe operation. A test for carbon monoxide levels cannot be performed without the use of specialized equipment and expertise. Existing or potential cracks in the heat exchanger are typically not detectable during a visual inspection. Any concerns related to the internal components of the unit should be referred to a licensed heating contractor for further evaluation.

It is recommended to perform **immediate cleaning and servicing** of unit prior to use by a licensed HVAC contractor.

Recommendations

→ Gas-fired furnace located in the garage. The unit was manufactured in 2004. due to the age of the unit. Recommend further evaluation by a licensed contractor.



Heating-1

AIR CONDITIONING

The cooling system was inspected, including the compressor unit and visible components.

Type: **Central**

Direction: **South**

Leaks: **None**

Overall condition: **Fair**

A/C unit **was operated** at the time of inspection

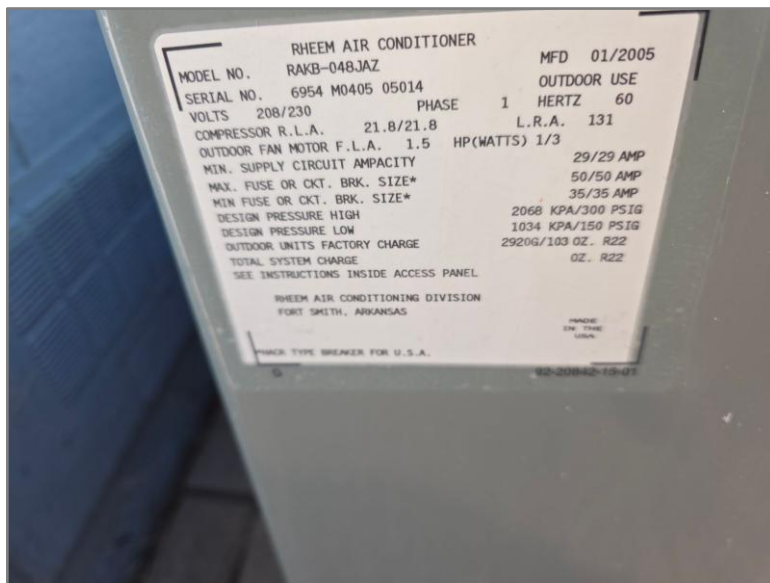
Given the potential for issues with the cooling system, it is highly recommended to have the unit thoroughly inspected and serviced by a licensed HVAC professional before use. This ensures that the system is in proper working order and will function efficiently during warmer months.

Recommendations

→ Air conditioning unit located on the south side. The unit was manufactured in 2005 due to the age. Recommend further evaluation by a licensed contractor.



A/C-1



A/C-2

ELECTRICAL SYSTEM

System Type: **Circuit Breaker**

Max Amperage: **200 amps**

Service Location: **North, West**

System Configuration: **3-wire 120V/240V**

Overall condition: **Good**

Breakers are labeled

Arc-fault Breakers

Disclaimer: The home's AFCI (Arc Fault Circuit Interrupter) breakers were not tested at the time of inspection due to the property being occupied in order to avoid disrupting power to essential circuits. It is recommended that all AFCI breakers be tested by a qualified individual or licensed electrician prior to closing to ensure they are functioning properly and providing the necessary protection against arc faults.

A polarity test of 120V outlets was conducted on most three-pronged outlet receptacles throughout the building. All tested outlets were found to be in proper working condition. No removal or internal inspection was conducted inside the outlets, switches, light fixtures, or in any confined spaces. If an internal inspection is desired, it is recommended to consult a licensed electrician.

Repair or replacement of any electrical items found to be in poor condition should be considered and addressed by a licensed electrician.

Recommendations

→ The master of bedroom ceiling fan light is out. Recommend installing a new bulb and evaluating further.



Electrical-1

****The light turns on-it requires a remote control which is in the bedroom.- Listing Agent

FRAMING

Roof Framing

Roof framing lumber truss/rafter size: **2" x 4"**

Roof framing sheathing: **OSB**

Overall condition: **Good**

Wall Framing

Wall framing lumber: **2" x 4"**

Floor Framing

Floor framing type: **TJI joists**

Overall condition: **Good**

Even when no significant issues are observed with the framing, it is recommended to periodically monitor the framing for any changes, especially in areas where settling may occur over time. Any major issues, such as large cracks in load-bearing walls or significant sagging in floors, should be evaluated by a licensed structural engineer for further assessment.

ROOF

Roof covering consists of **Composition shingles over OSB**

Overall condition: **Fair**

Certain roofs may not be walked on during the inspection, as determined by the inspector's discretion. Doing so could pose a risk of damage to the roofing material or present a safety concern. Factors such as the roof's condition, pitch, or weather at the time of inspection may influence this decision. Evaluation was conducted from the ground, ladder, or with the aid of binoculars or drone, as appropriate. It should also be noted that small chips and cracks in tile roofs are generally not of concern.

The buyer should understand that the condition of the roof covering is a professional opinion based on a visual inspection conducted at the time of the inspection. This does not guarantee the roof will remain free of leaks, wind, or heat damage after the inspection. For a thorough evaluation and to assess the need for repairs or replacement, a licensed roofing contractor should be consulted.

Recommendations

→ The roof appears to be in fair condition but is showing signs of being close to the overall life expectancy. For a more detailed evaluation, contact a licensed roofer.



Roof-1



Roof-2



Roof-3



Roof-4



Roof-5

INSULATION

Attic

Attic insulation type: **Fiberglass batts**

Attic insulation R-value: **30**

Foundation

Foundation insulation type: **Fiberglass batts**

Rim Joist insulation type: **Fiberglass batts**

Foundation insulation R-value: **11**

Floor insulation type: **fiberglass batts**

Floor insulation R-value: **19**

Insulation values above R-19 prevent a thorough physical and visual inspection of attic areas, as the dense material conceals structural components such as framing, wiring, and potential moisture damage.

These limitations hinder the inspector's ability to assess the overall condition of these concealed spaces. Additionally, certain insulation resistance values in other areas of the property were inaccessible at the time of inspection, further limiting a comprehensive assessment of insulation effectiveness and the underlying components they cover.

INTERIOR BUILDING STRUCTURE

Interior wall cover type: **Gypsum wallboard**

Overall interior wall condition: **Good**

The general overall condition of the interior of the structure is only addressed in this report when obvious structural deficiencies are observed. This includes issues that may indicate underlying problems with the integrity of the building, such as significant framing displacement or signs of foundational movement. While cosmetic imperfections such as holes in doors or walls, stress cracks, nail pops, and minor corner separations are often visible during a standard inspection, these conditions are generally considered to be the result of normal settling, material expansion and contraction, or typical wear and tear. Unless such issues are specifically noted in this report as being of concern, they are not interpreted to represent apparent or visible structural damage. It is important to understand that this inspection is not intended to address aesthetic conditions unless they are symptomatic of a deeper structural issue. Further evaluation by a licensed contractor or specialist may be recommended if cosmetic concerns are desired to be addressed beyond the scope of this report.

EXTERIOR BUILDING STRUCTURE

Exterior wall cover type: **Vertical Groove OSB siding**

Overall exterior wall condition: **Fair to Good**

The general condition of the exterior of the structure is only addressed in this report when obvious, apparent, and visual structural deficiencies are observed. This includes visible signs of compromise such as significant cracking, warping, separation of structural elements, or other indications that may suggest underlying damage to the building's integrity. Surface-level issues such as minor holes in siding or stucco, nail pops, paint joint separations, and weathering are not specifically documented unless they are determined to be symptomatic of more serious structural concerns.

However, it is important to note that ongoing maintenance of the exterior of a home plays a critical role in preserving the long-term durability and value of the structure. The exterior acts as the first line of defense against moisture intrusion, pest activity, UV exposure, and temperature fluctuations. Neglecting minor exterior issues—such as deteriorating paint, gaps in caulking, or compromised flashing—can allow water to penetrate the building envelope, leading to rot, mold, and more extensive and costly repairs over time. Regular inspections and maintenance of the exterior surfaces, including siding, trim, windows, doors, roofing components, and drainage systems, are essential to prevent such deterioration.

For clients seeking a more thorough assessment of the structural integrity beyond what is visually accessible, it is strongly recommended to consult with a licensed structural engineer. Their expertise allows for in-depth evaluation, including load analysis, foundation performance, and the identification of any hidden or latent structural issues that may not be visible during a standard home inspection.

Recommendations

→ Peeling paint observed on the garage exterior man door, recommend sealing.



Exterior-1



Exterior-2

VENTILATION

Attic space ventilation condition: **Good**

Crawl space ventilation condition: **Good**

Bathroom fans vent to the exterior

Dryer vents to the exterior

Proper ventilation in attic and crawl space areas is essential for maintaining a healthy and energy-efficient home. Adequate airflow helps regulate moisture levels, preventing condensation that can lead to mold growth, wood rot, and deterioration of insulation and structural components. Poor ventilation in these areas can also contribute to elevated indoor temperatures and reduced HVAC efficiency. Equally important is ensuring that bathroom exhaust fans and dryer vents terminate directly to the exterior of the home. When these vents discharge into the attic, crawl space, or other enclosed areas, they introduce excess humidity and lint, which can create ideal conditions for mold, mildew, and even fire hazards in the case of dryer lint buildup. Direct exterior venting promotes better indoor air quality, extends the life of building materials, and supports the overall structural health of the home.

Informational

→ [Attic space photos.](#)



Ventilation-1



Ventilation-2



Ventilation-3



Ventilation-4



Ventilation-5



Ventilation-6

→ Crawl space photos



Ventilation-7



Ventilation-8



Ventilation-9



Ventilation-10



Ventilation-11

WINDOWS

Construction: **Dual pane**

Type: **Vinyl**

Overall condition: **Fair to Good**

Failed thermal seals in double- or triple-pane windows can be difficult to identify, especially under certain lighting or weather conditions. A failed seal occurs when the airtight barrier between panes breaks, allowing moisture and air to enter the space between the glass layers. This can result in condensation, fogging, or a hazy appearance between the panes, but these signs are not always consistently visible. Temperature, humidity, and even the angle of sunlight can affect whether or not the failure is noticeable at the time of inspection. While a failed thermal seal does not usually impact the structural integrity of the window, it can lead to higher energy costs and diminished clarity. If suspected, further evaluation by a window specialist is recommended for confirmation and repair options. The inspector makes every effort to identify any bad seals during the inspection, but if a failure is suspected and not immediately visible, further evaluation by a window specialist is recommended for confirmation and repair options.

DOORS

Interior door framing: **Wood**

Interior door condition: **Good**

Garage door condition: **Good**

Garage door opener condition: **Good**

Garage door safety sensor condition: **Good**

Safe operation of a garage door and opener is essential to protect both people and property. A malfunctioning garage door can cause serious injuries or damage, especially if safety features like sensors and auto-reverse mechanisms are not functioning properly. Regular maintenance, such as checking springs, lubricating moving parts, and testing the opener's safety systems, ensures smooth operation and extends the life of the system. By keeping the garage door and opener in good working condition, homeowners can avoid unexpected breakdowns, improve security, and ensure the safety of everyone who uses it.

FLOOR COVER

Floor cover includes: **Carpet, Vinyl, Wood, laminate**

Overall visible condition: **Fair to Good**

It's important to note that the subfloor beneath the floor coverings—such as carpet, tile, or laminate—cannot be fully evaluated without removing those materials, which is beyond the scope of a standard inspection. As a result, any hidden damage may go undetected. One common concern is damage caused by pets, such as urine stains or moisture that can lead to rot, mold, or lingering odors in the subfloor. These issues can compromise the structural integrity of the flooring and may require significant repairs or replacement if discovered later. Floor covering can also hide cracks in slab foundations that can go undetected.

FLATWORK

Flatwork consists of: **Concrete**

Overall condition: **Fair to Good**

In our area, freeze-thaw conditions are a common cause of cracking and spalling in concrete flatwork such as driveways, sidewalks, and patios. As moisture seeps into the concrete and freezes, it expands, putting pressure on the surface and leading to flaking, surface cracks, and deterioration over time. This weather-related wear is very typical in climates with repeated freezing and thawing cycles and is considered a normal part of concrete aging in these regions. While it may affect the appearance and surface integrity, it is generally not a structural concern unless accompanied by significant settlement or heaving. Regular sealing and maintenance can help minimize these effects.

APPLIANCES

Dryer type: **Electric, Gas**

Stove condition: **Fair**

Oven condition: **Fair**

Microwave condition: **Good**

Dishwasher condition: **Fair to Good**

Disposal condition: **Good**

During the inspection, all major appliances within the home are tested to ensure they are functioning properly. This includes kitchen appliances such as the stove, oven, dishwasher, disposal and microwave, if present. Inspectors check for basic operation, responsiveness, and any visible signs of malfunction or wear. While cosmetic issues are typically not included, the goal is to verify that each appliance powers on, runs through its basic cycles, and performs its intended function at the time of inspection. 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.

SMOKE DETECTORS & CARBON MONOXIDE DEVICES

Smoke detectors and carbon monoxide devices are critical life-safety components that help protect occupants from fire and carbon monoxide hazards. Smoke detectors are recommended in all sleeping rooms and in other locations as required by current safety standards. These devices should be tested periodically, maintained in accordance with manufacturer recommendations, and have batteries replaced as needed. Devices are generally recommended to be replaced every ten years. The inspection does not include long-term monitoring or verification of proper operation, and it is the responsibility of the occupant or homeowner to ensure that all smoke detectors and carbon monoxide devices are properly installed, maintained, and operational at all times.

Carbon monoxide devices were NOT present, not observed, or not confirmed at the time of inspection. Installation is recommended.

Smoke detectors WERE present at the time of the inspection and appeared to be in working order.

GENERAL

The presence of furnishings, personal effects, or storage may restrict the inspector's ability to access or view all interior surfaces and components. Concealed conditions could exist in any areas that are not fully visible.

WE 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**

Inspected by



Mark (Jamey) Rathmann
Certified Residential Building Inspector
Nevada Licensed Inspector of Structures
License No. **N- 0002187RE**

Property Inspection Address: **17930 Clear Lake Ct, Reno, NV 89508**

JR/bo

SUMMARY OF RECOMMENDATIONS

Property Inspection Address: **17930 Clear Lake Ct, Reno, NV 89508**

This summary is provided only as an overview of recommendations 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.

Water Heater

→ Gas-fired water heater located in the garage. The unit was manufactured in 2005. A well maintained unit has an estimated service life of around 10 to 15 years, due to the age the condition is listed as poor to fair. And additionally, recommend strapping the thermal expansion tank to relieve stress on the supporting pipes.

Photos: ▫ WaterHeater-1 ▫ WaterHeater-2

Heating

→ Gas-fired furnace located in the garage. The unit was manufactured in 2004. due to the age of the unit. Recommend further evaluation by a licensed contractor.

Photo: ▫ Heating-1

Air Conditioning

→ Air conditioning unit located on the south side. The unit was manufactured in 2005 due to the age. Recommend further evaluation by a licensed contractor.

Photos: ▫ A/C-1 ▫ A/C-2

Electrical System

→ The master of bedroom ceiling fan light is out. Recommend installing a new bulb and evaluating further.

Photo: ▫ Electrical-1

Roof

→ The roof appears to be in fair condition but is showing signs of being close to the overall life expectancy.

Photos: ▫ Roof-1 ▫ Roof-2 ▫ Roof-3 ▫ Roof-4 ▫ Roof-5

Exterior Structure

→ Peeling paint observed on the garage exterior man door, recommend sealing.

Photos: ▫ Exterior-1 ▫ Exterior-2

Smoke Detectors & Carbon Monoxide Devices

→ Carbon monoxide devices were NOT present, not observed, or not confirmed at the time of inspection. Installation is recommended.

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