



Armstrong
INSPECTION SERVICES, INC.

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

INSPECTION REPORT

Prepared for: **Susan Douglas**

Property Inspection Address: **12500 Campo Rico Ln Sparks NV 89441**

Inspection Date: **August 27th, 2026**

INSPECTION INFORMATION

Year built: **1995**

Real Estate Professional and Company: **Michael Kistler**

Weather at the time of inspection was **Clear** and it was approximately **85° F**

Please note:

All recommended items are noted in red.

All informational items are noted in blue.

All warning items are noted in orange.

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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: **Poured-in-place pier footings**

Crawlspace Moisture: **Dry**

Overall foundation condition: **Good**

PLUMBING

Water Supply Line type:

Leaks found: **None**

Condition of exposed plumbing ABOVE floor level:

Recommendations

→ The hallway bathroom spa tub air switch button is stuck, recommend repair.



Plumbing-1

WATER HEATER

Water heater type: **Electric**

Location: **Laundry Room**

Water heater size: **50-gallon**

Year manufactured: **1996**

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

→ Electric water heater located in the laundry room. The unit was manufactured in 1996 and is not equipped with the currently required equipment. Recommend consideration be given to evaluating further and adding the currently required equipment, the reason for the poor to fair rating is based on the age of the unit and not the appearance.



WaterHeater-1

HEATING

Type: **Gas**

Location: **Garage**

Exterior condition: **Good**

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: **Good**

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

Informational

→ Gas-fired furnace located in the garage. The unit was manufactured in 2023.



Heating-1

AIR CONDITIONING

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

Type: **Central**

Direction: **North**

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.

Informational

→ Air conditioning unit located on the north side. The unit was manufactured in 2003. The estimated service life of an air conditioner is between 20 and 25 years.



A/C-1

ELECTRICAL SYSTEM TWO UNITS

System Type: **Circuit Breaker**

Max Amperage: **200 and 100 amps**

Service Location: **North**

System Configuration:

Breakers are Labeled

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 laundry room exhaust fan light is out, recommend installing a new bulb and evaluating further.



Electrical-1

→ Open space in the detached garage electrical panel recommend covering.



Electrical-2

ROOF

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

Overall condition: **Good**

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.

Informational

→ The main house roof appears to be in good condition, and the detached garage roof appears to be in fair condition.



Roof-1



Roof-2



Roof-3



Roof-4



Roof-5

INSULATION

Attic

Attic insulation type: **Blown-in Fiberglass**

Attic insulation R-value: **30**

Foundation

Foundation insulation type: **Fiberglass batts**

Rim Joist insulation type: **Fiberglass batts**

Foundation insulation R-value: **11**

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.

Recommendations

→ Some staining was observed around the furnace flu pipe. A thermal scan did not reveal current moisture



Interior-1

EXTERIOR BUILDING STRUCTURE

Exterior wall cover type: **Stucco**

Overall exterior wall condition: **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.

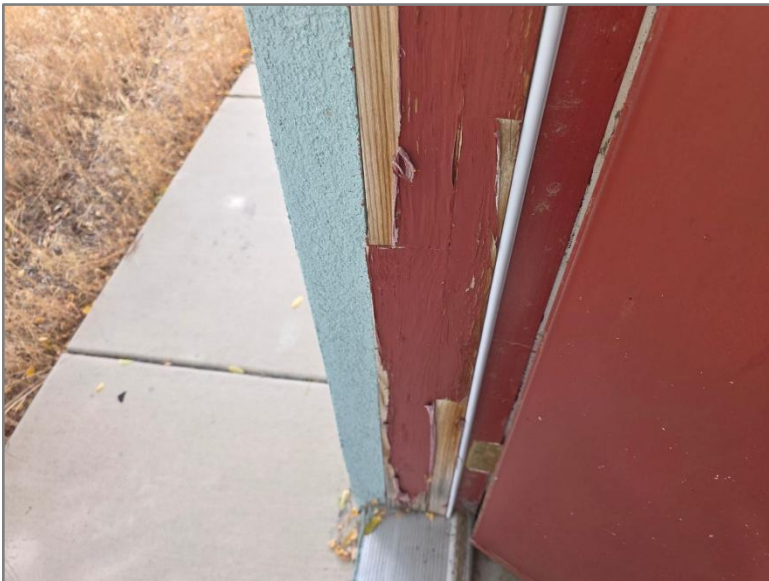
For clients seeking a more thorough assessment of the structural integrity beyond what is visually accessible, it is strongly recommended to consult with a licensed structural engineer. Their expertise allows for in-depth evaluation, including load analysis, foundation performance, and the identification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

Recommendations

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



Exterior-1



Exterior-2



Exterior-3

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: **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.

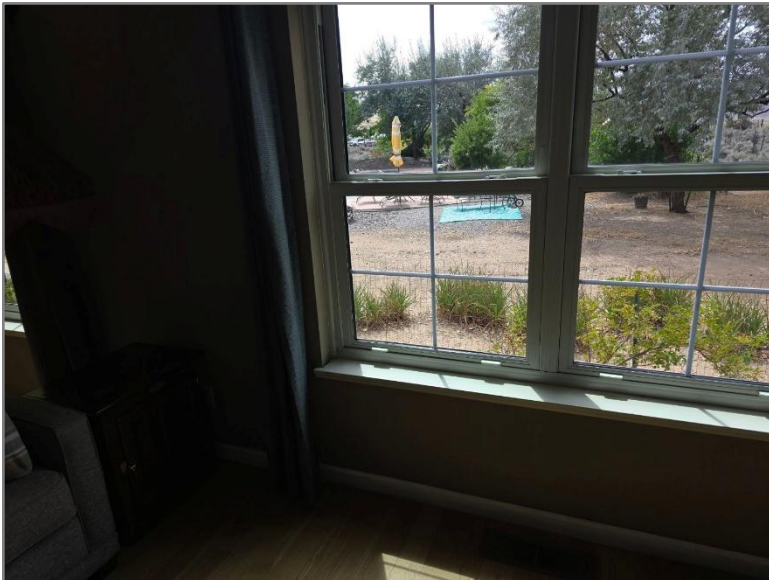
Recommendations

→ The south dining room window on the left is difficult to operate, recommend adjusting.



Windows-1

→ The left south family room window doesn't stay in the track when opening, recommend repair.



Windows-2

DOORS

Interior door framing: **Wood**

Interior door condition: **Fair to Good**

Garage door condition: **Fair to 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.

Pet door Installed. Installing a pet door in a garage fire door breaches the critical fire separation between the house and the garage. Fire-rated garage doors are specifically designed to prevent the spread of fire and smoke between the two areas, offering a protective barrier in case of a fire. When a pet door is installed, it creates an opening in the fire door, compromising its integrity and reducing its effectiveness in containing a fire. This modification can lead to increased risk by allowing flames, smoke, or toxic gases to travel more easily from the garage to the living space, which can be dangerous and may violate building codes or fire safety regulations.

Recommendations

→ The south garage door in the detached garage is damaged at the top panel and is rough operating, recommend further evaluation.



Doors-1

FLOOR COVER

Floor cover includes: **Tile, Wood**

Overall visible condition: **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**

Stove condition: **Good**

Oven condition: **Good**

Microwave condition: **Good**

Dishwasher condition: **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.

FIREPLACE, CHIMNEY AND MASONRY

Type: **Solid fuel**

Construction: **Manufactured**

Location: **Family room**

Fireplace has a flue liner cap.

Overall condition: **Good**

As part of the home inspection, the fireplace is visually examined to assess both its condition and basic functionality. The inspector checks readily visible components such as the firebox, damper, and chimney structure for signs of damage, creosote buildup, or other issues that could affect safe operation or proper ventilation. Gas fireplaces are checked for pilot light and ignition function, while wood-burning units are evaluated for evidence of excessive soot, blockage, or deterioration. If a flue cap is present, the flue liner is not inspected, as the cap restricts visibility into the chimney's interior. Because the inspection is limited to visible and accessible areas, hidden conditions may exist. Regular maintenance—including annual professional cleaning and inspection—is strongly recommended to help ensure safe, efficient operation and to identify concerns that may not be visible during a general home inspection.

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.

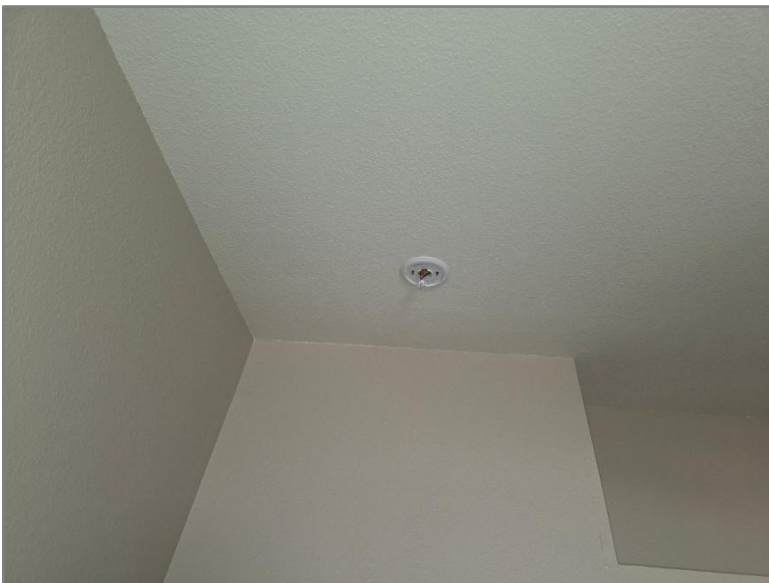
Smoke detectors WERE present at the time of the inspection and appeared to be in working order.

Recommendations

→ Missing smoke detectors observed, recommend replacing.



Detectors-1



Detectors-2

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: **12500 Campo Rico Ln Sparks NV 89441**

JR/bo

SUMMARY OF RECOMMENDATIONS

Property Inspection Address: **12500 Campo Rico Ln Sparks NV 89441**

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.

Plumbing

→ The hallway bathroom spa tub air switch button is stuck, recommend repair.

Photo: ▫ Plumbing-1

Water Heater

→ Electric water heater located in the laundry room. The unit wasn't manufactured in 1996 and is not equipped with the currently required equipment. Recommend consideration be given to evaluating further and adding the currently required equipment, the reason for the poor to fair rating is based on the age of the unit and not the appearance.

Photo: ▫ WaterHeater-1

Electrical System

→ The laundry room exhaust fan light is out, recommend installing a new bulb and evaluating further.

Photo: ▫ Electrical-1

→ Open space in the detached garage electrical panel recommend covering.

Photo: ▫ Electrical-2

Interior Structure

→ Some staining was observed around the furnace flu pipe. A thermal scan did not reveal current moisture

Photo: ▫ Interior-1

Exterior Structure

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

Photos: ▫ Exterior-1 ▫ Exterior-2 ▫ Exterior-3

Windows

→ The south dining room window on the left is difficult to operate, recommend adjusting.

Photo: ▫ Windows-1

→ The left south family room window doesn't stay in the track when opening, recommend repair.

Photo: ▫ Windows-2

Doors

→ The south garage door in the detached garage is damaged at the top panel and is rough operating, recommend further evaluation.

Photo: ▫ Doors-1

Smoke Detectors & Carbon Monoxide Devices

→ Missing smoke detectors observed, recommend replacing.

Photos: ▫ Detectors-1 ▫ Detectors-2

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