



Prepared For:
Jessica Lovett

4115 Ramsey Circle
Carson City, NV, 89706

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Rating Information

-  **Inspected:** This item was inspected with no defects at time of inspection
-  **Not Inspected:** This item was not inspected.
-  **Deficient:** This item was inspected and some deficiency was found.
-  **Not Present:** This item was not present.

Roof

Roof Material

Deficient

Roof Material

Composite

Remaining service life cannot be determined by visual inspection. Recommend budgeting for future replacement and monitoring for further deterioration or leakage.



Due to the limitations of a visual inspection, the adequacy and condition of concealed materials could not be determined. Recommend monitoring and evaluation by a qualified roofing contractor as needed.



South face of roof



East face of roof



South face of roof

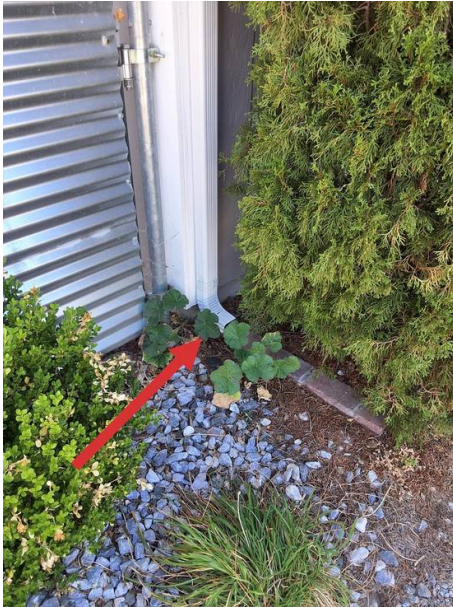


South face of roof

Gutters

Deficient

Some gutter downspouts discharge too close to the foundation. Recommend extending the downspouts to discharge farther away from the home to help direct water away from the foundation.



Downspout in front of home



Downspout at rear of home



Downspout at rear of home

Exteriors

Siding/Exterior Surface

Deficient

Surface damage noted



Side of garage, front of home.

Exterior Electric

Deficient

An exposed cable TV line was observed. The line was not evaluated for function or condition. Recommend securing and/or protecting the exposed cable as needed.



TV cable line at north of home



TV cablr line at north of home

An electrical outlet did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.

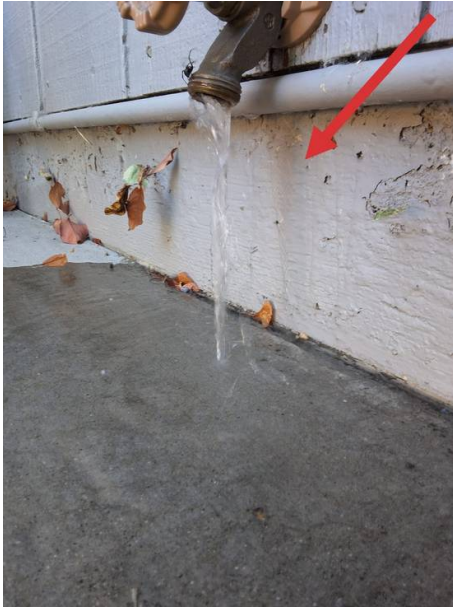


Outlet located outside, on rear of garage

Hose Bibs

Deficient

The hose bib was observed leaking when operated, with water appearing to discharge from behind the adjacent siding. The source and extent of the leak could not be determined during the inspection. Recommend evaluation and repair by a qualified plumbing professional.



Hose bib at north side of home

Lots & Grounds

Driveway

Deficient

Cracking and localized settlement were observed at the concrete driveway. The cause of any underlying conditions can not be determined during the inspection. Recommend monitoring and repair as needed.



Front driveway



Front driveway



Front driveway

Garage/Carport

Service Doors

Deficient

A door knob was not functioning properly at the time of inspection. Recommend evaluation and repair or replacement as needed.



Man door at rear of garage

Electrical

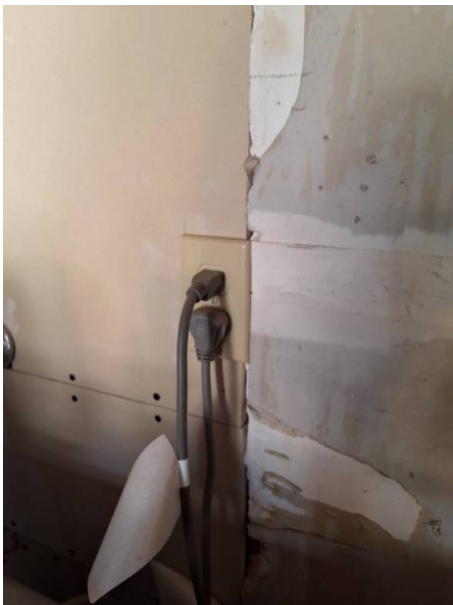
Deficient

An electrical outlet did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Garage outlet on South wall

Non-GFCI circuit used near water source



Non-GFCI outlet behind washer/dryer in garage

Plumbing

Water Heater

Deficient

No sediment trap was observed on the gas supply line to the water heater. Recommend evaluation and correction by a qualified plumbing or gas professional



Gas supply line to water heater

Heating System

Heat Distribution Method

Deficient

No sediment trap was observed on the gas supply line to the forced air unit. Recommend evaluation and correction by a qualified plumbing or gas professional.



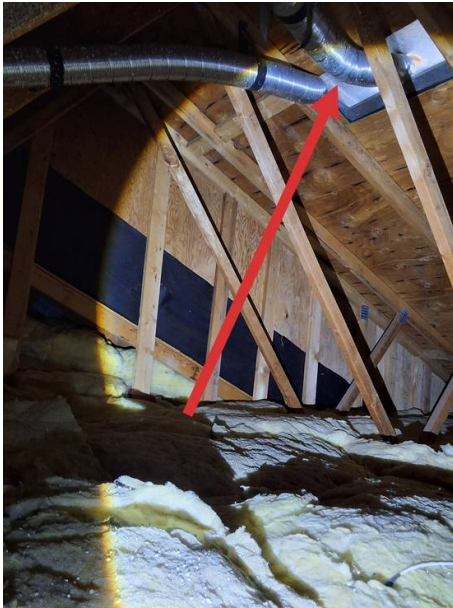
Gas supply line to forced air unit

Attic

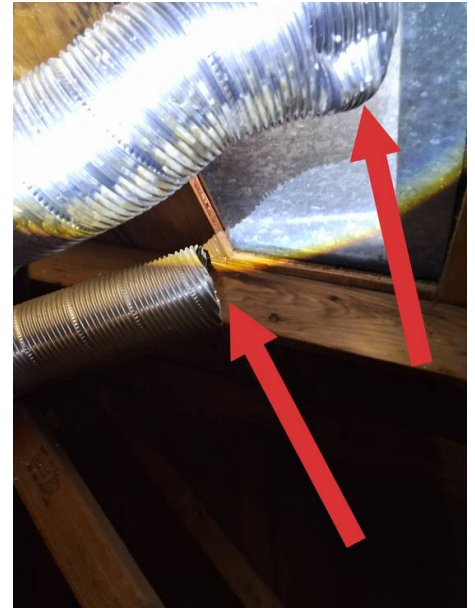
Bathroom Venting

Deficient

The bathroom exhaust vent was observed terminating in the attic and directed toward a roof vent, with noticeable rusting observed at the vent cover. Recommend correcting the vent termination and evaluating the affected area for moisture-related damage.



Bathroom vents terminating in attic



Bathroom vents terminating in attic



Bathrooms

Toilets

Deficient

Toilet located in hallway bathroom.

Toilet water continued to run in tank after flushing. Recommend evaluation and repair or replacement as needed.
Toilet located in master bathroom.

Hardware

Deficient

The toilet paper holder was loose at the time of inspection. Recommend securing the holder and repairing the mounting as needed.



Master bathroom

Sinks/Faucets

Deficient

The bathroom sink faucet was loose at the time of inspection. Recommend securing the faucet and verifying proper operation as needed.



Loose faucet at hallway bathroom.

Living Spaces

Bedrooms

Deficient

Damage was observed to the door face. Recommend repair or replacement as needed.



Hallway bedroom door

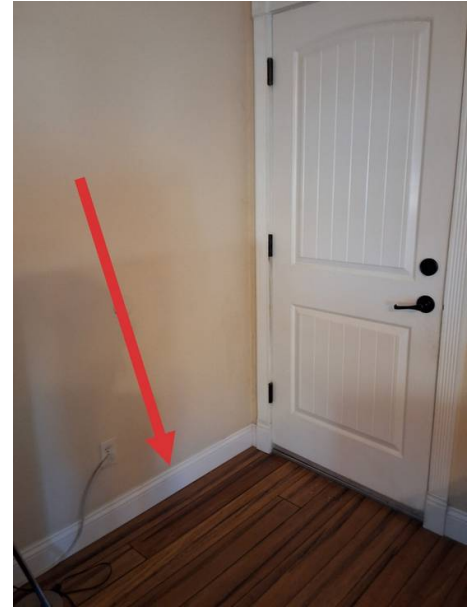
Door stops were not observed at the interior doors inspected. Recommend installation as needed to help prevent damage to doors and adjacent surfaces.



Wall damage due to non-present door stop in master bedroom



Wall damage due to non-present door stop in hallway bedroom



Missing door stop at garage man door



Missing door stops at entry and closet doors

Walls & Ceilings

Deficient

An area of drywall was observed to be damaged or improperly finished. Recommend repair as needed to restore the affected area.



Hallway bedroom



Hallway bedroom

Smoke, Fire, & CO Detectors

Deficient

Proper battery installation and operation could not be verified. Recommend checking, servicing, and testing the detector as needed.



Smoke / Monoxide detector in hallway

Fireplace/Wood Stove

Deficient

Fuel Source

Natural Gas

Fireplace/Woddstove Type

Standalone Stove

The gas supply to the fireplace was turned off at the time of inspection; therefore, the fireplace could not be tested. Recommend verifying proper operation after the gas supply is restored.



Gas fireplace in living room

Kitchen / Dining area

Appliances

Deficient

The dishwasher was full of dishes at the time of inspection and could not be operated. Proper operation was not verified. Recommend testing the dishwasher when accessible.



Microwave did not function at time of inspection. Recommend replacement.



Inside of microwave. Kitchen

Lighting

Deficient

The light fixture over kitchen sink did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Light fixture over kitchen sink

The dining room light fixture did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Light fixture in dinning area

General Information

Property & Inspection Details

Inspector Name: Phillip Pedrojetti

Company Name: Sagebrush Home Inspections

Company Address: 2224 Calle Del Sol

City: Gardnerville

State: Nv.

Zip: 89410

Phone: (775) 824-4163

Email: Sagebrushhomeinspections@gmail.com

Website: Sagebrushhomeinspections.com

Weather Conditions

Sunny

Sewage Disposal

Public

Water Source

Public

Inspection Date

2026-09-16

Utilities On?

Yes

Roof

Disclaimer

Please note that roofs come with limitations due to height, weather, inaccessibility, and other limitations.

Note to Client

A roof requires maintenance and monitoring. Issues can arise at any time - before, during, and after your home inspection. Be sure to monitor and have your roof repaired by a qualified professional as needed.

Roof Material

Deficient

Roof Material

Composite

Remaining service life cannot be determined by visual inspection. Recommend budgeting for future replacement and monitoring for further deterioration or leakage.



Due to the limitations of a visual inspection, the adequacy and condition of concealed materials could not be determined. Recommend monitoring and evaluation by a qualified roofing contractor as needed.



South face of roof



East face of roof



South face of roof

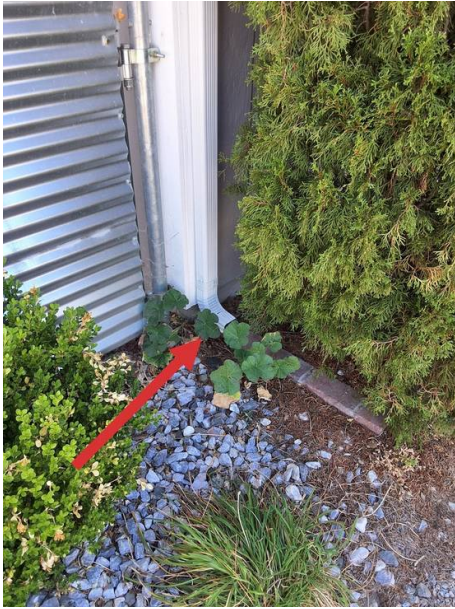


South face of roof

Gutters

Deficient

Some gutter downspouts discharge too close to the foundation. Recommend extending the downspouts to discharge farther away from the home to help direct water away from the foundation.



Downspot in front of home



Downspout at rear of home



Downspout at rear of home

Exteriors

Disclaimer

Please note that the exterior of the home has limitations, such as vegetation, items being out of reach, and other limitations.

Note to Client

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments.

Siding/Exterior Surface

Deficient

Surface damage noted



Side of garage, front of home.

Exterior Electric

Deficient

An exposed cable TV line was observed. The line was not evaluated for function or condition. Recommend securing and/or protecting the exposed cable as needed.



TV cable line at north of home



TV cablr line at north of home

An electrical outlet did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Outlet located outside, on rear of garage

Hose Bibs

Deficient

The hose bib was observed leaking when operated, with water appearing to discharge from behind the adjacent siding. The source and extent of the leak could not be determined during the inspection. Recommend evaluation and repair by a qualified plumbing professional.



Hose bib at north side of home

Lots & Grounds

Disclaimer

Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

Note To Client

Your lots and grounds require constant care as a homeowner. Caring for decks, the grading around your home, and other items should be on your regular home maintenance checklist.

Driveway

Deficient

Cracking and localized settlement were observed at the concrete driveway. The cause of any underlying conditions can not be determined during the inspection. Recommend monitoring and repair as needed.



Front driveway



Front driveway



Front driveway

Garage/Carport

Disclaimer

Garages are typically used to store personal items and vehicles. Due to this, there are limitations to the inspection.

Note To Client

There are many variables when it comes to your garage, such as if it is attached or detached. Please let us know if you have any questions in regards to your home's garage.

Service Doors

Deficient

A door knob was not functioning properly at the time of inspection. Recommend evaluation and repair or replacement as needed.



Man door at rear of garage

Electrical

Deficient

An electrical outlet did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Garage outlet on South wall

Non-GFCI circuit used near water source



Non-GFCI outlet behind washer/dryer in garage

Air Conditioning

Disclaimer

Air conditioner units should not be operated when the outside temperature is below 65 F. As such, when the temperature is below that point this report always reflects a visual inspection only and not the operation of the system.

Note To Client

Your air conditioning system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

AC System Operation

Inspected



AC. unit on South side of home



Temperature thermostat in hallway

Structure

Disclaimer

There are many limitations to the structural inspections. This report only encompasses visible parts of these components at the time of inspection. Items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on.

Note To Client

Homes tend to move and shift over time to a reasonable degree - especially if this is an older home. Monitoring your home's structure and its movement is important, and a structural inspection would be needed for anything unusual.

Structure Type

Inspected

Structure Type
Wood Framed

Crawlspace

Disclaimer

Finished basements are never fully inspected, as the majority of its components are behind or under finished areas.

Note To Client

Basements have unique issues, particularly with moisture. Be sure to monitor your basement for issues including moisture intrusion.

Clean crawl spcae



Plumbing

Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the home, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the home or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

Note To Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that are approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

Water Heater

Deficient

No sediment trap was observed on the gas supply line to the water heater. Recommend evaluation and correction by a qualified plumbing or gas professional



Gas supply line to water heater

Heating System

Disclaimer

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

Note To Client

Your heating system should be inspected and tested by a qualified HVAC specialist at least once per year, and when issues arise.

Heat Distribution Method

Deficient

No sediment trap was observed on the gas supply line to the forced air unit. Recommend evaluation and correction by a qualified plumbing or gas professional.



Gas supply line to forced air unit

Electrical

Disclaimer

Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual, and very limited. Electrical systems are very important, and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel.

Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

Note To Client

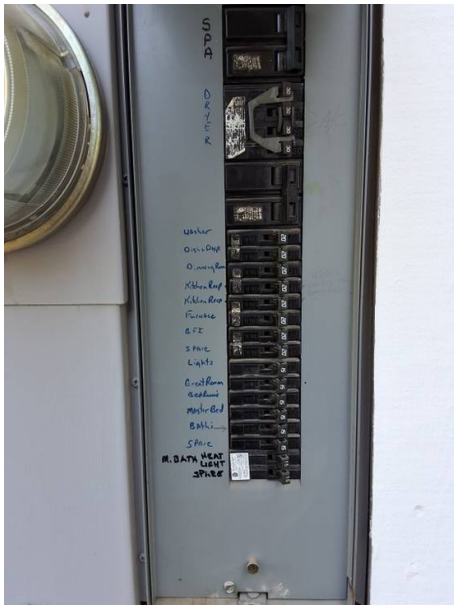
Your electrical system is very important, but can also be dangerous. Taking on electrical work yourself is not recommended unless you are a qualified professional. We strongly recommend having a qualified electrician make any assessments and repairs that are needed.

Main Service Drop/Entry

Inspected

Electric Panel

Inspected



Attic

Disclaimer

Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

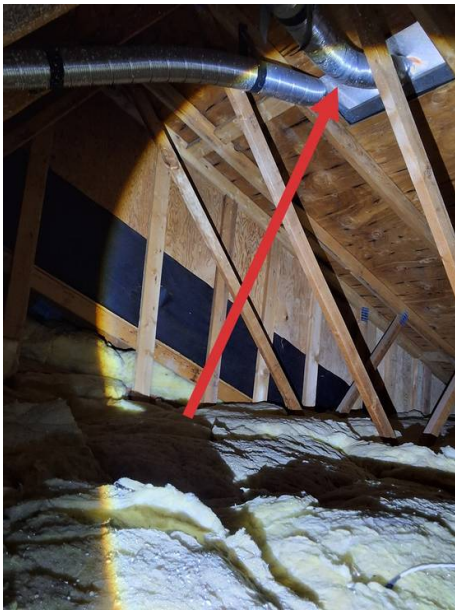
Note To Client

The attic of a home is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

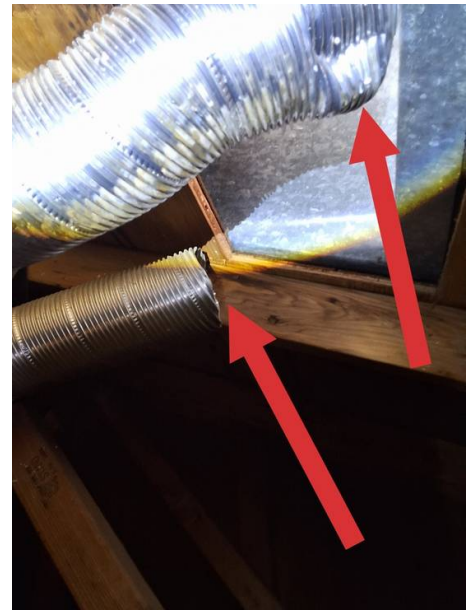
Bathroom Venting

Deficient

The bathroom exhaust vent was observed terminating in the attic and directed toward a roof vent, with noticeable rusting observed at the vent cover. Recommend correcting the vent termination and evaluating the affected area for moisture-related damage.



Bathroom vents terminatating in attic

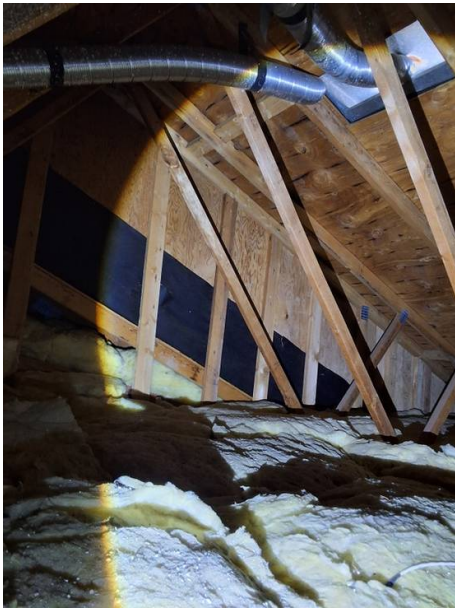


Bathroom vents terminatating in attic



Insulation

Inspected



Proper insulation in roof attic

Bathrooms

Disclaimer

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

Note To Client

Bathrooms are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Toilets

Deficient

Toilet located in hallway bathroom.

Toilet water continued to run in tank after flushing. Recommend evaluation and repair or replacement as needed.
Toilet located in master bathroom.

Hardware

Deficient

The toilet paper holder was loose at the time of inspection. Recommend securing the holder and repairing the mounting as needed.



Master bathroom

Sinks/Faucets

Deficient

The bathroom sink faucet was loose at the time of inspection. Recommend securing the faucet and verifying proper

operation as needed.



Loose faucet at hallway bathroom.

Living Spaces

Disclaimer

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

Note To Client

The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

Bedrooms

Deficient

Damage was observed to the door face. Recommend repair or replacement as needed.



Hallway bedroom door

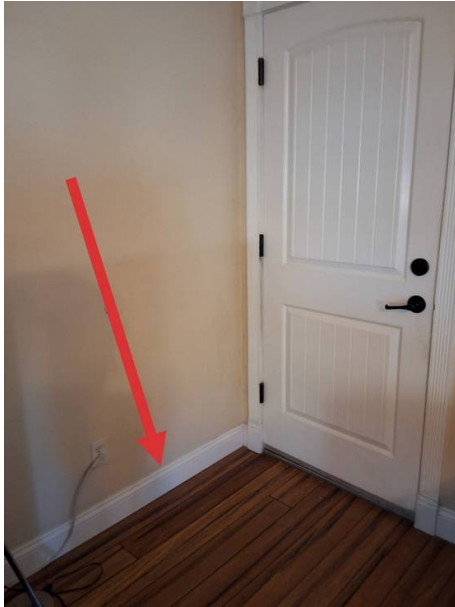
Door stops were not observed at the interior doors inspected. Recommend installation as needed to help prevent damage to doors and adjacent surfaces.



Wall damage due to non-present door stop in master bedroom



Wall damage due to non-present door stop in hallway bedroom



Missing door stop at garage man door



Missing door stops at entry and closet doors

Walls & Ceilings

Deficient

An area of drywall was observed to be damaged or improperly finished. Recommend repair as needed to restore the affected area.



Hallway bedroom



Hallway bedroom

Smoke, Fire, & CO Detectors

Deficient

Proper battery installation and operation could not be verified. Recommend checking, servicing, and testing the detector as needed.



Smoke / Monoxide detector in hallway

Fireplace/Wood Stove

Deficient

Fuel Source

Natural Gas

Fireplace/Woodstove Type

Standalone Stove

The gas supply to the fireplace was turned off at the time of inspection; therefore, the fireplace could not be tested. Recommend verifying proper operation after the gas supply is restored.



Gas fireplace in living room

Kitchen / Dining area

Disclaimer

Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

Note To Client

Kitchens are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Appliances

Deficient

The dishwasher was full of dishes at the time of inspection and could not be operated. Proper operation was not verified. Recommend testing the dishwasher when accessible.



Microwave did not function at time of inspection. Recomend replacement.

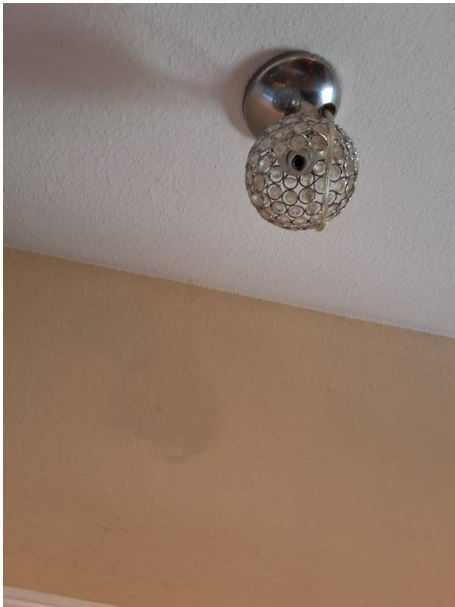


Inside of microwave. Kitchen

Lighting

Deficient

The light fixture over kitchen sink did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Light fixture over kitchen sink

The dining room light fixture did not operate when tested. The cause was not determined during the inspection. Recommend evaluation and repair by a qualified electrician.



Light fixture in dinning area

Final Comments

From The Inspector

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular

maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.