

Inspection Report



Prepared For:
3185 Quick Cal Way
Fernley, NV 89408

Date Prepared:
9/25/2026

Real Estate Agent:
Cal Lewis

Prepared By:
Dan Fuhrman
The InspectionPros

Repair Summary - Immediate Action

The following items may require immediate actions and/or decisions.

This is a summary of the full home inspection report. The summary is intended to point out some of the more notable deficiencies and/or material defects observed by the Inspector. This is based on the opinion of the Inspector and is not definitive. Therefore, it is strongly recommended to read the entire report. It is also important to understand delaying or neglecting repair/maintenance of any component could drastically shorten lifespan and/or develop into a substantial issue. Please remember that your view of what is important may vary from the inspectors.

This is not the full report, please read the report in it's entirety.

Exterior - Immediate Action

Gas line does not have the proper end cap --See Exterior Picture 9

Inadequate safety railing at the back door --See Exterior Picture 11

Inadequate safety railing. --See Exterior Picture 12

Interior - Immediate Action

The drain line for the dishwasher does not appear to have an air gap device or a high loop. It is possible the dishwasher has one built in. Recommend checking with manufacturer. . . . See Interior Picture 9

Smoke detectors appear to be older and need to be replaced. . . . See Interior Picture 14

Smoke detectors were missing in some areas. This is a safety issue. Recommend installing smoke and CO detectors in all living areas. . . . See Interior Picture 15

The closet door guides are missing. This can allow the door to fall over and hurt a child. . . . See Interior Picture 17

End cap is missing from the gas line in the laundry room . . . See Interior Picture 18

Smoke detectors appear to be older and need to be replaced. . . . See Interior Picture 28

Notes Summary

This is a summary of the notes from the full home inspection report. The summary is intended to point out many of the items that the inspector noted. This is based on the opinion of the Inspector and is not definitive. It is strongly recommended to read the entire report. It is also important to understand delaying or neglecting repair/maintenance of any component could drastically shorten life span and/or develop into a substantial issue.

Exterior - Notes Summary

Gutters may be leaking at the seams. Recommend sealing annually. --See Exterior Picture 1

Gate is damaged. --See Exterior Picture 2

There is vegetation on the home. Over time this can damage the house. Recommend trimming back and monitoring. --See Exterior Picture 3

The sprinkler system was not inspected. Recommend having current owner explain how it works and test prior to taking possession of the home. --See Exterior Picture 4

Recommend keeping crawl space vents open to allow moisture out of the crawl space. --See Exterior Picture 5

Window screens are missing or damaged in multiple areas. --See Exterior Picture 6

Window screens are Weather damaged --See Exterior Picture 7

Recommend caulking around exterior of windows as needed. Please do not caulk weep holes. --See Exterior Picture 8

Back door has damaged to the window trim --See Exterior Picture 10

Damage to the stucco at the awning. --See Exterior Picture 13

Settlement cracks were noted in the stucco. Some cracking is to be expected. --See Exterior Picture 14

The solar system was not inspected. Recommend having the solar system evaluated by a solar expert. --See Exterior Picture 17

The paint is failing on the trim around the man door to the garage. --See Exterior Picture 18

Weatherstripping is damaged at the man door to the garage --See Exterior Picture 19

Screw for the dead front on the electrical panel is missing --See Exterior Picture 22

Minor damage to the stucco at the garage --See Exterior Picture 26

Minor damage to the bottom panel of the single garage door --See Exterior Picture 27

Flashing is lifting on the roof in some areas --See Exterior Picture 28

Shingles are lifting on the roof and some areas. --See Exterior Picture 29

Nails are lifting on the ridge cap and/or the perimeter of the roof. They should be sealed. --See Exterior Picture 30

The roofing Ridge cap shows signs of wear and cracking. Recommend monitoring and repair as needed. --See Exterior Picture 33

Roofing material on the south aspect of the home show sign of weathering and wear. Recommend evaluation from a licensed roofing contractor. --See Exterior Picture 35

The solar system was not inspected. Recommend roofing evaluation around the solar system from a licensed roofing contractor. Also recommend evaluation from a licensed solar contractor. --See Exterior Picture 37

Interior - Note Summary

Tip over safety is not installed for the oven. This can allow the oven to tip over and cause injury. . . . See Interior Picture 1

Hot water is working. . . . See Interior Picture 2

Cosmetic damage to the kitchen cabinets. . . . See Interior Picture 6

Water filter system was not tested. . . . See Interior Picture 8

The carpet is stained/damaged in multiple areas. . . . See Interior Picture 13

Air return grate is slightly bent. . . . See Interior Picture 16

Damage to the wall at the dryer vent . . . See Interior Picture 19

Water softener and filtration system were not inspected . . . See Interior Picture 24

Inadequate and railing at the entrance from the garage to the house. This is not required. . . . See Interior Picture 27

Recommend caulking around the tub/s at the floor as needed. . . . See Interior Picture 29

Air-conditioning temperatures were within the normal range. However, the unit should be serviced every year. Recommend discussing last service with owner. . . . See Interior Picture 30

Recommend caulking to the exterior of the shower at the floor . . . See Interior Picture 31

Can light at the master bathroom shower is out of place . . . See Interior Picture 32

Evidence of previous repairs in the master bathroom shower. Unknown cause . . . See Interior Picture 33

Damage and staining to the linoleum in the master bathroom flooring . . . See Interior Picture 34

Some settlement cracks were located throughout the home. Minor cracking is common because of settlement and lumber drying over time. . . . See Interior Picture 35

The vinyl window frames are yellowing from sun damage. . . . See Interior Picture 48

Furnace temperatures were within the normal range. However, the unit should be serviced every year. Recommend discussing last service with owner. . . . See Interior Picture 49

Expectations And Scope Of Work

Date: 9/25/2026
Time: 11:55:14 AM
Temperature: Over 65
Weather: Cloudy
Age Of Building: Over 25 years
Building Type: Single Family

Client:
Real Estate Agent: Cal Lewis
Attendance: Agent

Reasonable Expectations:
The home inspector was hired to report observed improvement issues found on this property. Finding deficiencies or areas of improvement is typical in any home. In fact, there is no such thing as a perfect home. It is recommended to approach reading this report with the knowledge and reasonable expectations of typical property conditions.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. This inspection will be performed in accordance tostandards established by InterNACHHI, the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. While this inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. Please review home inspection agreement for full terms and conditions. Note: This report shall not be considered valid unless there is signed Inspection Agreement in possession of the Inspector.

SCOPE OF WORK
This structural inspection report is an overview of the condition of the major systems and components of the primary structure on the property. Comments in this report may include faults and deficiencies in the structure and its systems, as well as general comments about the type of construction and identification of building materials used in the structure. The scope of a standard structural inspection is limited:

- Only visible and accessible areas of the structure are evaluated. No part of the structure will be modified or dismantled for inspection. Furniture, window coverings, and personal belongings which may obstruct visible access are not moved for any inspection. Additional defects or faults may be located in areas not accessible for inspection.
- Items that are cosmetic, imperfect, aged or blemished, but structurally and functionally sound, will not be identified as faults. No comments will be made regarding the quality of a particular component, unless the component is structurally damaged or insufficient, or not functioning properly.
- Although faults identified in this report may correspond to building code violations, this inspection is not a building code inspection. Any questions or concerns related to the building code compliance of a component in this structure, whether original or upgraded, including additions and remodels, should be directed to the local building department.
- This inspection does not include any evaluation or identification of environmental conditions or hazards, including air, water and soil quality, nor does it include inspection for mold in any form.
- This report is in no way a warranty or guarantee of the future condition of this structure or its systems. The condition of many components and systems are subject to rapid change, so observations made in this report are only valid for the time that the inspection was performed.
- The findings of this report should not be viewed as a substitute for a seller's disclosure, and there is no assurance that the findings of this report will include items disclosed by a seller. It is the obligation of the sellers, buyers and their agents to inform The InspectionPros of any known faults prior to the start of the structural inspection, and to perform their own complete and thorough walkthrough inspection.
- These findings represent the professional opinion of the inspector. This opinion is based on the inspector's experience, training and education and should not be considered a statement of fact. While every effort is made to be as comprehensive as possible, the findings of this report may differ from the findings of other professionals, especially those of differing experience or specialties.

Any concerns regarding the limited scope of this inspection should be addressed with The InspectionPros before acceptance of this report. The scope of the inspection performed by The InspectionPros is based on standards established by InterNACHHI, the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D.



Flashing is lifting on the roof in some areas

Exterior Picture: 28



Shingles are lifting on the roof and some areas.

Exterior Picture: 29



Nails are lifting on the ridge cap and/or the perimeter of the roof. They should be sealed.

Exterior Picture: 30



Informational picture.

Exterior Picture: 31



Informational picture.

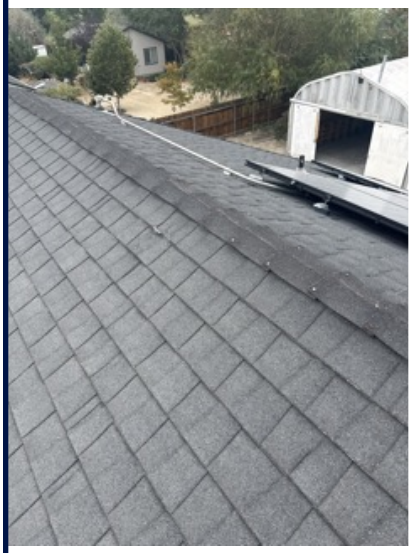
Exterior Picture: 32



The roofing Ridge cap shows signs of wear and cracking. Recommend monitoring and repair as needed.

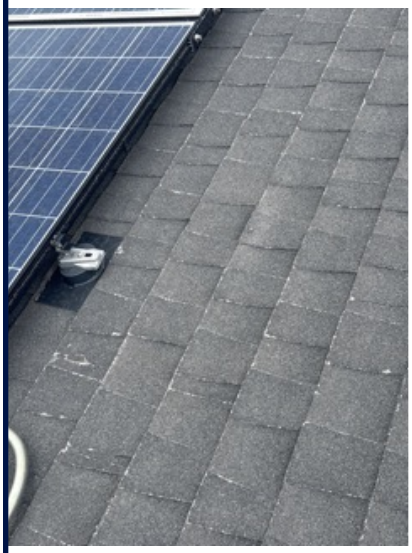
Exterior Picture: 33

Exterior



Informational picture.

Exterior Picture: 34



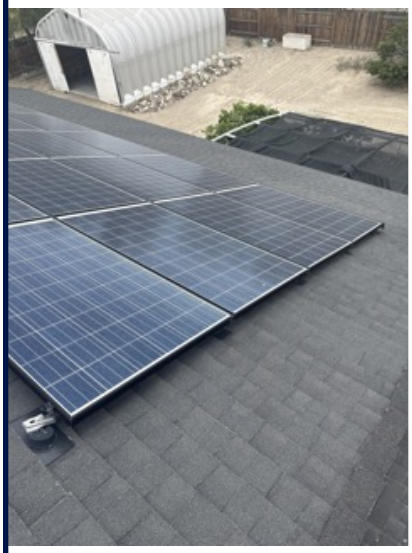
Roofing material on the south aspect of the home show sign of weathering and wear. Recommend evaluation from a licensed roofing contractor.

Exterior Picture: 35



Informational picture.

Exterior Picture: 36



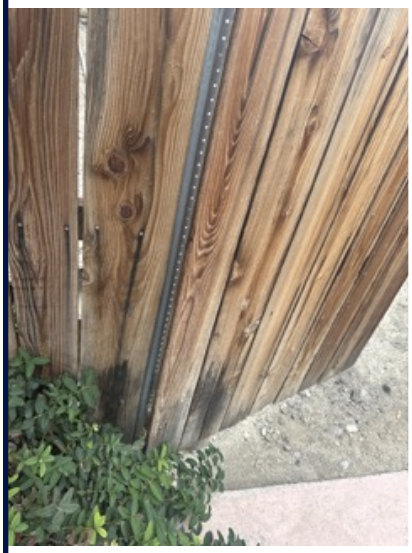
The solar system was not inspected. Recommend roofing evaluation around the solar system from a licensed roofing contractor. Also recommend evaluation from a licensed solar contractor.

Exterior Picture: 37



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Gate is damaged.

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Exterior



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Window screens are missing or damaged in multiple areas.

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Gas line does not have the proper end cap

Exterior Picture: 9



Back door has damaged to the window trim

Exterior Picture: 10



Inadequate safety railing at the back door

Exterior Picture: 11



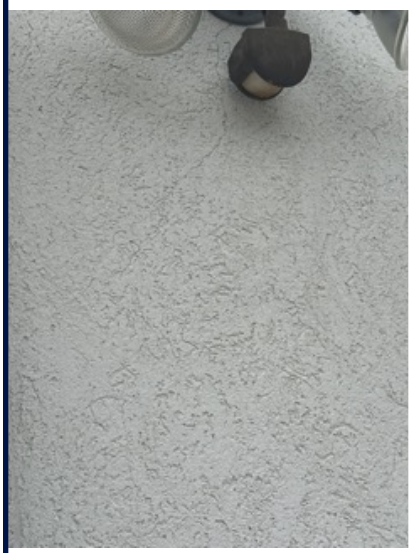
Inadequate safety railing.

Exterior Picture: 12



Damage to the stucco at the awning.

Exterior Picture: 13



Settlement cracks were noted in the stucco. Some cracking is to be expected.

Exterior Picture: 14



Informational picture.

Exterior Picture: 15



Informational picture.

Exterior Picture: 16



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Exterior Picture: 17



The paint is failing on the trim around the man door to the garage.

Exterior Picture: 18



Weatherstripping is damaged at the man door to the garage

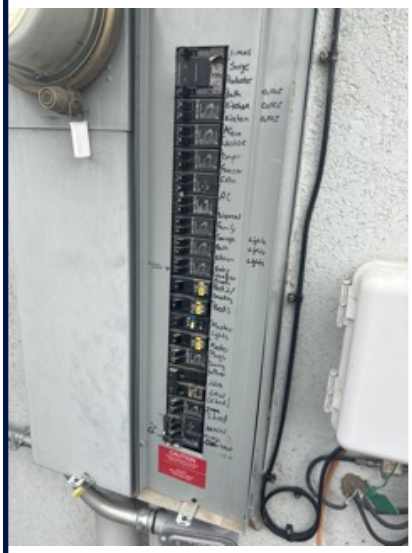
Exterior Picture: 19



Informational picture.

Exterior Picture: 20

Exterior



Informational picture.

Exterior Picture: 21



Screw for the dead front on the electrical panel is missing

Exterior Picture: 22



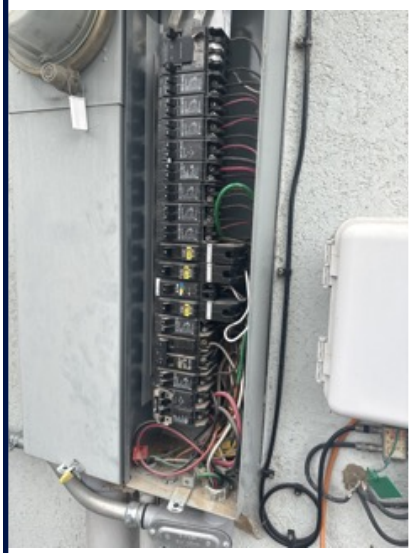
Informational picture.

Exterior Picture: 23



Informational picture.

Exterior Picture: 24



Informational picture.

Exterior Picture: 25



Minor damage to the stucco at the garage

Exterior Picture: 26



Minor damage to the bottom panel of the single garage door

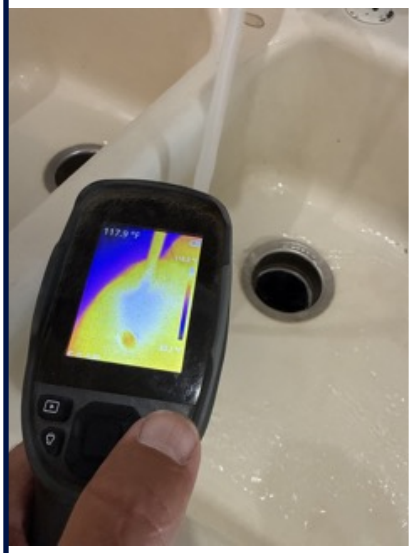
Exterior Picture: 27

Interior



Tip over safety is not installed for the oven. This can allow the oven to tip over and cause injury.

Interior Picture: 1



Hot water is working.

Interior Picture: 2



Working properly at time of inspection. Informational picture.

Interior Picture: 3



Working properly at time of inspection. Informational picture.

Interior Picture: 4



Working properly at time of inspection. Informational picture.

Interior Picture: 5



Cosmetic damage to the kitchen cabinets.

Interior Picture: 6



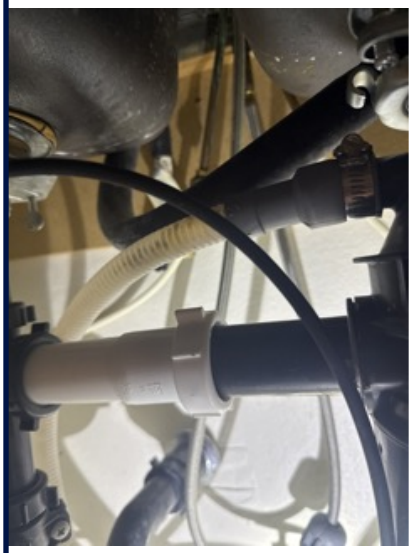
Working properly at time of inspection. Informational picture.

Interior Picture: 7



Water filter system was not tested.

Interior Picture: 8



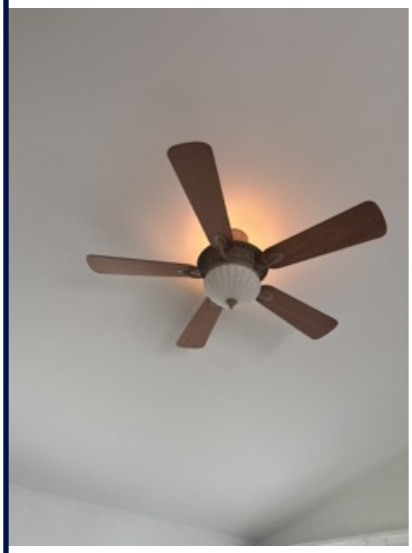
The drain line for the dishwasher does not appear to have an air gap device or a high loop. It is possible the dishwasher has one built in. Recommend checking with manufacturer.

Interior Picture: 9



Working properly at time of inspection. Informational picture.

Interior Picture: 10



Working properly at time of inspection. Informational picture.

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Working properly at time of inspection. Informational picture.

Interior Picture: 12



The carpet is stained/damaged in multiple areas.

Interior Picture: 13



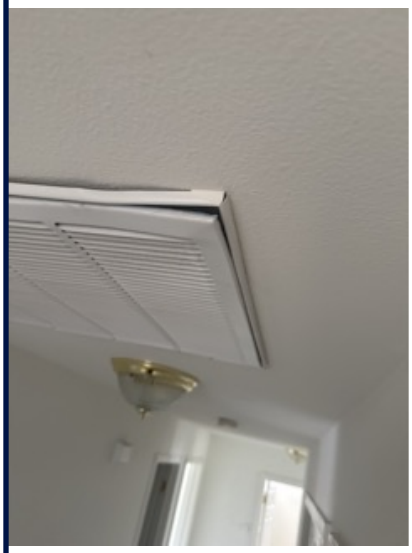
Smoke detectors appear to be older and need to be replaced.

Interior Picture: 14



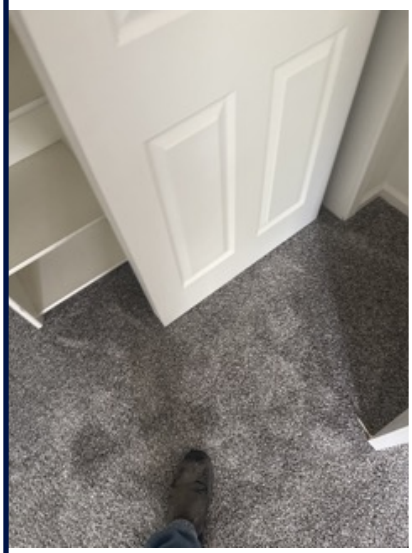
Smoke detectors were missing in some areas. This is a safety issue. Recommend installing smoke and CO detectors in all living areas.

Interior Picture: 15



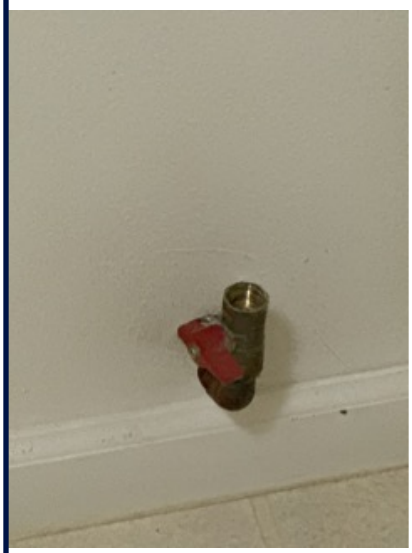
Air return grate is slightly bent.

Interior Picture: 16



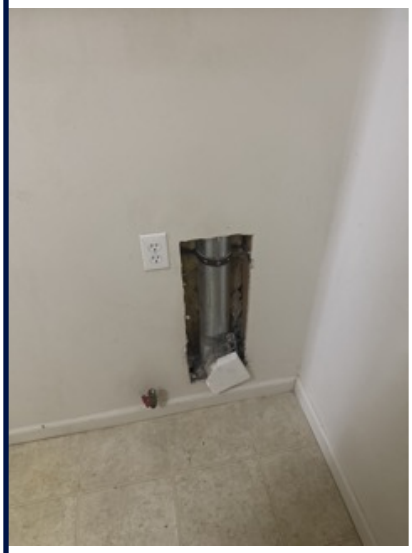
The closet door guides are missing. This can allow the door to fall over and hurt a child.

Interior Picture: 17



End cap is missing from the gas line in the laundry room

Interior Picture: 18



Damage to the wall at the dryer vent

Interior Picture: 19



Informational picture.

Interior Picture: 20



Informational picture.

Interior Picture: 21



Informational picture.

Interior Picture: 22



Informational picture.

Interior Picture: 23



Water softener and filtration system were not inspected

Interior Picture: 24



Working properly at time of inspection. Informational picture.

Interior Picture: 25



Working properly at time of inspection. Informational picture.

Interior Picture: 26



Inadequate and railing at the entrance from the garage to the house. This is not required.

Interior Picture: 27



Smoke detectors appear to be older and need to be replaced.

Interior Picture: 28



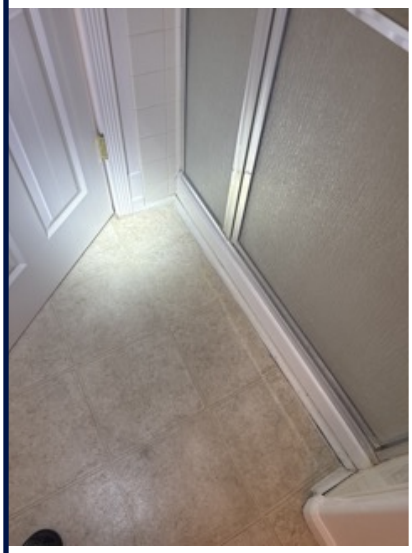
Recommend caulking around the tub/s at the floor as needed.

Interior Picture: 29



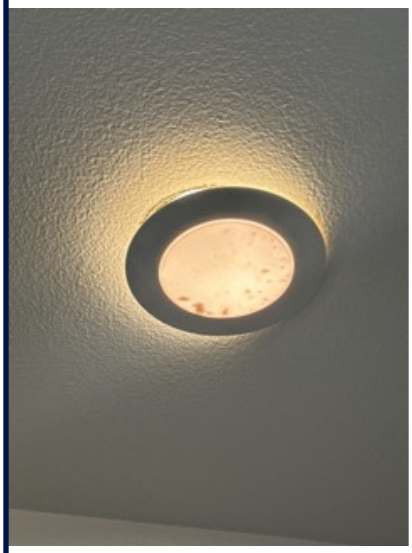
Air-conditioning temperatures were within the normal range. However, the unit should be serviced every year. Recommend discussing last service with owner.

Interior Picture: 30



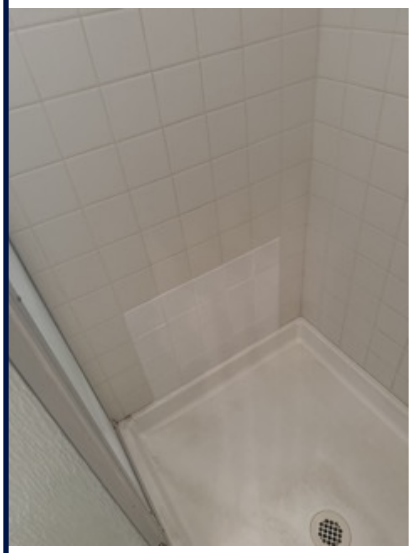
Recommend caulking to the exterior of the shower at the floor

Interior Picture: 31



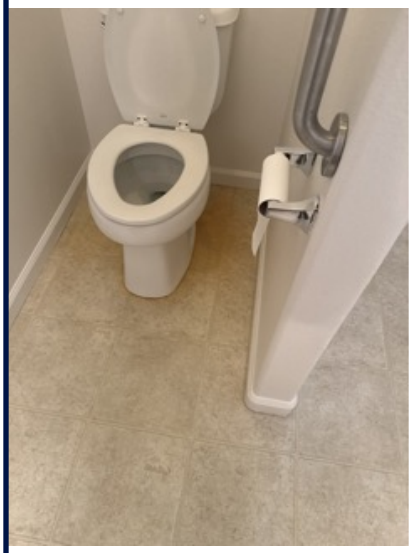
Can light at the master bathroom shower is out of place

Interior Picture: 32



Evidence of previous repairs in the master bathroom shower. Unknown cause

Interior Picture: 33



Damage and staining to the linoleum in the master bathroom flooring

Interior Picture: 34



Some settlement cracks were located throughout the home. Minor cracking is common because of settlement and lumber drying over time.

Interior Picture: 35



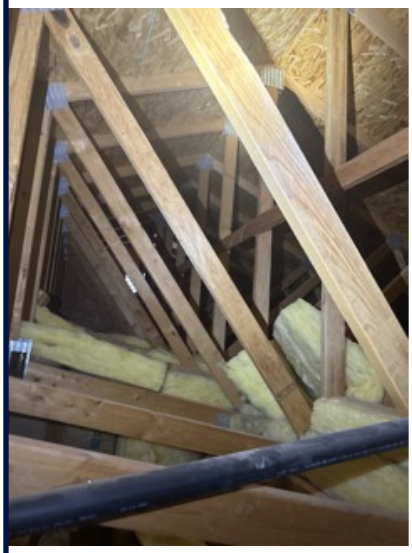
Informational picture.

Interior Picture: 36



Informational picture.

Interior Picture: 37



Informational picture.

Interior Picture: 38



Informational picture.

Interior Picture: 39



Informational picture.

Interior Picture: 40



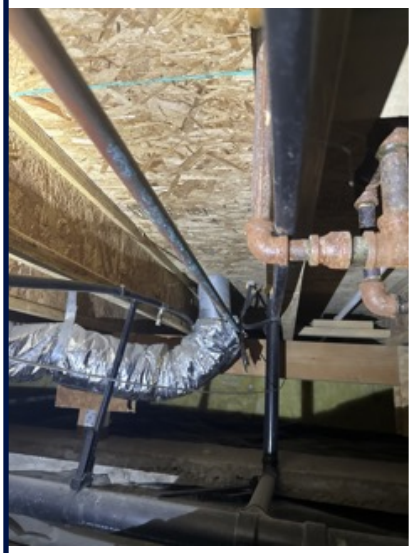
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Interior Picture: 41



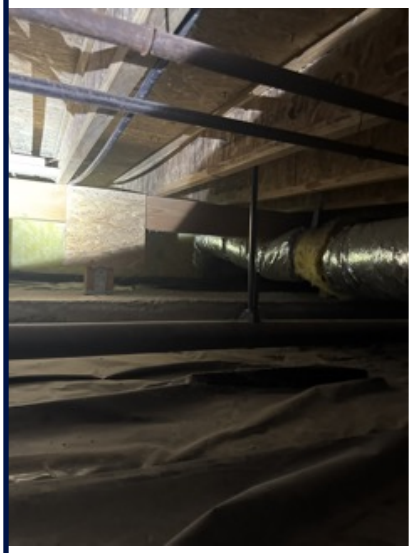
Informational picture.

Interior Picture: 42



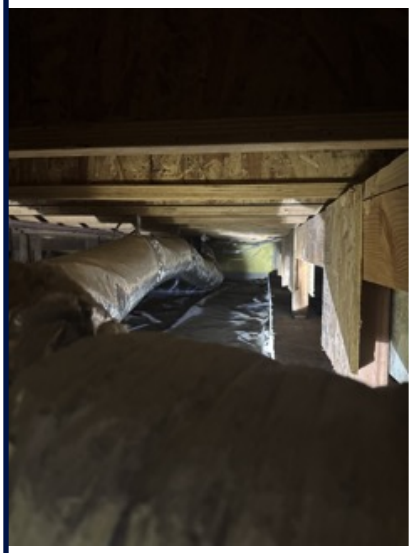
Informational picture.

Interior Picture: 43



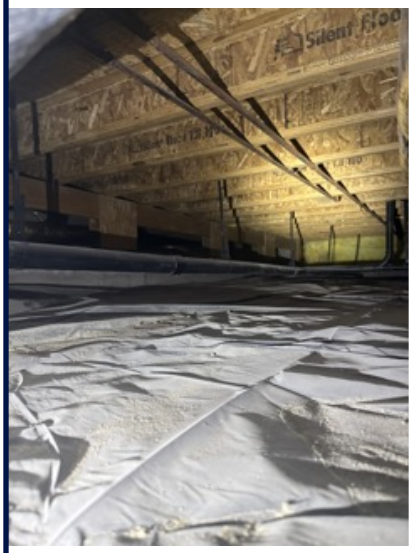
Informational picture.

Interior Picture: 44



Informational picture.

Interior Picture: 45



Informational picture.

Interior Picture: 46



Informational picture.

Interior Picture: 47



The vinyl window frames are yellowing from sun damage.

Interior Picture: 48



Furnace temperatures were within the normal range. However, the unit should be serviced every year. Recommend discussing last service with owner.

Interior Picture: 49

General Information

Roofing

Roof Type: Asphalt shingle

Viewed Roof By: ☒ Walked roof ☐ Ladder ☐ Ground ☐ Drone ☐ Could not view

Roof Accessories: Solar

Exterior

Exterior Covering: Stucco

Driveway, walkway, steps, patio condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Not visible ☐ N/A

Driveway, walkway, steps, patio materials: Concrete

Porch, Deck, Steps, balconies, carport, condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Not visible ☐ N/A

Electrical

Branch wiring: ☒ Copper ☐ Aluminum

Electrical Panel Manufacturer: Unknown

Electrical Panel Size: 200

Wiring Type: Romex

Overcurrent Protection: ☒ Circut breakers ☐ Fuses

Electrical Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Not visible ☐ N/A

Appliances: All appliances were working at time of inspection unless otherwise noted with a picture and comment in the main report.

Plumbing

Plumbing Lines: PEX
Copper

Water Heater Brand: Bradford White

Water Heater Energy Source: Natural Gas

Water Heater Safety Devices Attached: Yes

Plumbing Active: ☒ Yes ☐ No

Functional Flow Through Waste, Drain, and Vent: ☒ Yes ☐ No

Heating/Air

Cooling Brand: Unknown

Heating/Cooling Distribution System: Insulated ductwork

Cooling System Type: Central Air

Cooling Energy Source: ☒ Electricty ☐ Solar ☐ None ☐ Unknown

Number of Cooling Units: ☐ 0 ☒ 1 ☐ 2 ☐ 3 ☐ Multiple ☐ Unknown

Heating Brand: Bryant

Heating Energy Source: ☒ Natural Gas ☐ Electric ☐ Propane ☐ Kerosene ☐ Solar ☐ Wood ☐ Oil

Number of Heating Units: ☐ 0 ☒ 1 ☐ 2 ☐ 3 ☐ Multiple ☐ Unknown

Attic/Crawl Space/Structural

Roof Structure: Engineered Trusses
2X4

Ceiling Structure: 2X4

Wall Structure: Not visible

Attic Insulation Type: Fiberglass

Attic Insulation Condition and Overall Attic Condition:

☒ The attic is well insulated and appears to meet or exceed the standard for when it was built. ☐ Not visible
☐ Recommend more insulation for efficiency.
☒ Not all areas could be viewed due to limited access and risk of damage.

Columns, Piers:: Wood
Concrete

Floor Structure: Engineered joists

Foundation Type: Concrete

Crawl Space Insulation Type: Fiberglass
Perimeter

Crawlspace condition and Insulation Condition:

☐ Excellent ☒ Fair ☐ Not visible ☒ Not all areas could be viewed due to limited access and risk of damage.
☐ Good ☐ Poor ☐ N/A

Inspection Agreement

InterNACHI® Home Inspection Agreement Revised February 2019

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

3185 Quick Cal Way. The terms below govern this Agreement.

1. The fee for our inspection is $ 400, payable [in full / in part at $ _____] at a time [before / after] the appointment.

2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of $_____, payable in advance.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. **If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

CLIENT	9/25/2026 (Date)	CLIENT	(Date)

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The InspectionPros
9855 Pasquel Ln
Sparks, NV 89441

INVOICE

DATE: 9/25/2026

INVOICE #: 4243

INVOICE STATUS: PAID

PAYMENT TYPE: Credit

Haute Properties - Cal Lewis

ITEM	ADDRESS	AMOUNT
Residential Inspection (under 3000 sq/ft)	3185 Quick Cal Way -	$500
Discount		-$100

INVOICE TOTAL: $400

