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SUMMARY REPORT

Client: Tim Petersen
Inspection Address: 6712 Panther Creek Dr, Sparks, NV 89436
Inspection Date: 8/6/2024 Start: 9:00 am
Inspected by: Tony Midmore - NV Lic. #2802-R

This Summary Report is provided as a cursory preview of issues identified in the full report as needing attention or service. It is not complete or comprehensive, and should not be used as a substitute for reading the entire report, which contains additional important information. The service recommendations made in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your evaluation of the property.

This report is the exclusive property of Eagle Rock Property Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

General Property Conditions:

This residence was furnished at the time of inspection and personal items throughout the interior prevented complete access for inspection. Additional faults may exist in areas that could not be effectively inspected.

There are underground drains, irrigation ditches or other drainage features on or near the property whose evaluation is outside the scope of this inspection and would require a qualified specialist.

This building/property may contain one or more systems that are outside the scope of this inspection. Inspection and service of these systems should be performed by qualified specialists to ensure proper function and safe operation, including irrigation systems.

Plumbing

Water Supply System

Kitchen

Components and Conditions Needing Service

- The kitchen faucet handle is mounted toward the user and the hot and cold are reversed (hot is to the right). As this faucet is not marked, you may choose to reverse the plumbing fittings to have hot on the left or rotate the faucet on the counter so that the handle is to the right and hot to the back.

Exterior Hose Bibbs

Maintenance Suggestions

- The front hose bibb leaks at the anti-siphon valve during use.



Waste and Drainage System

Bathroom

Maintenance Suggestions

- The master bathroom and hallway bathroom tub stoppers were missing components.

Toilets

Components and Conditions Needing Service

- The half bathroom toilet was loose and should be reset and secured.

Water Heaters

Pressure Release Valve and Discharge Pipe

Maintenance Suggestions

- The end of the temperature/pressure relief valve plumbing, at the north exterior wall, should have a 90-degree elbow fitting to direct and drain water/steam to the ground.



Base or Stand

Maintenance Suggestions

- There was no catch pan observed beneath the water heater. Current requirements typically call for a catch pan to be installed, to avoid damage to the platform and make leaks apparent. The drain should be plumbed to a conspicuous exterior location or the garage floor. An alternative to plumbing the pan, which may not preclude water overflow, is to install a water sensor alarm in the pan that alerts to water leaks. Consult with a licensed plumber and/or the local code authority for further guidance.

Electrical

General Electrical Comments

General Comments

Conditions to be Monitored or Further Investigated

- Circuits that are typically, currently required to be protected by Arc Fault Circuit Interrupter-type circuit breakers do not appear to be. AFCI protection is a valuable and effective safety item that should be considered for installation to

protect most household locations against loose and damaged cords and wiring causing arcing fires. These include kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, laundry areas and similar rooms and areas. This may not have been required when this structure was built or not by the authority having jurisdiction but is the standard in current construction.

Exterior Electrical

General Comments

Maintenance Suggestions

- The doorbell button was broken and should be replaced.



Lighting

Components and Conditions Needing Service

- The light outside the garage side door did not respond to the switch.
- The coach light did not respond to the switch.

Interior Electrical

Lighting

Maintenance Suggestions

- In the hallway bathroom water closet, one of the recessed lights did not respond to the switch.

Smoke and CO Alarms

Maintenance Suggestions

- Some of the smoke alarms were aged and these older sensors can prevent proper operation. Per typical manufacturers recommendations, any alarms over 10-years old should be considered for replacement. Consider marking new alarms with the date installed.
- There were no carbon monoxide alarms observed in the home. Due to the presence of gas fired appliances, wood burning devices and/or an attached garage, it is recommended to install a CO alarm. An option to consider is to install a combined smoke alarm/CO detector in a location where a smoke alarm is needed.

Heating

Gas Forced Air Furnaces

General Comments

Conditions to be Monitored or Further Investigated

- Due to the dirty condition of the plenums and ducting, it is recommended that the heating unit be evaluated and serviced as needed by a licensed HVAC professional.



Condensate Drain Lines

Maintenance Suggestions

- There is no heat tape installed on the attic condensate drain line for the furnace, to prevent freezing and moisture damage. Recommend heat tape be installed.



A/C

Air Conditioning Systems

Condensate Discharge Pipe

Maintenance Suggestions

- The secondary drain port was open, but not plumbed. Recommend a fitting be installed, to direct any drain water into the pan, below.



Exterior

Exterior Walls

General Comments

Maintenance Suggestions

- There were trees or plants growing against the exterior wall that can cause unnecessary damage to the walls and should be evaluated for trimming or removal.
-

Windows

General Comments

Components and Conditions Needing Service

- In the southwest bedroom, the south window has a broken pane that should be replaced.
- The living room window lock does not lock and should be serviced.

Screens

Maintenance Suggestions

- Many of the window screens are damaged.



Conditions to be Monitored or Further Investigated

- The dining room window screen was missing or had been removed.

Exterior Features

Flatwork

Components and Conditions Needing Service

- There is a raised edge in the concrete flatwork at the driveway. This area can be a tripping hazard and should be repaired.



Sliding Glass Doors

Conditions to be Monitored or Further Investigated

- The screen for the rear sliding glass door was missing or had been removed.

Fascia and Trim

Maintenance Suggestions

- The frame and exterior wood trim, at the garage side door, was weathered/exposed and should be sealed/painted as needed to help prevent further deterioration.



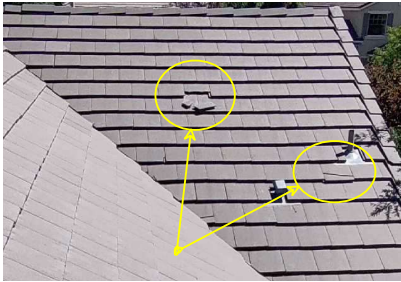
Roof

Concrete Tile Roof Cover

Roof Evaluation

Components and Conditions Needing Service

- There were broken roof tiles on the west face, which were separated. On the north face, there was a tile with a large broken corner. Recommend that these known faults be repaired by a licensed roofing contractor and, at that time, that the roof cover be evaluated for any additional needed repairs.



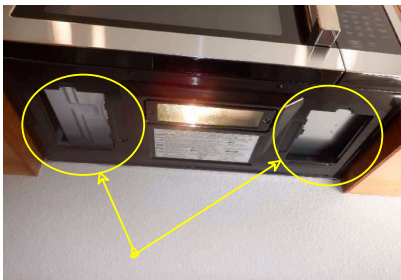
Common

Kitchen

Built-in Microwave

Maintenance Suggestions

- The surface exhaust fan screens were missing and should be replaced.



Cabinets

Conditions to be Monitored or Further Investigated

- There was evidence of exposure to excess moisture at the floor of the kitchen sink cabinet. The exact cause of this condition is unknown and further damage may exist in hidden areas. Consult with the seller for additional information and consider having the cabinet floor removed to investigate further.



Garages

Automatic Opener

Maintenance Suggestions

- The garage door opener was functional but it did not auto-reverse on resistance testing. The downward force settings on the opener should be adjusted. Consult with the manufacturer's operating instructions for further information.

Bedrooms

General Bedroom Comments

Doors

Maintenance Suggestions

- Some or all closet bypass doors floor guides were missing. This small device attaches to the floor under the bypass doors to prevent them from swinging and damaging each other.

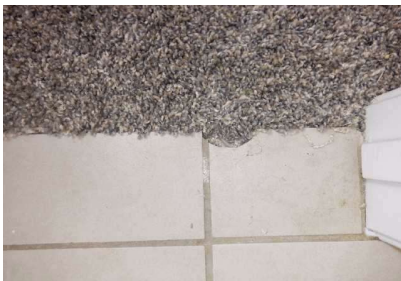
Bathrooms

Master Bathroom

Floor

Conditions to be Monitored or Further Investigated

- There was a chipped tile at the threshold to the closet.



Walls & Ceiling

Conditions to be Monitored or Further Investigated

- Staining and/or damage at the wall to the right of the tub indicates prior exposure to excess moisture. Hidden damage may exist and you may consider further investigation. These areas should be repaired and kept well sealed to prevent further moisture damage.

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Inspection Date/Time: 8/6/2024 9:00 am





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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
Tim Petersen

INSPECTION ADDRESS
6712 Panther Creek Dr, Sparks, NV 89436

INSPECTION DATE
8/6/2024 9:00 am



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GENERAL INFORMATION

Inspection Address: 6712 Panther Creek Dr, Sparks, NV 89436
Inspection Date: 8/6/2024 Time: 9:00 am
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Tony Midmore - NV Lic. #2802-R

Client Information: Tim Petersen

Seller's Agent: Ferrari Lund Real Estate
Christian Reviglio
3700 Lakeside Drive, Suite 100, Reno, NV 89509
Mobile: (775) 240-0405
Email: reviglioc@ferrari-lund.com

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: Two

Structure Style: Single Family

Structure Orientation: West

Estimated Year Built: 2005
Unofficial Sq.Ft.: 1850

People on Site At Time of Inspection: Seller(s)

General Property Conditions

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This building/property may contain one or more systems that are outside the scope of this inspection. Inspection and service of these systems should be performed by qualified specialists to ensure proper function and safe operation, including irrigation systems.

PLEASE NOTE:

The service recommendations that we make in this report should be completed by licensed and qualified

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specialists, who may well identify additional defects or recommend needed upgrades. If this inspection is being conducted for the purposes of a sale, repairs and evaluations should be completed well before the close of escrow, as additional information may be acquired at that time that could affect your evaluation of the property.

Report File: 6712 Panther Creek Dr

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:

- o Only visible and accessible areas of the structure are evaluated. No part of the structure will be modified or dismantled for inspection. Furniture, appliances, machines, 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.
- o 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.
- o 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.
- o 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.
- o 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.
- o 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 Eagle Rock Inspections of any known faults prior to the start of the structural inspection, and to perform their own complete and thorough walk-through inspection.
- o These findings represent the professional opinion of the inspector. This opinion is based on the inspector's experience, 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 Eagle Rock Inspections before acceptance of this report. Signed acceptance of this report is required to acknowledge these findings and is considered to represent an understanding of this scope of work. The scope of structural inspections performed by Eagle Rock Inspections is based on standards established by the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. Full text of these documents may be viewed online at <http://www.leg.state.nv.us/nac/nac-645d.html#NAC645Dsec480> or http://red.nv.gov/Content/Administration/Statutes_and_Regulations/

Insulation

Inspection of the insulation includes identification of the predominant type of insulation in use in accessible areas, including in attics and foundation areas, and identification of areas where insulation is absent from conditioned surfaces. Insulation resistance values are approximate, and may not be accurate. Insulation values in concealed areas cannot be visually determined.

General Insulation Comments

Attic

Information and Observations

The attic floor is primarily insulated with blown fiberglass insulation with a resistance value of approximately R38 or greater. Insulation that covers the roof framing or other components is not removed and may prevent complete visual evaluation.

Wall

Information and Observations

Wall insulation was not found to be exposed and the R value could not be determined.

Ventilation

Inspection of ventilation systems includes operation and evaluation of any accessible ventilation fans in the interior of the interior of the structure, attic or crawlspace. Vapor barriers visible in unfinished areas will be described and evaluated.

General Ventilation Comments

Attic Ventilation

Information and Observations

Conditions of the accessible attic space indicate that the attic ventilation is adequate for current conditions. There are eave and field vents observed.

Plumbing

Inspection of the plumbing system is limited to the structure being inspected and includes the identification and description of the type of water lines and a determination of whether the system has been activated, the operation of all accessible plumbing fixtures, a visual inspection of all readily accessible components of the plumbing system, a determination of the functional flow of the waste, drain, and vent lines, and identification and description of the type of domestic water heater including its energy source and any safety devices attached thereto. This inspection does not include sprinkler/irrigation systems, water filter/conditioner systems, or well and septic systems. This report identifies material defects identified during the inspection, shall not predict the future condition of any system or component, and may not note conditions potentially conducive to future freezing.

General Plumbing Comments

General Comments

Information and Observations

The plumbing system was active at the time of inspection and hot and cold water were noted at appropriate fixtures, unless detailed otherwise.

Type of Material

Information and Observations

The observed potable water pipes are PEX pipe.

The visible waste, drain and vent pipes are ABS-type material.

Shut-off Location

Information and Observations

The main water shut-off valve is located in the water meter vault at the southwest corner of the front yard. There may be a shut off at the irrigation valves at the front, but that was not investigated. There is a house shut off valve in the water heater base.



Method of Evaluation

Information and Observations

Due to the slab foundation construction, complete evaluation of the plumbing was not possible.

Water Supply System

Kitchen

Components and Conditions Needing Service

The kitchen faucet handle is mounted toward the user and the hot and cold are reversed (hot is to the right). As this faucet is not marked, you may choose to reverse the plumbing fittings to have hot on the left or rotate the faucet on the counter so that the handle is to the right and hot to the back.

Exterior Hose Bibbs

Maintenance Suggestions

The front hose bibb leaks at the anti-siphon valve during use.



Waste and Drainage System

Bathroom

Maintenance Suggestions

The master bathroom and hallway bathroom tub stoppers were missing components.

Toilets

Components and Conditions Needing Service

The half bathroom toilet was loose and should be reset and secured.

Gas System

Shut-Off Location

Information and Observations

The gas main shut-off is located at the garage side yard.



Water Heaters

Type

Information and Observations

The structure is served by a gas water heater. 50 gallon capacity.

Location

Information and Observations

The water heater is located in the garage.



General Comments

Information and Observations

Per the attached label, the water heater appears to have been manufactured in 2005.

Pressure Release Valve and Discharge Pipe

Maintenance Suggestions

The end of the temperature/pressure relief valve plumbing, at the north exterior wall, should have a 90-degree elbow fitting to direct and drain water/steam to the ground.



Base or Stand

Maintenance Suggestions

There was no catch pan observed beneath the water heater. Current requirements typically call for a catch pan to be installed, to avoid damage to the platform and make leaks apparent. The drain should be plumbed to a conspicuous exterior location or the garage floor. An alternative to plumbing the pan, which may not preclude water overflow, is to install a water sensor alarm in the pan that alerts to water leaks. Consult with a licensed plumber and/or the local code authority for further guidance.

Electrical

Inspection of the electrical system includes the identification of the type and capacity of the electrical service, type wiring in the structure and visual evaluation of the service drop, entrance conductors and cables, main disconnects, sub panels and overcurrent protection devices, service grounding, and a representative number of installed lighting fixtures, switches, and outlets, including any ground fault circuit interrupters, excluding internal inspection of panels, lighting fixtures, switches or outlets, except for those with operable covers. No load calculations are performed for determination of the adequacy of the electrical supply for the structure, nor does this inspection include identification of the composition of the structure's wiring or assess the size of breakers and their associated circuit wiring. This inspection also excludes inspection of any electrical generation systems (including wind and solar), alarm or security systems, telephone, television, entertainment, network or other communication wiring and components, timed, remote, light or motion sensing thermostatic, or humidistat controls, elevators, lifts or dumbwaiters, low voltage electrical systems or central vacuum systems.

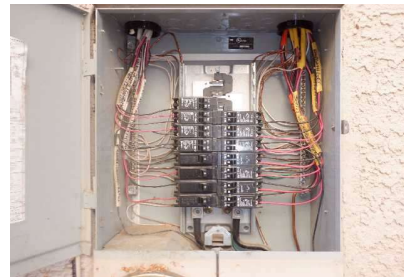
All electrical service and repairs should be made by a licensed electrical contractor, before the close of escrow, who may well identify additional needed repairs or upgrades that may affect your evaluation of this property.

General Electrical Comments

Location and Size

Information and Observations

The electrical system is protected by a 200 amp service disconnect circuit breaker.
The main electrical panel is located on the exterior wall at the side of the garage.



Type of Wiring

Information and Observations

The observed wiring of the structure is primarily non-metallic sheathed cable ("Romex") with ground.

General Comments

Information and Observations

The overcurrent protection devices (breakers or fuses) were visually inspected. They were considered serviceable and sized appropriately to the conductors served by them, observed within the electrical panel(s), except as noted.

Conditions to be Monitored or Further Investigated

Circuits that are typically, currently required to be protected by Arc Fault Circuit Interrupter-type circuit breakers do not appear to be. AFCI protection is a valuable and effective safety item that should be considered for installation to protect most household locations against loose and damaged cords and wiring causing arcing fires. These include kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, laundry areas and similar rooms and areas. This may not have been required when this structure was built or not by the authority having jurisdiction but is the standard in current construction.

Main Electrical Panel

General Comments

Information and Observations

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled.

AFCI and GFCI breakers are tested unless the dwelling is occupied, as this would shut off power to those circuits that are in use.

Outlets that should be protected by GFCI (exterior, garage, kitchen, bathroom, basement, crawl space, etc.) are normally tested. They may not be tested if there are personal items in the dwelling that may hide the GFCI outlets protecting those circuits (such as items in the garage).

Exterior Electrical

General Comments

Maintenance Suggestions

The doorbell button was broken and should be replaced.



Lighting

Components and Conditions Needing Service

The light outside the garage side door did not respond to the switch.

The coach light did not respond to the switch.

Interior Electrical

Lighting

Maintenance Suggestions

In the hallway bathroom water closet, one of the recessed lights did not respond to the switch.

Smoke and CO Alarms

Maintenance Suggestions

Some of the smoke alarms were aged and these older sensors can prevent proper operation. Per typical manufacturers recommendations, any alarms over 10-years old should be considered for replacement. Consider marking new alarms with the date installed.

There were no carbon monoxide alarms observed in the home. Due to the presence of gas fired appliances, wood burning devices and/or an attached garage, it is recommended to install a CO alarm. An option to consider is to install a combined smoke alarm/CO detector in a location where a smoke alarm is needed.

Heating

Inspection of heating systems includes the identification of the type and installed location of the heating systems, operation of the systems and visual evaluation of their condition. This is a limited inspection to affirm that the systems respond to thermostats and appear to cycle normally and excludes evaluation of the capacity or adequacy of systems for the structure, the air distribution system (including the interior of the ducting, assessment of airflow at each register or the function of zoned or dampered systems or in-line duct motors) or the function of humidifiers, or electronic air filters. No carbon monoxide testing or inspection of the heat exchanger is performed. Furnaces and heaters are specialized and complex systems and should be regularly inspected and serviced by licensed contractors qualified to perform technical evaluations and tests to affirm their safe and efficient operation, as inspection by specialists may identify concerns not determined in this general inspection.

Any heating system service or repair should be made by a licensed heating and air conditioning contractor, before the close of escrow, who may identify additional needed repairs or upgrades that could affect your evaluation of this property.

Gas Forced Air Furnaces

Type and Location

Information and Observations

Heat is provided by a high-efficiency gas-fired forced-air furnace located in the attic.



Method of Evaluation

Information and Observations

This home has multi-zone climate control and there are separate zone thermostats and electronic dampers to control the heat distribution system. The main heating and/or cooling units are assessed for this inspection, but the individual zone controls and their function are not assessed.

General Comments

Information and Observations

The furnace responded to the thermostat and it appeared to function normally.

Per the attached label, the furnace appears to have been manufactured in 2005.

Conditions to be Monitored or Further Investigated

Due to the dirty condition of the plenums and ducting, it is recommended that the heating unit be evaluated and serviced as needed by a licensed HVAC professional.



Controls

Information and Observations

The thermostat is located at the second floor and appeared to function as intended.

Filters and Return Air

Information and Observations

The furnace filter is located at the second floor (size 20x30) and should be checked regularly during heating and cooling seasons.

Ducting

Information and Observations

The structure is primarily served by flexible ducting. The visible ducting was found to be serviceable, other than any defects noted.

Condensate Drain Lines

Maintenance Suggestions

There is no heat tape installed on the attic condensate drain line for the furnace, to prevent freezing and moisture damage. Recommend heat tape be installed.



A/C

Inspection of cooling systems includes the identification of the type and installed location of the cooling systems, operation of the systems and visual evaluation of their condition. This is a limited inspection to affirm that the systems respond to thermostats and appear to cycle normally and excludes evaluation of the capacity or adequacy of systems for the structure, the air distribution system (including the interior of the ducting, assessment of airflow at each register or the function of zoned or dampered systems or in-line duct motors) or the function of humidifiers, or electronic air filters. No inspection of window or other non-permanent air conditioners or swamp coolers is performed. Air conditioners are specialized and complex systems and should be regularly inspected and serviced by licensed contractors qualified to perform technical evaluations and tests to affirm their safe and efficient operation, as inspection by specialists may identify concerns not determined in this general inspection.

Any cooling system service or repair should be made by a licensed heating and air conditioning contractor, before the close of escrow, who may identify additional needed repairs or upgrades that could affect your evaluation of this property.

Air Conditioning Systems

Location

Information and Observations

The central air conditioning condensing unit is a 3 ton unit, located in the back yard.



General Comments

Information and Observations

The condensing unit responded to the thermostat and appeared functional.

Per the attached label, the system appears to have been manufactured in 2023.

The condensing unit is labeled for use with R-410a refrigerant.

Condensate Discharge Pipe

Information and Observations

The pipe exiting the attic above the south window is the catch pan drain for the air conditioning. If water is seen draining from this location, contact an HVAC professional for service.



Maintenance Suggestions

The secondary drain port was open, but not plumbed. Recommend a fitting be installed, to direct any drain water into the pan, below.



Exterior

Inspection of the exterior of a structure includes the identification of the exterior wall covering and visual evaluation of accessible common structural components, including windows, flashing and trim, steps, stairs, railings and balconies, doors, windows, lights, and outlets. No inspection of screening, shutters or awnings is performed. Detached structures, including any system or component that is not permanently installed or attached to the main structure, such as storage sheds and stables, are not inspected.

Exterior Walls

Wall Covering Type

Information and Observations

The exterior walls are clad with stucco and stone veneer.

General Comments

Information and Observations

The general condition of the exterior of the building is only addressed in this report when obvious, apparent and visual structural deficiencies exist. Nail pops, paint joint separations, etc. are not addressed unless they signify obvious, apparent and visual structural damage. It is important to maintain a property, including painting and caulking to provide a barrier against deterioration.

The exterior wall covering, trim and fascia was inspected and, other than defects identified herein, the physical condition was observed to be reasonable for the age and other conditions of the structure.

Maintenance Suggestions

There were trees or plants growing against the exterior wall that can cause unnecessary damage to the walls and should be evaluated for trimming or removal.

Windows

Window Type

Information and Observations

The windows are primarily dual-glazed vinyl-framed units.

Method of Evaluation

Information and Observations

Accessible windows are operated to gain an overall impression of their condition. Window coverings and personal belongings can prevent access to windows and are not moved for this inspection. Dual glazed windows are visually assessed for compromised thermal seals, which can cause fogging between window panes, but as changing weather and temperature can cause these conditions to disappear, it is not possible to guarantee that all broken thermal seals will be located.

General Comments

Components and Conditions Needing Service

In the southwest bedroom, the south window has a broken pane that should be replaced.

The living room window lock does not lock and should be serviced.

Screens

Maintenance Suggestions

Many of the window screens are damaged.



Conditions to be Monitored or Further Investigated

The dining room window screen was missing or had been removed.

Exterior Features

Flatwork

Components and Conditions Needing Service

There is a raised edge in the concrete flatwork at the driveway. This area can be a tripping hazard and should be repaired.



Sliding Glass Doors

Conditions to be Monitored or Further Investigated

The screen for the rear sliding glass door was missing or had been removed.

Fascia and Trim

Maintenance Suggestions

The frame and exterior wood trim, at the garage side door, was weathered/exposed and should be sealed/painted as needed to help prevent further deterioration.



Fireplace

Inspection of fireplaces and chimneys includes the identification of the types of fireplaces and chimneys in a structure and visual evaluation of their condition. This is a limited inspection, and excludes evaluation of the interior of flues, seals, gaskets, fire screens or doors, mantels, hearths and fireplace surrounds. No evaluation for proper draft or adequacy of combustion air supply is performed. Fireplaces are specialized systems, and full evaluation by a licensed specialist is recommended for all fireplaces, especially solid fuel burning fireplaces, to ensure their safe and efficient operation.

Gas Fireplaces

Type of Fireplace

Information and Observations

There is a gas-fired fireplace in the living room with a standing pilot flame ignition. No blower is installed.



General Comments

Information and Observations

The gas fireplace responded to the wall switch and appeared functional.

Roof

Inspection of the roof cover includes the identification of the top roof cover layer and visual evaluation of its condition. Generally, the roof cover underlayment and flashings are the most important components of the roof cover as they provide the actual weatherproofing of most roof types, however, these features are largely hidden and cannot be visually assessed without destructive investigation. Although visible and obvious roof cover faults will be noted, it is not possible to detect roof leaks except while they are occurring. Even water stains on ceilings or on roof framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Accordingly, this inspection in no way constitutes a guarantee against faults or leaks. For any situation where such assurance is needed, a licensed roofing contractor should be consulted to perform a complete roof certification, which may involve a water or flood test. Estimation of the age of a roof cover or its expected lifespan is outside the scope of this inspection.

All roof service and repairs should be made by a licensed roofing contractor, before the close of escrow, who may well identify additional needed repairs or upgrades that may affect your evaluation of this property.

Roof Cover

Method of Evaluation

Information and Observations

The second floor roof cover was not accessed due to its height and it was evaluated from within the attic, from available vantage points on the ground and with a drone. Some of the upper roof areas were obscured from view. A licensed roofing professional would be required for a complete roof evaluation.

Concrete Tile Roof Cover

Description

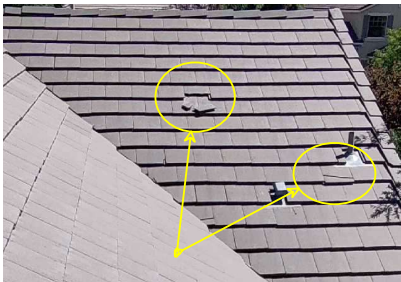
Information and Observations

This structure has a concrete tile roof cover. Small chips and corner cracks in the roof tiles may not be noted, as they would generally not expose the waterproof membrane and not be considered a structural fault. Some degree of roof surface irregularity is common with a tile roof, but these will generally not be reported unless considered structurally significant.

Roof Evaluation

Components and Conditions Needing Service

There were broken roof tiles on the west face, which were separated. On the north face, there was a tile with a large broken corner. Recommend that these known faults be repaired by a licensed roofing contractor and, at that time, that the roof cover be evaluated for any additional needed repairs.



Structural

Inspection of the structural systems includes the identification of the construction type of foundation, floor, wall and roof components and visual evaluation of readily accessible areas of the structure, including attics, crawl spaces and basements. No engineering or design evaluation of the structure is performed, nor does this inspection assess the strength or adequacy of any structural system or component.

Wall Structures

Construction Type

Information and Observations

Although the wall structure could not be directly viewed, the walls appear to be conventionally framed with wooden studs.

Roof and Attics

Construction Type

Information and Observations

The visible roof framing consists of manufactured trusses with OSB sheathing.



Method of Evaluation

Information and Observations

In accordance with state and industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic to the best of our abilities from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

We evaluated the roof framing by accessing and evaluating the accessible components within the attic.

Blown-in insulation, ducting, framing obstructions, and/or limited head height restricted access to the attic and much of the attic area was not visible or fully inspected. This attic was inspected primarily from the furnace platform only.

Roof Framing

Information and Observations

No defects of the visible roof framing were observed.

Slab Foundations

Construction Type

Information and Observations

The floor structure consists of a poured concrete slab.

Method of Evaluation

Information and Observations

The slab floor is covered with carpet and other flooring and the surface is not visible for inspection.

The exterior perimeter of the slab foundation appears to be insulated and is covered with metal flashing, which prevents visual evaluation.

Comments

Information and Observations

No defects were observed in the visible slab floor.

Common

Inspection of the common areas includes the visual evaluation of the condition of accessible areas of walls, floors, installed cabinets and closets, and includes the testing of a representative number of accessible windows and doors.

Kitchen

General Kitchen Comments

Information and Observations

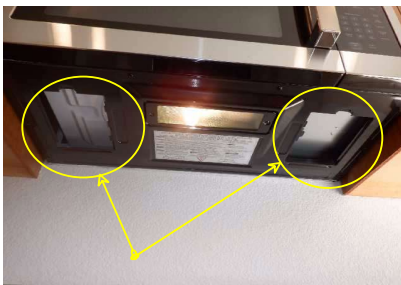
Inspection of kitchens includes operation and assessment of all plumbing fixtures. Ovens, stoves, range hoods, disposals and dishwashers are operated and assessed to determine that they respond to controls, but are not evaluated for performance. Microwave ovens are not fully operated or evaluated. We do not inspect the following items: free-standing or portable appliances, refrigerators, timers, clocks, thermostats, the self-cleaning capacity of ovens, built-in toasters, coffee-makers, can-openers, blenders, barbecues, grills, rotisseries, instant hot-water dispensers, steam ovens, water-purifiers, water softeners or filters.

Walls and floors around plumbing fixtures are subject to moisture exposure, and although significant visible moisture damage will be reported, covered floor and wall surfaces can prevent complete evaluation. Moisture damage may exist areas that are not visible and therefore not within the scope of this inspection.

Built-in Microwave

Maintenance Suggestions

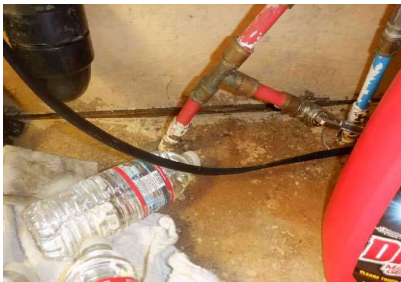
The surface exhaust fan screens were missing and should be replaced.



Cabinets

Conditions to be Monitored or Further Investigated

There was evidence of exposure to excess moisture at the floor of the kitchen sink cabinet. The exact cause of this condition is unknown and further damage may exist in hidden areas. Consult with the seller for additional information and consider having the cabinet floor removed to investigate further.



Garages

Method of Evaluation

Information and Observations

The presence of personal items in the garage prevented a complete inspection of the slab floor and walls and other components.

Automatic Opener

Maintenance Suggestions

The garage door opener was functional but it did not auto-reverse on resistance testing. The downward force settings on the opener should be adjusted. Consult with the manufacturer's operating instructions for further

information.

Laundry

General Laundry Area Comments

Information and Observations

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes, or the dryer outlet. It is not possible to completely assess the condition of the supply and drain lines for washing machines.

Bedrooms

Inspection of the bedrooms includes the visual evaluation of the condition of accessible areas of walls, floors, installed cabinets and closets, and includes the testing of a representative number of accessible windows and doors.

General Bedroom Comments

Doors

Maintenance Suggestions

Some or all closet bypass doors floor guides were missing. This small device attaches to the floor under the bypass doors to prevent them from swinging and damaging each other.

Bathrooms

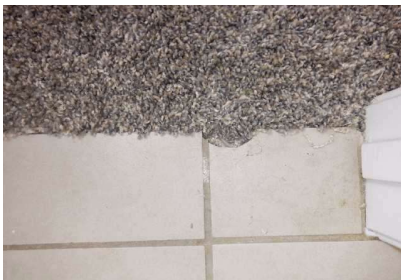
Inspection of the bathrooms includes the visual evaluation of the condition of accessible areas of walls, floors, installed cabinets and closets, and includes operation of all plumbing fixtures and the testing of a representative number of accessible windows and doors. Bathrooms walls and floors are subject to more moisture than many areas of the structure, and although significant visible moisture damage will be reported, floor coverings prevent evaluation of the surface of the subfloor, and tub and shower enclosures cover the wall surfaces and structure, preventing effective evaluation of these areas. Moisture damage may exist areas that are not visible and therefore not within the scope of this inspection. Steam baths, saunas, and jetted baths are not operated or inspected.

Master Bathroom

Floor

Conditions to be Monitored or Further Investigated

There was a chipped tile at the threshold to the closet.



Walls & Ceiling

Conditions to be Monitored or Further Investigated

Staining and/or damage at the wall to the right of the tub indicates prior exposure to excess moisture. Hidden damage may exist and you may consider further investigation. These areas should be repaired and kept well sealed to prevent further moisture damage.

Inspection Address: 6712 Panther Creek Dr, Sparks, NV 89436
Inspection Date/Time: 8/6/2024 9:00 am



REPORT CONCLUSION

6712 Panther Creek Dr, Sparks, NV 89436

Thank you for the opportunity to provide this inspection service and for taking time to completely and carefully read this report. Please contact Eagle Rock Inspections if you have any questions or comments. It is our goal to continually improve the quality of our service and our report, and we will diligently adhere to the highest standards of our industry. Should you have a concern or complaint, or discover an area or item associated with our inspection that you feel the inspector may have overlooked during the standard inspection, you must notify Eagle Rock Inspections immediately and directly in order for us to properly address your concerns.

The service recommendations that we make in this report should be completed by licensed and qualified specialists, who may well identify additional defects or recommend needed upgrades. If this inspection is being conducted for the purposes of a sale, repairs and evaluations should be completed well before the close of escrow, as additional information may be acquired at that time that could affect your evaluation of the property.

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