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STANDARD GENERAL INSPECTION

DATE INSPECTION PERFORMED: January 3, 2024

R.E. PROFESSIONAL: Joe Realtor
Joe Realtor Realty

BUYER: Jane Doe

INSPECTION ADDRESS: 123 Anywhere Rd. Reno, NV 89501

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Please note: all recommended items are bulleted and highlighted in red.
all items noted in blue are for client's knowledge.

GRADING:

Around structure appears to be **adequate**.

Visibly appears surface water will flow **away** from structure to designated drain ways.

Overall structural condition is considered **good**.

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

FOUNDATION:

Consists of **concrete footing and stem wall** with **continuous poured in-place footings** for mid-span support.

Crawl area was **dry** at time of inspection.

Overall structural condition is considered **good**.

Some minor stress cracks were found in footings and stem wall.

No structural cracks were discovered at the time of inspection.

- A radon fan and system have been installed. The fan was plugged in and tested. It's unknown why fan was unplugged before inspection. Additional support is also needed below the fan. Recommend further evaluation of system. (p 1).



Photo 1

PLUMBING:

Consists of **copper** water lines.

Drain waste and vent lines are **ABS Plastic**.

No plumbing leaks were discovered at time of inspection.

Overall condition of visually-exposed plumbing lines above floor level is considered **good**.

Overall condition of visually-exposed plumbing lines below floor level is considered **good**.

- **The hot and cold are reversed at the master bathroom shower valve. Recommend corrections. (p 2).**



Photo 2

HEATING:

Units are **sealed** combustion, **gas** forced air units located in the **garage and crawl space**.

Inspection of exterior heating components revealed **no** visual damage.

Units **were** fired at time of inspection.

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

Interior parts such as heat exchanger, burners, piping, shut-off or pump, were not inspected for absolute safe operation. A test of carbon monoxide levels cannot be performed without the use of specialized equipment and knowledge. Existing or potential cracks in the heat exchanger most likely will not be discovered during a visual inspection. Any concerns with the internal components of the unit should be referred to a state licensed heating contractor.

- **Recommend consideration be given to installing a secondary condensate drain and discharge it to a visible location.**

- The garage furnace manufactured by Bryant in 2006. The general life expectancy of a furnace is 20-25 years. (p 3).

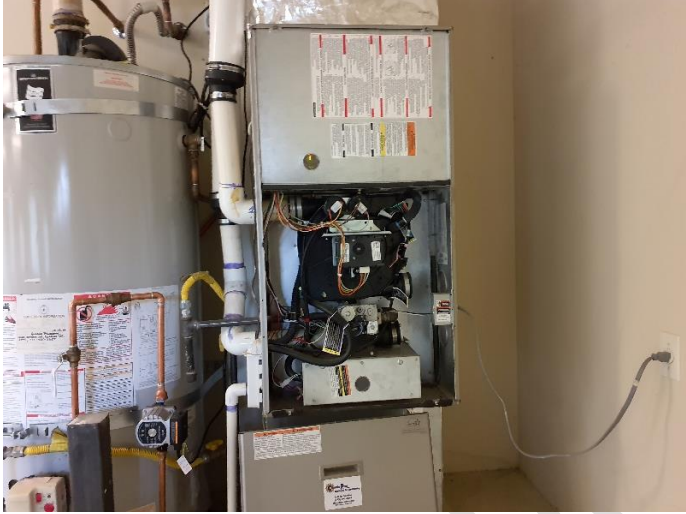


Photo 3

- The crawl space furnace is manufactured by Rheem in 2022. (p 4).



Photo 4

ELECTRICAL:

System is one **200** maximum amp **circuit breaker** service.

System is located on the **south** end of the structure.

System is a **three** wire 110V-220V system.

Service appears to be **adequate**.

Overall condition of the electrical system is considered **good** for the size of the structure.

Polarity test of 110V outlets was conducted on most three pronged outlet receptacles throughout the building. No removal or internal inspection is conducted inside the dead-front or safety panel cover of the main service panel, outlets, switches, light fixtures, or inside confined spaced. If an internal inspection is desired, consult a licensed electrician.

- The interior of the sub panel and main panel are adequate and breakers are labeled. (p 5).



Photo 5

- The exterior GFCI outlet at the master bedroom patio door does not reset power. Further evaluation and repairs are needed. (p 6).



Photo 6

ROOF:

Cover consists of **composition shingle** over **O.S.B.** sheathing.

No evidence of **current or previous** leaks noted at the time of inspection.

Overall general condition of roof via visible inspection is **good**.

The buyer must note that the condition of roof cover is a professional opinion of the inspector at the time of inspection and not a guarantee against leaks, wind, or heat damage after the inspection. To obtain a complete survey of the roof cover a licensed roofing contractor should be consulted.

- The gutter corner on the northeast corner is leaking. Recommend repairs. (p 7).



Photo 7

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

No soils evaluation, testing or comments about soils condition are referenced in this report.

Overall general structural condition of the structure at the time of inspection is considered **good.**


Marc Bebout
Certified **Master** Building Inspector
Nevada Licensed Inspector of Structures
License No. N-001135M



SAMPLE RE

RT

Inspection Address: 123 Anywhere Rd. Reno, NV 89501

MB/fg

SUMMARY OF RECOMMENDATIONS

Inspection Address: **123 Anywhere Rd. Reno, NV 89501**

This summary is provided only as an overview of recommendations inspector noted in the body of the inspection report for the client. It is not intended to dismiss the inspection report which contains more detailed information pertaining to the structure.

FOUNDATION:

- A radon fan and system have been installed. The fan was plugged in and tested. It's unknown why fan was unplugged. Additional support is also needed below the fan. Recommend further evaluation of system. (p 1).

PLUMBING:

- The hot and cold are reversed at the master bathroom shower valve. Recommend corrections. (p 2).

HEATING:

- Recommend consideration be given to installing a secondary condensate drain and discharge it to a visible location.
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