

# 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 its entirety.

## Exterior - Immediate Action

There is no drip edge and the roof sheeting is moisture damaged. --See Exterior Picture 11

Windows at the back of the garage are broken. --See Exterior Picture 18

Shingles do not overhang the edge of the roof and there is moisture damage present. --See Exterior Picture 19

Tree limbs are touching the home and the roof and causing damage. --See Exterior Picture 25

Electrical wiring under the back porch should be in conduit. --See Exterior Picture 28

Electrical wiring at the rear of the house is damaged and should all be in conduit. --See Exterior Picture 29

There is a double tapped breaker in the electrical panel. Generally this is not allowed and can be a fire danger. --See Exterior Picture 36

Roof sheeting is lifting over the garage. --See Exterior Picture 39

The roof is past its useful life. Recommend roofing inspection. --See Exterior Picture 40

Shingles are missing in multiple areas. --See Exterior Picture 45

Gutter over the garage is pulling loose. This is a hazard. --See Exterior Picture 51

## Interior - Immediate Action

Some of the electrical wiring in the garage does not appear to be professionally done. The junction plate cover is held in place with duct tape and has fallen out of place. . . . See Interior Picture 8

There is evidence of leaking in the entryway. . . . See Interior Picture 11

Hall shower handle spins in circles. It was not tested. . . . See Interior Picture 14

Hall bathroom ventilation fan is not working. . . . See Interior Picture 15

Water pressure is lower than we generally see. Recommend investigating. . . . See Interior Picture 16

The closet door guides are missing. This can allow the door to fall over and cause injury. . . . See Interior Picture 21

Smoke detectors were missing in some rooms. Recommend following the guidelines from the National Fire Protection Association. This is a safety issue. . . . See Interior Picture 35

There is evidence of significant leaking around the skylight. There is damage to the drywall. . . . See Interior Picture 38

Crawlspace access was not accessible. I was not able to inspect the crawlspace. . . . See Interior Picture 56

Some areas of the attic have been painted white. This generally indicates moisture damage and black/white staining or growth. . . . See Interior Picture 58

There is staining in the attic in multiple areas. Recommend pest inspection. . . . See Interior Picture 59

# 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

This is an investor inspection. Only agreed-upon items will be called out. Anything else called out is done for courtesy. --See Exterior Picture 1

Driveway is cracking in multiple areas. --See Exterior Picture 2

Paint is failing on the fascia. Recommend prep and paint as needed to protect from damage. --See Exterior Picture 3

Paint is failing on the siding in multiple areas. Recommend prep and paint as needed to avoid future damage. --See Exterior Picture 4

There is a small leak at the hose bib at the front. Recommend correction. --See Exterior Picture 6

Some of the windows are stained. It is difficult to determine if it is simple staining or if the seal has failed and there is staining between the panels of glass. --See Exterior Picture 7

There should be a gap between the siding and the ground. Two inches for pavers/concrete and four inches for dirt. Recommend discussing with pest inspector. --See Exterior Picture 8

Gutter is leaking at the front. --See Exterior Picture 9

Gutter has fallen out of place. --See Exterior Picture 10

Wasps are in the soffit at the front. --See Exterior Picture 12

Railing is loose and out of place at the front. --See Exterior Picture 13

Gutter is damaged at the front. --See Exterior Picture 14

Could not see some areas because of personal items. --See Exterior Picture 15

Garage window is boarded up. I cannot see to inspect. --See Exterior Picture 16

Door from the garage the exterior is slightly moisture damaged and the paint is failing. --See Exterior Picture 17

Siding is moisture damaged. --See Exterior Picture 20

Outbuildings were not inspected. --See Exterior Picture 22

Concrete is lifting in some areas. --See Exterior Picture 23

Fence is leaning. --See Exterior Picture 24

Cannot see multiple areas because of personal items. --See Exterior Picture 26

Fascia is moisture damaged at the back corner. --See Exterior Picture 30

Paint is failing on the trim. Recommend prep and paint as needed to protect from damage. --See Exterior Picture 31

Concrete along the side of the home is in poor condition. --See Exterior Picture 32

Crawlspace vent is missing. This can allow pests to enter. --See Exterior Picture 33

The electrical panel is not well marked. Recommend marking for safety. --See Exterior Picture 35

The seals on some windows around the home may be broken. There is moisture/staining inside the windows. The windows still function but are less efficient and when the water evaporates, it leaves stains on the inside. --See Exterior Picture 37

Window AC is not supported. --See Exterior Picture 38

Some of the sealant on the roof vent penetrations is missing or damaged. Recommend repair. --See Exterior Picture 43

Roof has been patched in multiple areas. --See Exterior Picture 44

Roof flashing is lifting. --See Exterior Picture 48

Half of the roof is newer. --See Exterior Picture 49

## Interior - Note Summary

Water heater does not have a pan or expansion tank. . . . See Interior Picture 3

Did not inspect water softener. Recommend discussing operation with current owners. . . . See Interior Picture 4

The washer and dryer were not inspected. . . . See Interior Picture 5

FYI, there is no debris trap on the gas line for the water heater. . . . See Interior Picture 6

Multiple lights in the garage are missing. . . . See Interior Picture 7

Could not access the attic access in the garage because of personal items. . . . See Interior Picture 9

The owner was working in the garage and had items in the way. I did not test the garage door. . . . See Interior Picture 10

Hot water is working. . . . See Interior Picture 17

Because of the age of the home there may be lead/asbestos present. . . . See Interior Picture 18

Door hardware is missing. . . . See Interior Picture 20

Front bedroom window sits at an angle. . . . See Interior Picture 22

Bedroom window locks are missing. . . . See Interior Picture 23

Multiple light switch covers and electrical covers are missing. . . . See Interior Picture 27

Flooring shows signs of minor moisture damage in multiple areas. . . . See Interior Picture 28

The furnace filters are very dirty. Recommend changing and servicing the unit. . . . See Interior Picture 32

One AC unit high on the wall was taped up. Could not test. . . . See Interior Picture 33

Kitchen drawer face is missing. . . . See Interior Picture 36

Refrigerator was not tested. . . . See Interior Picture 39

Stovetop was in use. It was not tested. . . . See Interior Picture 40

Dishwasher is not secured and was being used for storage. It was not tested. . . . See Interior Picture 41

Garbage disposal was making a lot of noise. I could not see to inspect. It may need to be replaced. . . . See Interior Picture 42

Light over the kitchen sink was flickering. . . . See Interior Picture 43

Furnace is an older unit and the cover was off. . . . See Interior Picture 45

The closet for the furnace may need better ventilation. . . . See Interior Picture 46

Small pieces of grout are missing inside the shower. Recommend correction. . . . See Interior Picture 47

The ceiling above the shower is stained. Recommend correction. . . . See Interior Picture 48

Bedroom door is damaged. . . . See Interior Picture 49

Windows are higher than currently allowed, but were acceptable when the home was built. . . . See Interior Picture 50

There are no GFCI's around some of the sinks. They may not have been required when the home was built but we recommend upgrading for safety. . . . See Interior Picture 55

Doors are damaged. . . . See Interior Picture 57

Furnace temperatures were within the normal range. However, the unit should be serviced every year. Recommend discussing last service with owner. . . . See Interior Picture 64

# Expectations And Scope Of Work

**Date:** 9/23/2025  
**Time:** 3:31:41 PM  
**Temperature:** Over 65  
**Weather:** Clear  
**Age Of Building:** Over 50 years  
**Building Type:** Single Family

**Client:** RAHB Investor Inspection  
**Real Estate Agent:** Steven Brockway  
**Attendance:**

## 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 to standards established by InterNACHI, 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:

- o 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.
- 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 The InspectionPros of any known faults prior to the start of the structural inspection, and to perform their own complete and thorough walkthrough inspection.
- o 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 InterNACHI, the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D.



Exterior Picture: 1

This is an investor inspection. Only agreed-upon items will be called out. Anything else called out is done for courtesy.



Exterior Picture: 2

Driveway is cracking in multiple areas.



Exterior Picture: 3

Paint is failing on the fascia. Recommend prep and paint as needed to protect from damage.



Exterior Picture: 4

Paint is failing on the siding in multiple areas. Recommend prep and paint as needed to avoid future damage.



Exterior Picture: 6

There is a small leak at the hose bib at the front. Recommend correction.



Exterior Picture: 7

Some of the windows are stained. It is difficult to determine if it is simple staining or if the seal has failed and there is staining between the panels of glass.





There should be a gap between the siding and the ground. Two inches for pavers/concrete and four inches for dirt. Recommend discussing with pest inspector.

Exterior Picture:8



Gutter is leaking at the front.

Exterior Picture:9



Gutter has fallen out of place.

Exterior Picture: 10



There is no drip edge and the roof sheeting is moisture damaged.

Exterior Picture: 11



Wasps are in the soffit at the front.

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Railing is loose and out of place at the front.

Exterior Picture: 13

## Exterior



Gutter is damaged at the front.

Exterior Picture: 14



Could not see some areas because of personal items.

Exterior Picture: 15



Garage window is boarded up. I cannot see to inspect.

Exterior Picture: 16



Door from the garage the exterior is slightly moisture damaged and the paint is failing.

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Windows at the back of the garage are broken.

Exterior Picture: 18



Shingles do not overhang the edge of the roof and there is moisture damage present.

Exterior Picture: 19



## Exterior



Siding is moisture damaged.

Exterior Picture:20



Informational picture.

Exterior Picture:21



Outbuildings were not inspected.

Exterior Picture:22



Concrete is lifting in some areas.

Exterior Picture:23



Fence is leaning.

Exterior Picture:24



Tree limbs are touching the home and the roof and causing damage.

Exterior Picture:25



## Exterior



Cannot see multiple areas because of personal items.

Exterior Picture:26



Informational picture.

Exterior Picture:27



Electrical wiring under the back porch should be in conduit.

Exterior Picture:28



Electrical wiring at the rear of the house is damaged and should all be in conduit.

Exterior Picture:29



Fascia is moisture damaged at the back corner.

Exterior Picture:30



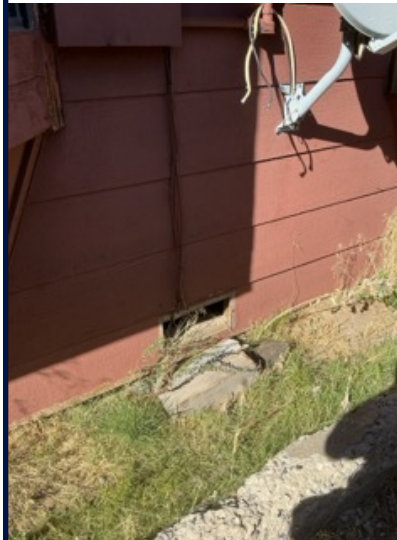
Paint is failing on the trim. Recommend prep and paint as needed to protect from damage.

Exterior Picture:31



Concrete along the side of the home is in poor condition.

Exterior Picture:32



Crawlspace vent is missing. This can allow pests to enter.

Exterior Picture:33



Informational picture.

Exterior Picture:34



The electrical panel is not well marked. Recommend marking for safety.

Exterior Picture:35



There is a double tapped breaker in the electrical panel. Generally this is not allowed and can be a fire danger.

Exterior Picture:36



The seals on some windows around the home may be broken. There is moisture/staining inside the windows. The windows still function but are less efficient and when the water evaporates, it leaves stains on the inside.

Exterior Picture:37





Window AC is not supported.

Exterior Picture:38



Roof sheathing is lifting over the garage.

Exterior Picture:39



The roof is past its useful life. Recommend roofing inspection.

Exterior Picture:40



Informational picture.

Exterior Picture:41



Informational picture.

Exterior Picture:42



Some of the sealant on the roof vent penetrations is missing or damaged. Recommend repair.

Exterior Picture:43



## Exterior



Roof has been patched in multiple areas.

Exterior Picture:44



Shingles are missing in multiple areas.

Exterior Picture:45



Informational picture.

Exterior Picture:46



Informational picture.

Exterior Picture:47



Roof flashing is lifting.

Exterior Picture:48



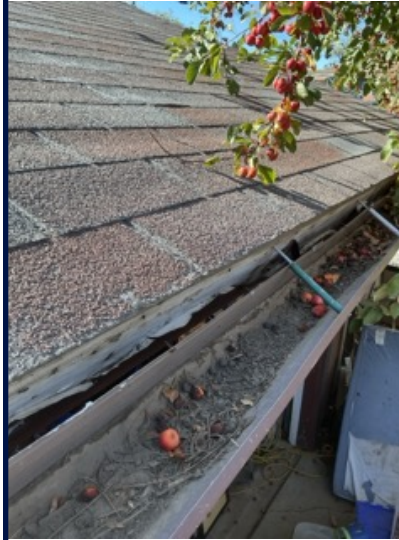
Half of the roof is newer.

Exterior Picture:49



Informational picture.

Exterior Picture:50



Gutter over the garage is pulling loose. This is a hazard.

Exterior Picture:51



## Interior



Interior Picture: 1

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 2

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 3

Water heater does not have a pan or expansion tank.



Interior Picture: 4

Did not inspect water softener. Recommend discussing operation with current owners.



Interior Picture: 5

The washer and dryer were not inspected.



Interior Picture: 6

FYI, there is no debris trap on the gas line for the water heater.



## Interior



Interior Picture: 7

Multiple lights in the garage are missing.



Interior Picture: 8

Some of the electrical wiring in the garage does not appear to be professionally done. The junction plate cover is held in place with duct tape and has fallen out of place.



Interior Picture: 9

Could not access the attic access in the garage because of personal items.



Interior Picture: 10

The owner was working in the garage and had items in the way. I did not test the garage door.



Interior Picture: 11

There is evidence of leaking in the entryway.



Interior Picture: 12

Not all areas could be seen to inspect. Personal items were in the way.

## Interior



Interior Picture: 13

Not all areas could be seen to inspect. Personal items were in the way.



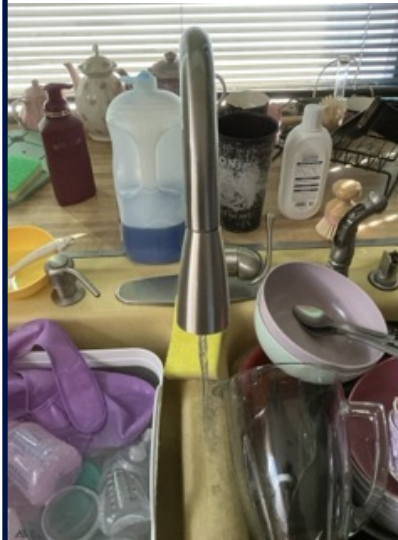
Interior Picture: 14

Hall shower handle spins in circles. It was not tested.



Interior Picture: 15

Hall bathroom ventilation fan is not working.



Interior Picture: 16

Water pressure is lower than we generally see. Recommend investigating.



Interior Picture: 17

Hot water is working.



Interior Picture: 18

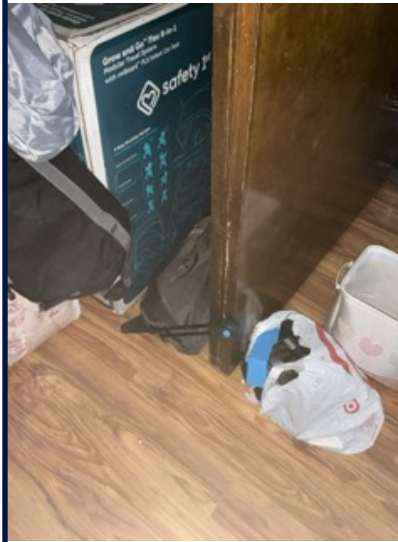
Because of the age of the home there may be lead/asbestos present.





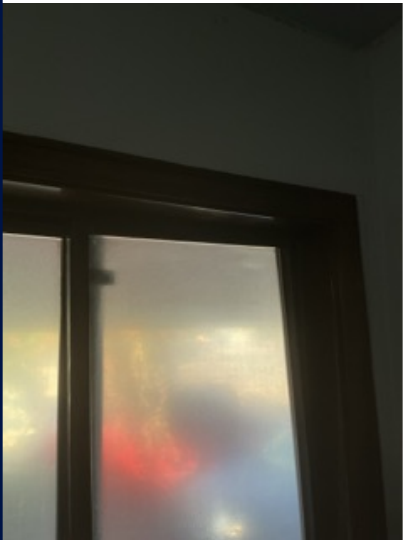
Interior Picture: 20

Door hardware is missing.



Interior Picture: 21

The closet door guides are missing. This can allow the door to fall over and cause injury.



Interior Picture: 22

Front bedroom window sits at an angle.



Interior Picture: 23

Bedroom window locks are missing.



Interior Picture: 24

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 25

Not all areas could be seen to inspect. Personal items were in the way.

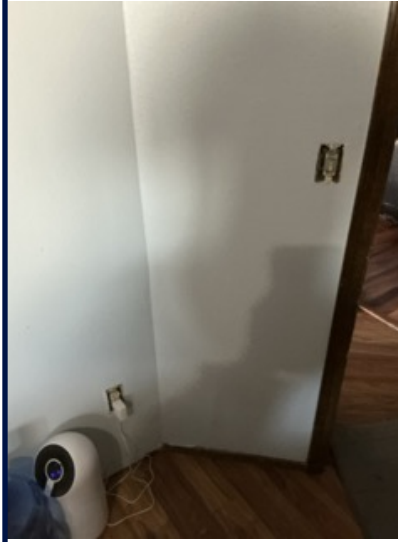


## Interior



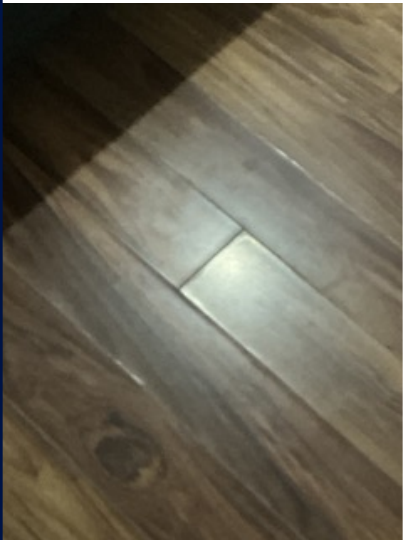
Interior Picture: 26

Not all areas could be seen to inspect. Personal items were in the way.



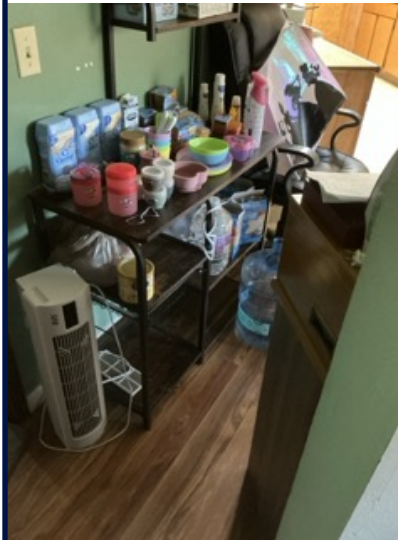
Interior Picture: 27

Multiple light switch covers and electrical covers are missing.



Interior Picture: 28

Flooring shows signs of minor moisture damage in multiple areas.



Interior Picture: 29

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 30

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 31

Not all areas could be seen to inspect. Personal items were in the way.

## Interior



The furnace filters are very dirty. Recommend changing and servicing the unit.

Interior Picture: 32



One AC unit high on the wall was taped up. Could not test.

Interior Picture: 33



Not all areas could be seen to inspect. Personal items were in the way.

Interior Picture: 34



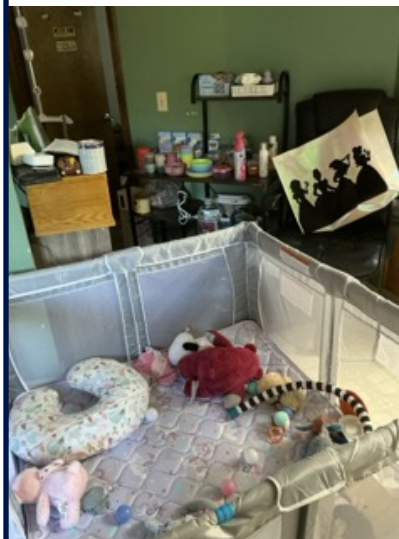
Smoke detectors were missing in some rooms. Recommend following the guidelines from the National Fire Protection Association. This is a safety issue.

Interior Picture: 35



Kitchen drawer face is missing.

Interior Picture: 36



Not all areas could be seen to inspect. Personal items were in the way.

Interior Picture: 37



## Interior



Interior Picture: 38

There is evidence of significant leaking around the skylight. There is damage to the drywall.



Interior Picture: 39

Refrigerator was not tested.



Interior Picture: 40

Stovetop was in use. It was not tested.



Interior Picture: 41

Dishwasher is not secured and was being used for storage. It was not tested.



Interior Picture: 42

Garbage disposal was making a lot of noise. I could not see to inspect. It may need to be replaced.



Interior Picture: 43

Light over the kitchen sink was flickering.





Informational picture.

Interior Picture: 44



Furnace is an older unit and the cover was off.

Interior Picture: 45



The closet for the furnace may need better ventilation.

Interior Picture: 46



Small pieces of grout are missing inside the shower. Recommend correction.

Interior Picture: 47



The ceiling above the shower is stained. Recommend correction.

Interior Picture: 48



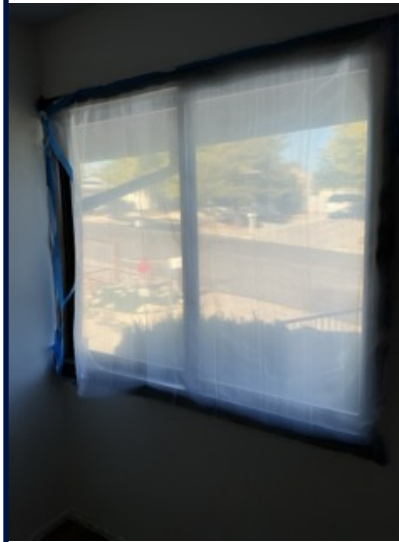
Bedroom door is damaged.

Interior Picture: 49



Interior Picture: 50

Windows are higher than currently allowed, but were acceptable when the home was built.



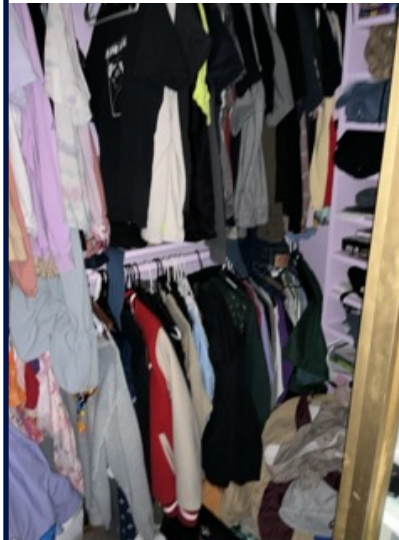
Interior Picture: 51

Informational picture.



Interior Picture: 52

Not all areas could be seen to inspect. Personal items were in the way.



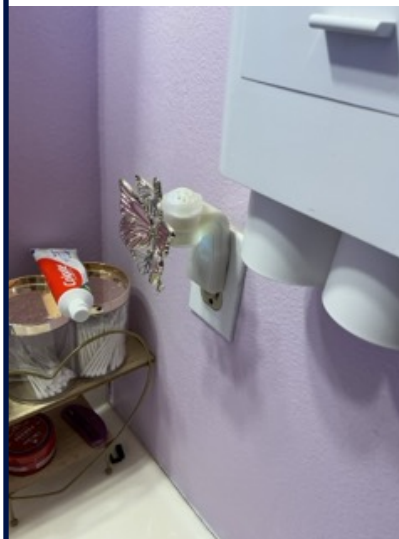
Interior Picture: 53

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 54

Not all areas could be seen to inspect. Personal items were in the way.



Interior Picture: 55

There are no GFCI's around some of the sinks. They may not have been required when the home was built but we recommend upgrading for safety.





Crawlspace access was not accessible. I was not able to inspect the crawlspace.

Interior Picture: 56



Doors are damaged.

Interior Picture: 57



Some areas of the attic have been painted white. This generally indicates moisture damage and black/white staining or growth.

Interior Picture: 58



There is staining in the attic in multiple areas. Recommend pest inspection.

Interior Picture: 59



Informational picture.

Interior Picture: 60



Informational picture.

Interior Picture: 61





Informational picture.

Interior Picture: 62



Informational picture.

Interior Picture: 63



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

Interior Picture: 64

# General Information

## Roofing

Roof Type: Asphalt shingle

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

Roof Accessories: Skylight

## Exterior

Exterior Covering: Wood

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: 100

Wiring Type: Romex

Overcurrent Protection: ☒ Circuit 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: Copper

Water Heater Brand: Not Visible

Water Heater Energy Source: Natural Gas

Water Heater Safety Devices Attached: Not visible

Plumbing Active: ☒ Yes ☐ No

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

## Heating/Air

Cooling Brand: Unknown

Heating/Cooling Distribution System: Not visible

Cooling System Type: Window A/C

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

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

Heating Brand: Payne

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: 2X4

Ceiling Structure: Not visible

Wall Structure: Not visible

Attic Insulation Type: Fiberglass

Attic Insulation 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.

Columns, Piers:: not accessible

Floor Structure: unknown

Foundation Type: Raised

Crawl Space Insulation Type: unknown

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