HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date
4675 Fawn Lane	Reno	89511	09/16/2026	09/17/2026

Client(s)	Business name	Phone
Jordan and Alyssa Mendoza	Comstock Home Inspections, LLC	(775) 555-0167

Certified inspector of structures	Certificate number and type	Inspector signature
Hannah Whitfield	IOS.0003187-RES, residential	*Hannah Whitfield*

Building and year built	Weather	Temperature	Occupancy	People present
One-story ranch on a crawlspace, built 1976	Clear, dry	58°F	Occupied, furnished	Buyers, buyers' agent

This report covers: ☑ A complete inspection ☐ A partial inspection ☐ A reinspection

Purpose and matters included (NAC 645D.450(3)):

This inspection followed the Nevada standards of practice for certified inspectors of structures, NAC 645D.450 to 645D.580, and each section below names the rule it follows. Only readily accessible items were inspected, as NAC 645D.060 defines them: nothing behind furniture or stored items, no openings smaller than 18 by 24 inches, and no ladder taller than 12 feet.

Condition terms

Code	Term	Meaning
S	Serviceable	Inspected. Working as intended, with no defect seen.
M	Maintenance	Inspected. A minor condition to maintain, adjust, or watch. Listed in the system's findings.
D	Material defect	Inspected. A defect that needs repair or evaluation by another person (NRS 645D.070). Listed in the findings and the summary.
SH	Safety hazard	Inspected. Unsafe as found. Listed in the findings and first in the summary.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Summary of findings

Every item marked SH or D, with its number in the report. Safety hazards are listed first. Items marked M are in each system's findings.

No.	Term	System	Component and observation	Recommendation
5.1	SH	Plumbing system	Water heater vent loose from the draft hood	Licensed plumber, now
3.1	D	Exterior components	Deck ledger nailed, no bolts or flashing	Licensed contractor
6.1	D	Electrical system	Double-tapped breaker 14	Licensed electrician
6.2	D	Electrical system	No GFCI protection at either bath	Licensed electrician
11.1	D	Insulation and ventilation	Hall bath fan ends in the attic	Run the duct outside

1 Site

NAC 645D.580

Component	Type, material, and notes	S	M	D	SH	NI	NP
Land grade and water drainage	Slopes away on three sides; flat at the northeast corner		X				
Retaining walls affecting the structure	None						X
Driveways	Asphalt, long cracks near the street		X				
Walkways and grade steps	Concrete walk and two grade steps	X					
Porches and patios	Concrete front porch and rear patio	X					
Vegetation affecting the exterior	Junipers touching the west wall		X				
Not inspected, and why	Fences, the pump house, and the outbuildings are outside the structure.						

No.	Term	Component and location	Observation	Recommendation
1.1	M	Grade, northeast corner	Soil is flat against the foundation; roof water from the downspout sits here.	Regrade to slope away 6 in. over 10 ft and extend the downspout.
1.2	M	Junipers, west wall	Shrubs touch the siding and hold moisture against it.	Trim back at least 12 in. from the wall.
1.3				

2 Structural systems

NAC 645D.570

Component	Type, material, and notes	S	M	D	SH	NI	NP
Foundation	Raised: poured concrete perimeter stem wall and footings	X					
Floor structure	2x8 joists, 16 in. o.c., on 4x6 girders; plywood subfloor	X					
Wall structure	2x4 wood frame	X					
Columns	4x4 wood posts on precast concrete piers	X					
Ceiling structure	2x6 ceiling joists	X					
Roof structure	Prefabricated wood trusses, 24 in. o.c.	X					
Crawlspace entry and method	North wall hatch; entered and crawled, about 24 in. clearance						
Attic entry and method	Hall closet ceiling hatch; entered to the walk boards						
Components probed	Sill plate at north access; posts at the hall bath						
Water penetration or condensation signs	Old dry stain on subfloor below the hall bath		X				
Visible structural damage	None seen at the framing or the foundation	X					
Not inspected, and why	The crawlspace past the furnace ducts at the far south end; ducts block the way.						

No.	Term	Component and location	Observation	Recommendation
2.1	M	Crawlspace, north access	Scrap lumber and cardboard on the soil. Wood-destroying pests are outside this inspection.	See the NDA termite report by Sagebrush Pest & Termite, LLC; remove the debris.
2.2	M	Subfloor, below hall bath	Old water stain; dry to the touch and firm when probed.	Watch the toilet and tub seals; recheck after use.
2.3				

3 Exterior components

NAC 645D.550

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type of structure	One-story, wood frame, attached two-car garage						
Wall covering	Painted hardboard lap siding; brick veneer at the front	X					
Exposed molding and trim	Painted wood trim; peeling at the fascia ends		X				
Windows, trim, and hardware	Vinyl dual-pane sliders, 2015; screens on all	X					
Exterior doors	Front steel door, rear sliding glass door, garage side door	X					
Porches, decks, steps, balconies	Rear wood deck, about 12 by 16 ft, on grade			X			
Attached carports	None						X
Fireplaces, flues, and chimneys	Masonry fireplace, brick chimney, no cap		X				
Not inspected, and why	The chimney flue past the damper; it needs a chimney sweep's camera.						

No.	Term	Component and location	Observation	Recommendation
3.1	D	Rear deck ledger, east wall	Ledger nailed to the rim, with no bolts and no flashing.	Have a licensed contractor bolt and flash the ledger.
3.2	M	Chimney top	No spark arrestor cap on the flue.	Have a chimney sweep clean, inspect, and cap the flue.
3.3				

4 Roofing components

NAC 645D.560

Component	Type, material, and notes	S	M	D	SH	NI	NP
Roof covering	Architectural composition shingles, one layer, about 12 years	X					
Flashing	Metal step and drip edge flashing; lead vent boots	X					
Skylights, accessories, penetrations	Plumbing vents, furnace and water heater flues; no skylights	X					
Ventilation devices	Box vents near the ridge; screened soffit vents	X					
Soffits and fascia	Vented plywood soffits; wood fascia	X					
Roof drainage	Seamless gutters; one downspout ends at the foundation		X				
Attic areas	Dry; no stains at the decking or the trusses	X					
Attic insulation type and thickness	Blown-in fiberglass, about 8 in., even						
Method of observation	Walked the roof surface; 4 in 12 pitch, dry shingles						
Not inspected, and why	None. The whole roof and the attic past the hatch were reached.						

No.	Term	Component and location	Observation	Recommendation
4.1	M	Downspout, northeast corner	Discharges at the foundation next to the flat grade.	Add an extension to carry water 4 to 6 ft away.
4.2				
4.3				

5 Plumbing system

NAC 645D.510

Component	Type, material, and notes	S	M	D	SH	NI	NP
Water line type	Copper supply lines; PE line from the pump house						
System activated	On at the inspection; well pump cycled normally						
Hot and cold water systems	Hot and cold at every fixture	X					
Fixtures operated	All sinks, tubs, showers, toilets, and hose bibbs run	X					
Waste and drain systems	ABS drain and waste lines in the crawlspace	X					
Vent systems	ABS vents through the roof	X					
Functional flow	Drained freely; no backup while fixtures ran	X					
Readily accessible gas lines	Black steel, meter at the south side	X					
Water heater type and energy source	50-gallon natural gas tank, 2017, garage; vent loose				X		
Water heater safety devices	TPR valve with discharge pipe; two seismic straps	X					
Not inspected, and why	The well, the pump, and the pressure tank in the pump house; see page 7.						

No.	Term	Component and location	Observation	Recommendation
5.1	SH	Water heater vent, garage	Vent connector loose from the draft hood; exhaust can spill into the garage.	Have a licensed plumber reconnect and fasten the vent now.
5.2	M	Hall bath toilet	Toilet rocks slightly on the floor.	Reset on a new wax ring and secure the bolts.
5.3				

6 Electrical system

NAC 645D.520

Component	Type, material, and notes	S	M	D	SH	NI	NP
Service amperage	125 amps, 120/240 volt, overhead service drop						
Overcurrent devices: fuses or breakers	Circuit breakers						
Main panel and feeders	Main panel on the garage wall; aluminum service entrance	X					
Subpanels	None						X
Devices matched to conductors	One 15-amp breaker serves two circuits			X			
Grounding	Ground wire to a rod at the panel	X					
Wiring and junction boxes	Copper nonmetallic cable; covered boxes in the attic	X					
Switches, receptacles, fixtures	Representative number tested in each room	X					
GFCI devices tested	Kitchen and garage GFCIs tripped and reset			X			
Not inspected, and why	None. Every readily accessible panel and GFCI was reached.						

No.	Term	Component and location	Observation	Recommendation
6.1	D	Main panel, breaker 14	Two wires under a breaker made for one.	Have a licensed electrician correct the double tap.
6.2	D	Hall and primary baths	Bath receptacles are not GFCI protected.	Have a licensed electrician add GFCI protection.
6.3				

7 Heating system

NAC 645D.530

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type and number of units	One forced-air gas furnace, 2009, in the hall closet						
Energy source	Natural gas						
Distribution system	Metal ducts in the crawlspace; floor registers	X					
Operating controls	Programmable thermostat in the hall; ran on a heat call	X					
Auxiliary heating units	None						X
Access panels opened	Burner and blower panels opened; filter dirty		X				
Not inspected, and why	The heat exchanger inside the cabinet; it can't be seen without taking the furnace apart.						

No.	Term	Component and location	Observation	Recommendation
7.1	M	Furnace filter	Filter is dirty and bowed.	Replace the filter; have the furnace serviced this fall.
7.2				
7.3				

8 Air-conditioning system

NAC 645D.540

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type and number of units	One split system: 2.5-ton condenser, 2012, east side						
Energy source	Electric						
Distribution system	Shares the furnace ducts and registers	X					
Operating controls	Same thermostat; ran on a cool call	X					
Access panels opened	Condenser service panel and furnace coil panel opened	X					
Not inspected, and why	None.						

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Interior components

NAC 645D.480

Component	Type, material, and notes	S	M	D	SH	NI	NP
Walls, ceilings, and floors	Drywall walls and ceilings; carpet, vinyl, and tile floors	X					
Steps, stairways, balconies, railings	None; single-story house						X
Doors, representative number operated	Every interior door operated; hall bath door rubs		X				
Windows, representative number operated	Every window operated; one bedroom latch broken		X				
Counters and cabinets	Laminate counters; wood cabinets	X					
Abnormal water penetration or condensation	Dry stain under the kitchen sink base; no active leak		X				
Not inspected, and why	Walls behind stored boxes in the garage and the back bedroom closet.						

No.	Term	Component and location	Observation	Recommendation
9.1	M	Back bedroom window	Sash latch is broken, so the window won't lock.	Replace the latch.
9.2	M	Kitchen sink base	Old water stain on the cabinet floor; dry at the inspection.	Watch the drain trap; replace the cabinet floor if it softens.
9.3				

10 Built-in kitchen appliances

NAC 645D.490

Component	Type, material, and notes	S	M	D	SH	NI	NP
Dishwasher, one normal cycle	Bosch; ran one normal cycle, no leaks	X					
Range, cook top, and oven	GE gas range and oven; all burners lit, oven heated	X					
Trash compactor	None						X
Garbage disposal	InSinkErator; ran	X					
Ventilation equipment and range hood	Over-range microwave fan, vented outside	X					
Microwave oven	Over-range Whirlpool; heated water	X					
Not inspected, and why	None.						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Insulation and ventilation

NAC 645D.500

Component	Type, material, and notes	S	M	D	SH	NI	NP
Insulation in unfinished spaces	Attic: blown fiberglass; crawlspace: R-19 batts	X					
Vapor retarders	Kraft facing on the crawlspace batts						
Missing at conditioned surfaces	Batts fallen at two crawlspace bays		X				
Attic ventilation	Soffit and box vents; clear	X					
Attic ventilation fan	None						X
Thermostatic control	Thermostat ran heat and cool calls	X					
Foundation area ventilation	Six screened foundation vents; two blocked by soil		X				
Kitchen, bath, and laundry venting	Hall bath fan ends in the attic			X			
Not inspected, and why	None.						

No.	Term	Component and location	Observation	Recommendation
11.1	D	Hall bath exhaust fan	Fan duct ends in the attic instead of outside.	Have the duct run to a roof or wall cap.
11.2	M	Foundation vents, north side	Two vents blocked by soil and a stored ladder.	Clear them; see the NDA report for its venting note.
11.3				

Outside this inspection

These items are outside the NAC 645D.450 to 645D.580 standards. A certified inspector does not determine molds, radon, or other hazardous substances unless licensed or certified to do so (NAC 645D.470(8)).

Item	Referred to, and notes
Wood-destroying pests	Sagebrush Pest & Termite, LLC, Wood-Destroying Pests Inspection Report for 4675 Fawn Lane, Reno, 09/17/2026. Read it with sections 2 and 11.
Private well and water quality	Private well in the pump house. Have a licensed well driller check the pump and a certified lab test the water.
Septic system	Tank lid about 15 ft east of the northeast corner of the house, per the seller. Pump and inspection booked with Washoe Valley Septic Service.
Mold, radon, and other hazards	Not tested. The house was built before 1978, so ask a certified lead inspector about lead-based paint.

About this report

This is a visual inspection of the readily accessible parts of the structure as they were on the inspection date. It will not find problems hidden inside walls, under floor coverings, or behind stored items. It is not a warranty or a guarantee of any kind (NAC 645D.470(2)), and it does not predict when a component will fail (NAC 645D.470(10)).

This report is for the client. The inspector shares its results only with the client's approval (NAC 645D.460(4)) and keeps a copy with the work file for at least 3 years (NAC 645D.620).

Every item marked SH or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.