



Inspection Report

Debra Hays-Vaughn

Property Address:
994 Mica Dr.
Carson City NV 89705



Clear Choice Home Inspection Services

Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
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Received and Reviewed

by: _____

Signature _____ Date: _____

Signature _____ Date: _____

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Date: 9/8/2023	Time: 08:30 AM	Report ID: HAY994
Property: 994 Mica Dr. Carson City NV 89705	Customer: Debra Hays-Vaughn	Real Estate Professional: Thomas Vander Laan Coldwell Banker

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered.

Inspected - Appears Functional (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replacement Recommended (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Maintenance item (GM) = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

Age Of Home:

30 Years

Style of Home:

Ranch

Home Faces:

NW

Client Is Present:

No

Weather:

Clear

Temperature:

Over 70

Rain in last 3 days:

No

Square Foot:

1000 to 1300

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Horizontal Lap and T-111

Siding Material:

Press Board Siding

Exterior Entry Door:

Steel Clad w/glass insert

Appurtenance:

Deck

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Aluminum Frame Sliding Glass

Windows:

Dual Pane Metal Framed

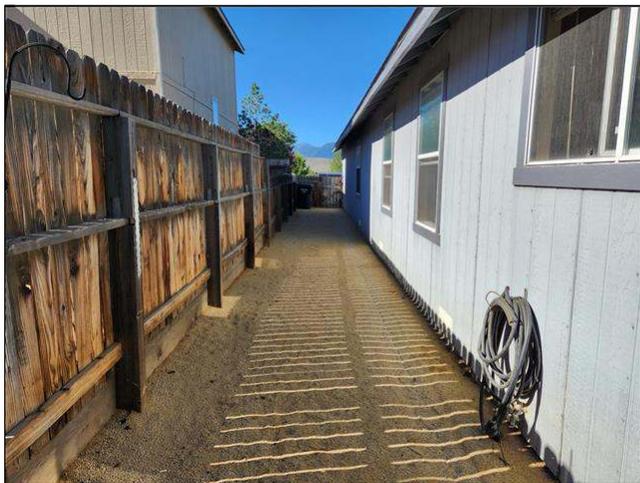
Single Hung & Sliders

Items

1.0 VIEW OF EXTERIOR

Comments: Inspected - Appears Functional

Exterior, as seen at time of inspection.



1.0 Item 1(Picture) view of exterior



1.0 Item 2(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

Lower edges of wall siding are showing some wear in various locations around the building. Recommend securing loosened overlapping seams, caulking and painting for weather protection.



1.1 Item 1(Picture) paint siding at roof gable areas



1.1 Item 2(Picture) loosened siding seam



1.1 Item 3(Picture) loosened siding seam



1.1 Item 4(Picture) loosened siding seam

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

 Lower siding trim at bay windows in kitchen nook area are damaged from moisture absorption, and appears will need replacement. Recommend further evaluation and repair by a qualified person.



1.2 Item 1(Picture) deteriorated siding trim at rear of home



1.2 Item 2(Picture) deteriorated siding trim at rear of home

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

-  Sliding Glass door at rear patio drags against threshold and difficult to operate, and appears that the rollers may have deteriorated allowing door to settle on track. Recommend further evaluation and repair by a qualified person as needed.



1.3 Item 1(Picture) rear patio sliding glass door

1.4 WINDOWS

Comments: Inspected - Appears Functional

-  Single hung window is stuck closed at the West corner bedroom, and should be repaired by a qualified person.



1.4 Item 1(Picture) west corner bedroom window

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected - Appears Functional

1.6 BALCONIES, STOOPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected - Appears Functional

-  Rear deck steps are NOT secure, and should be secured to prevent possible trip hazard.



1.6 Item 1(Picture) loose rear deck steps



1.6 Item 2(Picture) view under rear deck

1.7 GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, AND WALKWAYS

Comments: Inspected - Appears Functional

Grading/Draining away from the home's foundation, and home site appears adequate.

1.8 GATES/FENCES

Comments: Inspected - Appears Functional

NOTE: left side facing property line fence is leaning outwards, appears from excessive fill/gravel against the fence boards.



1.8 Item 1(Picture) gravel pushing fence over

1.9 RETAINING WALLS (with respect to their effect of the condition of the property)

Comments: Inspected - Appears Functional

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural Asphalt/Fiberglass Comp

Chimney (exterior):

Metal Flue Pipe

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Roof Type:

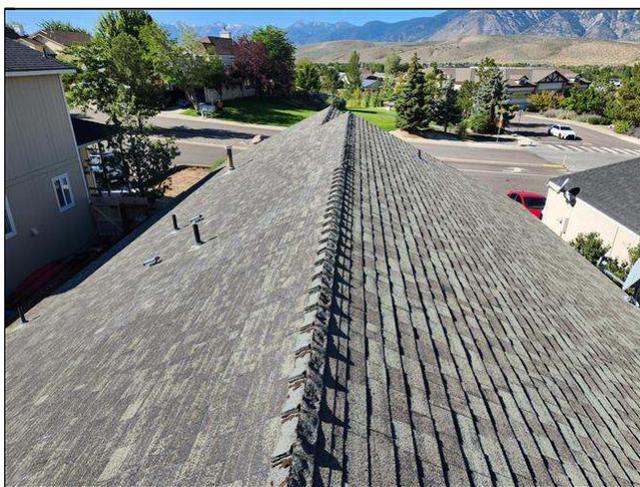
Gable

Items

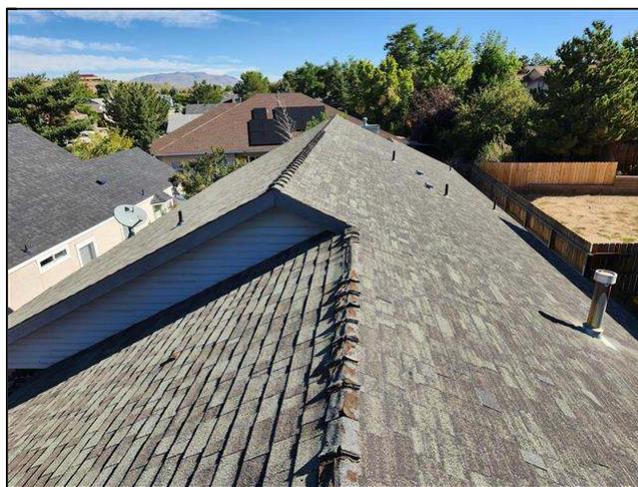
2.0 VIEW OF ROOF

Comments: Inspected

The roof, as seen at time of inspection. Inspected by walking the roof.



2.0 Item 1(Picture) view of roof



2.0 Item 2(Picture) view of roof

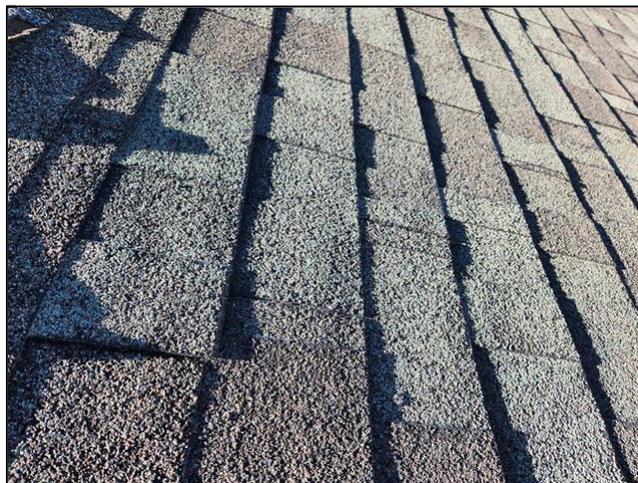
2.1 ROOF COVERINGS

Comments: Inspected

 (1) The roof covering appears to be original (30 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of its useful life. Several areas of wind damaged shingles noted, with advanced granule loss noted at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.



2.1 Item 1(Picture) south slope shingles



2.1 Item 2(Picture) north slope shingles



2.1 Item 3(Picture) wind damaged shingles



2.1 Item 4(Picture) wind damaged shingles

 (2) Signs of moisture intrusion noted at the NW end of garage roof structure area.



2.1 Item 5(Picture) signs of moisture intrusion



2.1 Item 6(Picture) signs of moisture intrusion

 (3) Ridge cap shingles are worn/aged (missing over garage area), with loss of granules and exposed fiberglass base material noted. Recommend further evaluation by a qualified Roofing Contractor.



2.1 Item 7(Picture) deteriorated ridge cap shingles



2.1 Item 8(Picture) deteriorated ridge cap shingles



2.1 Item 9(Picture) deteriorated ridge cap shingles



2.1 Item 10(Picture) missing over garage area

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

 There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas.



2.3 Item 1(Picture) failing rubber boots

2.4 ROOF DRAINAGE SYSTEMS

Comments: Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured Concrete Footing/Stemwall	Method used to observe Crawlspace: Crawled	Floor Structure: 2 x 8 Wood Joists 3/4" OSB Subfloor plywood
Columns or Piers: Wood posts	Wall Structure: 2 X 4 Wood	Ceiling Structure: Engineered wood trusses 2X4 Joists
Roof Structure: Engineered Truss/ Plywood Sheathing 2 X 4 Rafters	Method used to observe attic: Walked Crawled	Attic info: Scuttle hole

Items

3.0 VIEW OF CRAWLSPACE/BASEMENT

Comments: Inspected
 Crawlspace, as seen at time of inspection.



3.0 Item 1(Picture) view of crawlspace



3.0 Item 2(Picture) view of crawlspace



3.0 Item 3(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Guest Bedroom Closet, and is Serviceable.

3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

(1) Structure has poured concrete forming the stemwall and foundation, and only visible at the outer foundation wall, due to insulation covering at the interior of foundation. No obvious problems noted at time of inspection.

(2) Crawlspace area was dry at time of inspection, with no signs of past moisture intrusion noted.

(3) Small areas of Construction debris (and/or trash) should be removed from the crawlspace area. Trash/Debris noted at various locations.



3.2 Item 1(Picture) construction debris



3.2 Item 2(Picture) construction debris

3.3 WALLS (Structural)

Comments: Inspected

The structural components of the walls are not visible due to coverage by the interior and exterior finishes. Walls appear straight and without bows/warpage. No obvious problems noted at time of inspection.

3.4 COLUMNS OR PIERS

Comments: Inspected

3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6

FLOORS (Structural)**Comments:** Inspected**3.7 CEILINGS (structural)****Comments:** Inspected

Ceiling structure is covered with interior finish materials, and insulation, and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

3.8 VIEW OF ATTIC**Comments:** Inspected

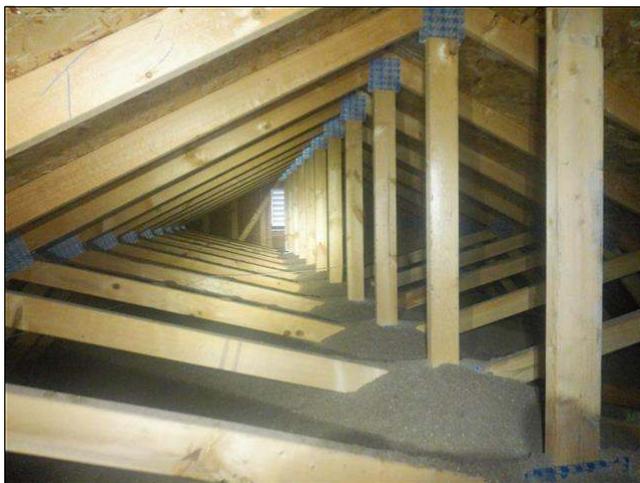
The Attic, as seen at time of Inspection.



3.8 Item 1(Picture) view of attic



3.8 Item 2(Picture) view of attic



3.8 Item 3(Picture) view of attic



3.8 Item 4(Picture) view of attic

3.9 ROOF STRUCTURE AND ATTIC**Comments:** Inspected**3.10 ATTIC ACCESS****Comments:** Inspected

Scuttle hole located in ceiling of Hallway. Serviceable.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below Ground - 220 volts	Number of Conductors: Three	Panel capacity: 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper
Wiring Methods: NMC -Sheathed Non Metallic Cable	Grounding Type: UFER -Bonded to Plumbing	

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The Service Conductors are underground, and not visible for inspection with the exception for inside the main panel, with no problems noted at time of inspection.

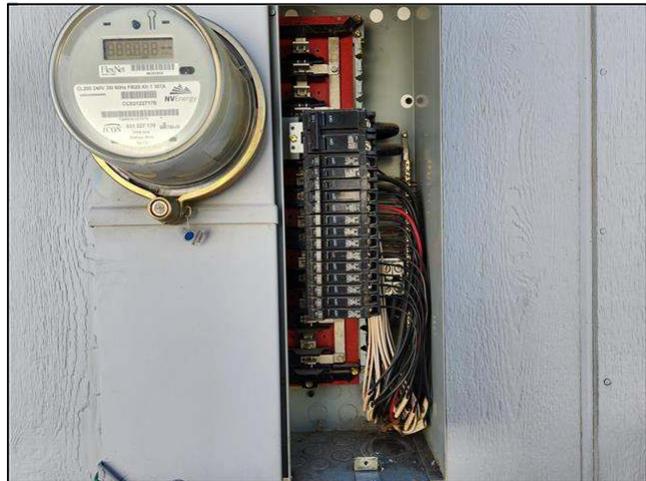
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

-  Circuit identification labels are faded and/or illegible. Recommend identifying and labeling circuits, to ensure proper circuit disconnection when needed.



4.1 Item 1(Picture) faded labels at main panel



4.1 Item 2(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box and disconnect is located at the West side of the building exterior.

4.3 GROUNDING EQUIPMENT

Comments: Inspected

The Grounding system for the Main Service Panel is not visible due to construction materials. However, there is a Grounding wire present in the Panel, and there is a Bonding wire present at the cold water pipe, which are important for proper grounding (safety) of the home.



4.3 Item 1(Picture) bond to plumbing

4.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

The circuit conductors appear in good condition, and are properly sized for their prospective overcurrent devices. No "double tap" circuit breakers or burned connections noted.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

Loose receptacle noted at the left side of sink at Kitchen. Though this is a minor repair, it needs to be corrected. I recommend repair as needed by a qualified person.

4.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

 I was unable to verify the operation of light switches/fixtures at the following locations: Main entry exterior lighting. Recommend current owner to verify proper operation of this/these item(s).

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCI protected receptacles were noted at Kitchen, Bathrooms, and Exterior locations. All GFCI outlets "trip" and "reset" as intended.

4.8 SMOKE DETECTORS

Comments: Inspected

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries every year.

4.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

There is no carbon monoxide detector found in home. Carbon Monoxide can be produced by dirty and/or mis-adjusted gas appliances, and faulty venting, such as on Furnaces and Water Heaters. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

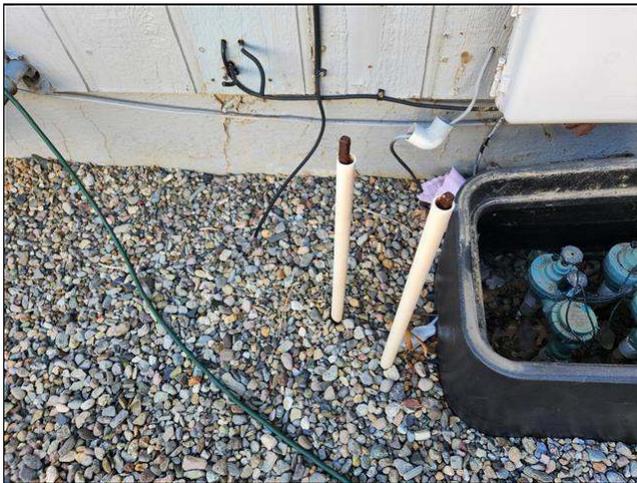
Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Natural Gas (quick recovery)	Water Heater Capacity: 40 Gallon (2-3 people)	Water Heater Manufacturer: BRADFORD-WHITE

Items

5.0 VIEW OF MAIN WATER SHUT-OFF DEVICES (Describe location)

Comments: Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at side yard to left of house. Both appear in serviceable condition.



5.0 Item 1(Picture) main water shut-off valve location

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, SHUT-OFF VALVES (standard is 80 psi max)

Comments: Inspected

The water pressure was tested at the front hose bib, pressure was 68 psi at time of inspection.



5.2 Item 1(Picture) water pressure at front hose bib

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected



The tub drains slowly at the master bath (also both sinks drain slow at bathrooms). A qualified person should repair or correct as needed.



5.3 Item 1(Picture) slow drain at master bathtub

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

(1) Temperature and Pressure Relief valve is piped to the exterior of the house, or within 6 inches of the floor (for safety). Water Heater is NOT properly strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No problems noted at time of inspection... Manufactured in 1993 by Bradford-White (30 years old). **NOTE: Signs of slow leaking noted at the water heater drain valve, and should be repaired.**



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) slow leak at drain valve



(2) Water heater is not properly strapped with approved seismic strapping material. The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".

5.5 PLUMBING FIXTURES

Comments: Inspected



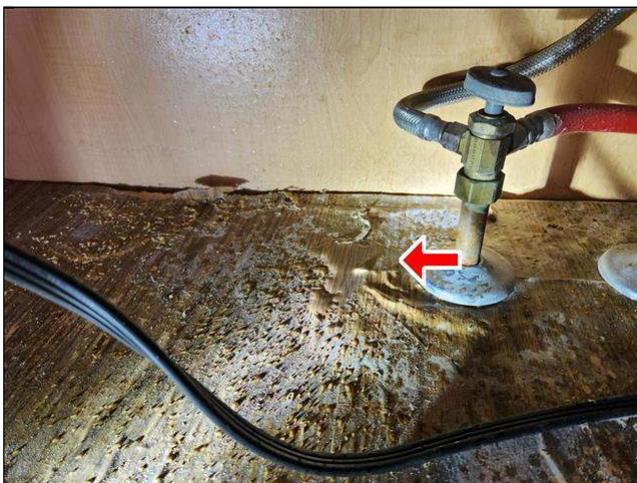
Kitchen sink faucet is loosely mounted, and leaks at the base. Moisture was noted to be dripping into the lower cabinet at time of inspection. Recommend repair or replace by a qualified person.



5.5 Item 1(Picture) loose kitchen sink faucet



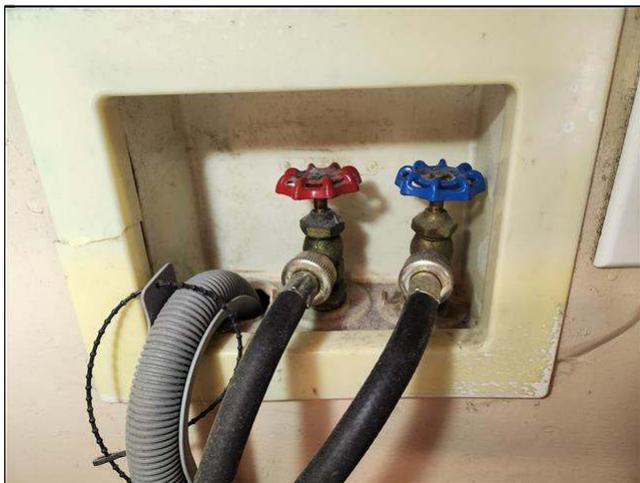
5.5 Item 2(Picture) faucet leaks at base



5.5 Item 3(Picture) leaking into lower cabinet

5.6 LAUNDRY HOOK-UPS**Comments:** Inspected

Washer and dryer hook-ups were inspected, with no problems noted. Dryer is electric powered with rigid metal venting installed through the wall. Washer drain is 2" diameter, Hot and Cold hook-ups with no problems noted.



5.6 Item 1(Picture) laundry hook-ups



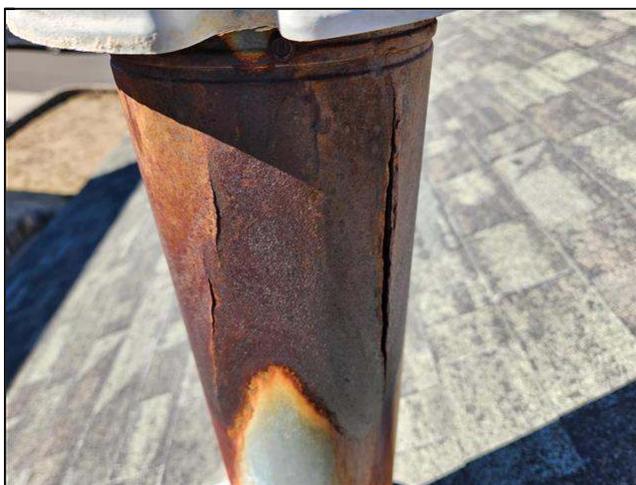
5.6 Item 2(Picture) laundry hook-ups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS**Comments:** Inspected**5.8 CHIMNEYS, FLUES AND VENTS****Comments:** Inspected

 Furnace flue pipe is badly rusted, with a few larger sized cracks noted, and appears will need replacement. Recommend repair by a qualified person.



5.8 Item 1(Picture) furnace flue pipe



5.8 Item 2(Picture) furnace flue pipe

5.9 COMBUSTION AIR**Comments:** Inspected

Combustion Air vents were noted in the garage area for proper combustion of gas appliances. Appears adequate.

5.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected**5.11 MAIN FUEL SHUT OFF (Describe Location)****Comments:** Inspected

Located at the West side of the house with the gas meter. No problems noted.



5.11 Item 1(Picture) main fuel shut-off valve

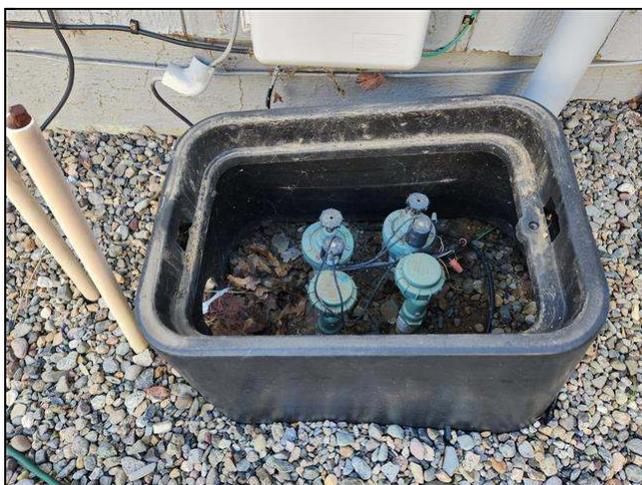
5.12 SUMP PUMP

Comments: Not Present

5.13 SPRINKLERS and IRRIGATION SYSTEMS

Comments: Not Inspected

Sprinkler system inspection is beyond the scope of this Home Inspection. Irrigation boxes were opened and inspected for damage and/or major water leaks. No obvious problems noted at time of inspection.



5.13 Item 1(Picture) irrigation box/valves

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

BADGER

Exhaust/Range hood:

RE-CIRCULATE

Built into Microwave

Range/Oven:

HOTPOINT

Built in Microwave:

MC APPLIANCE

Refrigerator:

WHIRLPOOL

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.

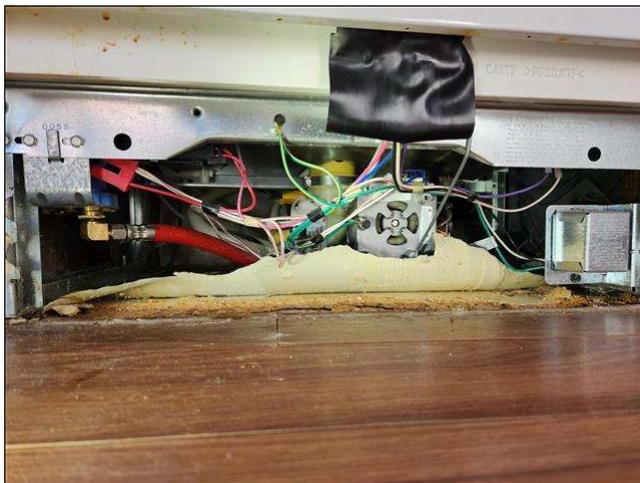


6.0 Item 1(Picture) view of kitchen

6.1 DISHWASHER

Comments: Inspected

(1) The Dishwasher was run through a complete cycle, with no abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in serviceable condition. Mounted securely to under countertop. Drain hose is routed to a high loop prior to connecting to drain, as required to prevent backflow/siphon of waste into dishwasher.



6.1 Item 1(Picture) dishwasher hook-ups



6.1 Item 2(Picture) pooled moisture under dishwasher



(2) Pooled moisture noted under the dishwasher pump/motor assembly during normal operation. Recommend further evaluation and repair by a qualified appliance technician.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Electric Range and Oven was inspected at all heating elements and settings. No problems noted at time of inspection.

This appliance **has** an anti-tip bracket installed. This is recommended by the MFG to prevent accidental tipping of the appliance, in the event of a child standing on the oven door.



6.2 Item 1(Picture) behind range



6.2 Item 2(Picture) oven heating operation

6.3 RANGE HOOD

Comments: Inspected

The range hood is two speed, vented type with light. Operated as intended. Range hood and built-in microwave are one unit.

6.4 FOOD WASTE DISPOSER

Comments: Inspected

Disposer operated smoothly and quietly, appears clean and without cracks or signs of leaks.

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Range hood and built-in microwave are one unit. Both items function as intended. Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

6.6

REFRIGERATOR**Comments:** Not Inspected

Refrigerator was operating at time of inspection. Door seals and ice maker appear to be in good condition. The Fridge and Freezer temperatures were 44 and 16 degrees respectively at time of inspection.



6.6 Item 1(Picture) ice maker inside freezer

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Laminated T&G and Carpet

Interior Doors:

Hollow core Raised panel

Cabinetry:

Particle Board

Countertop:

Laminate

Wood Face and Doors

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

Bulging drywall paper corner noted above the dining room sliding glass door. This appears to be caused from normal settlement of the framing, And is considered to be a cosmetic item.



7.2 Item 1(Picture) bulging drywall corner

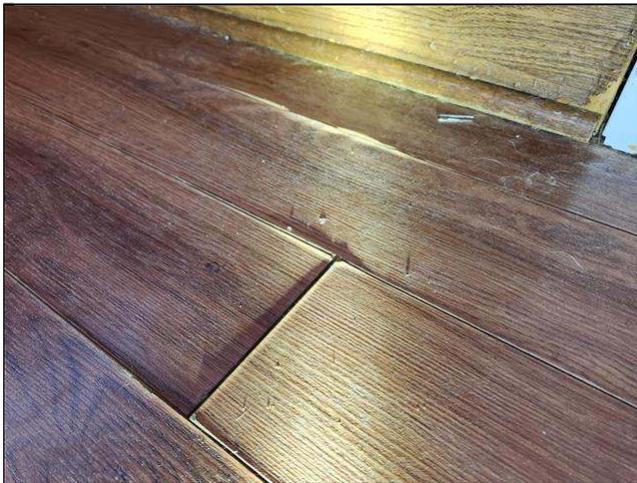


7.2 Item 2(Picture) bulging drywall corner

7.3 FLOORS

Comments: Inspected

-  (1) Laminated flooring appears aged/worn, with several swollen boards noted from moisture absorption.



7.3 Item 1(Picture) swollen laminated flooring



7.3 Item 2(Picture) swollen laminated flooring



7.3 Item 3(Picture) swollen laminated flooring

-  (2) Several carpeted and linoleum flooring areas are badly stained, and appears will need replacement or possibly professional cleaning.



7.3 Item 4(Picture) stained carpet



7.3 Item 5(Picture) linoleum flooring

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

 NOTE: Closet doors are present, however are not installed at the East guest bedroom closet.



7.5 Item 1(Picture) east guest bedroom closet doors

7.6 CLOSETS

Comments: Inspected

The Closets appear in serviceable condition, with shelves and closet rods fastened securely.

7.7 ATTACHED FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Garage

Styles & Materials

Garage Style:

Attached

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

Auto-opener Style:

Chain Drive Opener

Garage Walls:

Drywall

Garage Ceiling:

Drywall

Garage Floor:

Concrete

Items

8.0 VIEW OF GARAGE

Comments: Inspected

Garage, as seen at time of inspection.



8.0 Item 1(Picture) view of garage

8.1 ELECTRICAL SWITCHES and RECEPTACLES

Comments: Inspected

8.2 GARAGE CEILINGS

Comments: Inspected

Ceilings finished with drywall, no problems noted.

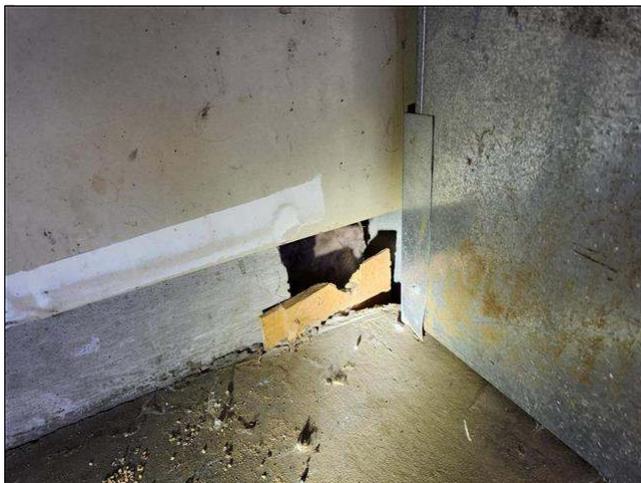
8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

(1) The fire protection wall that separates garage from the home's attic space, is taped drywall, and appears in serviceable condition.



(2) Hole noted between the garage and crawlspace area adjacent to the furnace, and should be blocked.



8.3 Item 1(Picture) hole through to crawlspace

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete in serviceable condition, with normal settlement cracks.



8.4 Item 1(Picture) normal settlement cracks

8.5 GARAGE FOUNDATION

Comments: Inspected

Garage structure has a concrete slab floor, and only visible at the outer foundation wall. No problems noted at time of inspection.

8.6 GARAGE DOOR (S)

Comments: Inspected

8.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME (make sure it is fire-rated)

Comments: Inspected

 Occupant door from Garage to Interior of house, does not completely self-close on it's own momentum. Recommend repair/adjust door to close completely to prevent accidental carbon monoxide or fire intrusion into home.



8.7 Item 1(Picture) garage occupant door

8.8 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The sensors are in place for garage door and reverses the door when beam is broken, and when met with approximately 20 pounds of resistance.

8.9 ROOF STRUCTURE and ATTIC

Comments: Inspected

(1) Garage attic area as seen at time of inspection. NOTE: Garage ceiling is NOT insulated.

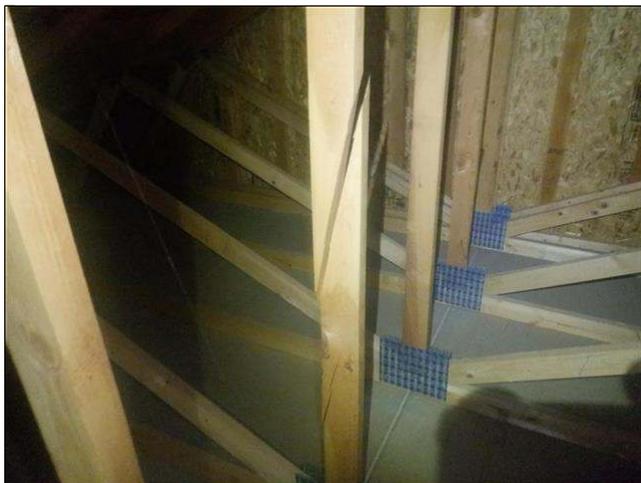


8.9 Item 1(Picture) view of garage roof structure



8.9 Item 2(Picture) view of garage roof structure

 (2) Broken roof truss support noted in the attic area over the Garage, and should be repaired by a qualified person.



8.9 Item 3(Picture) broken truss support over garage

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Loose Fill Cellulose
R-22 or Better

Ventilation:

Soffit and Gable Vents
Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor Insulation:

R 13 Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Cellulose insulation (recycled newspaper) is about six to eight inches thick or just under 22 R Value. (3.5 per inch)



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) view of crawlspace insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The crawlspace area is insulated on the perimeter of the foundation using R13 fiberglass Batts, no problems noted.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

Vapor Barrier is 6 mil black plastic that appears in good overall condition, with better than 95% of crawlspace ground covered.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The ventilation in the attic is achieved through the use of soffit and gable vents. The crawlspace uses foundation vents, and appears adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Bathroom vents are properly ducted to the exterior of the home.



9.4 Item 1(Picture) properly vented to exterior

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: RUUD	Location of Heater: Garage	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: None

Items

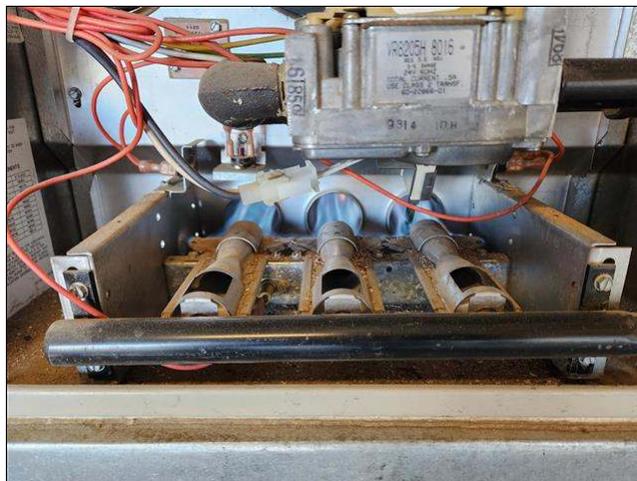
10.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is original (30 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 75,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 1993 by RUUD heating.



10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The Heating/Air Conditioning Ducts are located in the crawlspace area and are insulated. Floor registers and ducts are supported well using sufficient straps. Duct/plenum connections appear in good condition with minimal leakage noted. No rust noted to metal ducting/connections.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

Conditioned air was noted at all rooms and registers throughout the home, with a variance within 15 degrees.

10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

10.6 DOORS UNDERCUT FOR AIR BALANCE

Comments: Inspected

The interior doors are undercut at the bottom to allow sufficient Return-Air for proper operation of the furnace blower.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Clear Choice Home Inspection Services

**4255 State Route 208
Wellington, NV 89444
775-901-6725**

Customer
Debra Hays-Vaughn

Address
994 Mica Dr.
Carson City NV 89705

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.2 FLASHING AND TRIM

Inspected - Appears Functional



Lower siding trim at bay windows in kitchen nook area are damaged from moisture absorption, and appears will need replacement. Recommend further evaluation and repair by a qualified person.

1.3 EXTERIOR DOORS

Inspected - Appears Functional



Sliding Glass door at rear patio drags against threshold and difficult to operate, and appears that the rollers may have deteriorated allowing door to settle on track. Recommend further evaluation and repair by a qualified person as needed.

1.4 WINDOWS

Inspected - Appears Functional



Single hung window is stuck closed at the West corner bedroom, and should be repaired by a qualified person.

1.6 BALCONIES, STOOPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected - Appears Functional



Rear deck steps are NOT secure, and should be secured to prevent possible trip hazard.

2. Roofing

2.1 ROOF COVERINGS

Inspected

-  (1) The roof covering appears to be original (30 years) and is a 30 year architectural, asphalt/fiberglass Composition shingle that appears to be at the end of it's useful life. Several areas of wind damaged shingles noted, with advanced granule loss noted at the South slope of roof. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor.
-  (2) Signs of moisture intrusion noted at the NW end of garage roof structure area.
-  (3) Ridge cap shingles are worn/aged (missing over garage area), with loss of granules and exposed fiberglass base material noted. Recommend further evaluation by a qualified Roofing Contractor.

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

-  There are a few plumbing vent pipe roof penetrations with failing/deteriorated rubber boots. Recommend replacement of boot seals to prevent moisture intrusion to roof framing areas.

4. Electrical System

4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

-  Circuit identification labels are faded and/or illegible. Recommend identifying and labeling circuits, to ensure proper circuit disconnection when needed.
- 4.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected

-  I was unable to verify the operation of light switches/fixtures at the following locations: Main entry exterior lighting. Recommend current owner to verify proper operation of this/these item(s).

5. Plumbing System

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  The tub drains slowly at the master bath (also both sinks drain slow at bathrooms). A qualified person should repair or correct as needed.
 - 5.4 HOT WATER SYSTEMS, CONTROLS,**
- #### Inspected
-  (2) Water heater is not properly strapped with approved seismic strapping material. The Uniform Plumbing Code (UPC), section 510.5 states "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions".

5.5 PLUMBING FIXTURES

Inspected

-  Kitchen sink faucet is loosely mounted, and leaks at the base. Moisture was noted to be dripping into the lower cabinet at time of inspection. Recommend repair or replace by a qualified person.

5.8 CHIMNEYS, FLUES AND VENTS

Inspected

Furnace flue pipe is badly rusted, with a few larger sized cracks noted, and appears will need replacement. Recommend repair by a qualified person.

6. Built-In Kitchen Appliances**6.1 DISHWASHER****Inspected**

(2) Pooled moisture noted under the dishwasher pump/motor assembly during normal operation. Recommend further evaluation and repair by a qualified appliance technician.

7. Interiors**7.3 FLOORS****Inspected**

(1) Laminated flooring appears aged/worn, with several swollen boards noted from moisture absorption.



(2) Several carpeted and linoleum flooring areas are badly stained, and appears will need replacement or possibly professional cleaning.

7.5 DOORS (REPRESENTATIVE NUMBER)**Inspected**

NOTE: Closet doors are present, however are not installed at the East guest bedroom closet.

8. Garage**8.3 GARAGE WALLS and STRUCTURE (INCLUDING FIREWALL SEPARATION)****Inspected**

(2) Hole noted between the garage and crawlspace area adjacent to the furnace, and should be blocked.

8.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME (make sure it is fire-rated)**Inspected**

Occupant door from Garage to Interior of house, does not completely self-close on it's own momentum. Recommend repair/adjust door to close completely to prevent accidental carbon monoxide or fire intrusion into home.

8.9 ROOF STRUCTURE and ATTIC**Inspected**

(2) Broken roof truss support noted in the attic area over the Garage, and should be repaired by a qualified person.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens,

noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE



Clear Choice Home Inspection Services
4255 State Route 208
Wellington, NV 89444
775-901-6725
Inspected By: Kenneth Vandervort

Inspection Date: 9/8/2023
Report ID: HAY994

Customer Info:	Inspection Property:
<p>Debra Hays-Vaughn</p> <p>Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker</p>	<p>994 Mica Dr. Carson City NV 89705</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,600	375.00	1	375.00

Tax \$0.00
Total Price \$375.00

Payment Method:
Payment Status: Not Paid
Note: