



Inspection Report

Jeff Proffer

Property Address:
4018 Southpointe Dr
Carson City NV 89701



Clear Choice Home Inspection Services

**Kenneth Vandervort IOS.0001836-RES
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Wellington, NV 89444
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Received and Reviewed by:

Signature _____ Date _____

Signature _____ Date _____

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Date: 8/4/2026	Time: 09:00 AM	Report ID: PRO401
Property: 4018 Southpointe Dr Carson City NV 89701	Customer: Jeff Proffer	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:

28 Years

Home Faces:

East

Client Is Present:

No

Weather:

Clear

Temperature:

Over 80

Rain in last 3 days:

No

Square Foot:

1600 to 1900

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:

Patio

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Insulated Sliding Glass

Windows:

Thermal Insulated Vinyl Single Hung

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



1.0 Item 3(Picture) view of exterior



1.0 Item 4(Picture) view of exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

Exterior wall cladding appears original to the home, and is T-111 and Horizontal lap style compressed board siding that appears in good overall condition. Normal aging and wear was noted. No problems were noted with the siding materials, and appears properly secured to wall framing.

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

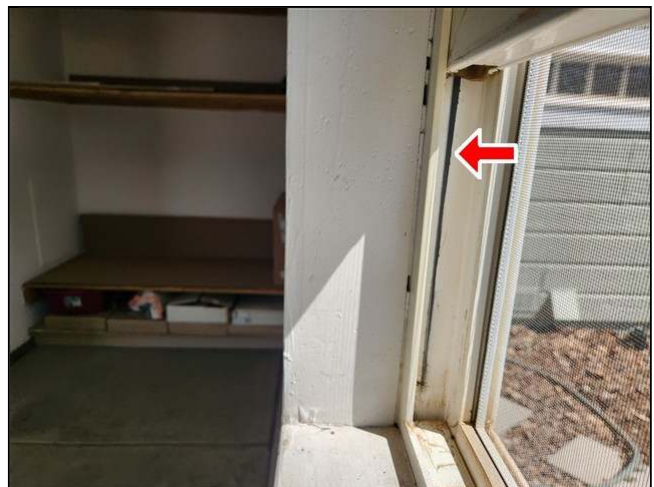
Comments: Inspected - Appears Functional

(1) Windows are vinyl framed, thermal insulated single hung windows, all operate and secure.

(2) NOTE: North window at garage East wall, and North window at 1st guest bedroom, are very stiff to operate, with signs of windows rubbing hard against the side jamb.



1.4 Item 1(Picture) North window at garage East wall



1.4 Item 2(Picture) rubbing side jamb



1.4 Item 3(Picture) North window at 1st guest bedroom

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

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 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. Any repair items mentioned in this report should be considered. 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

The roof covering does not appear to be original, and is a 30 year architectural, asphalt/fiberglass Composition shingle with much of it's life remaining (has an appearance of less than 5 years old). No loss of granules noted from shingles. No problems noted at time of inspection. Recommend further evaluation of roof covering materials by a licensed Roofing Contractor for estimated remaining life of roof, as desired.

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

Plumbing and furnace vent pipes are sealed well against flashings to prevent moisture intrusion into attic framing areas.



2.3 Item 1(Picture) Plumbing and furnace vent pipes are sealed well



2.3 Item 2(Picture) Plumbing and furnace vent pipes are sealed well

2.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

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. Any repair items mentioned in this report should be considered. 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: 8" or better - Engineered Floor Joist 3/4" OSB Subfloor plywood
Columns or Piers: Wood posts Supporting walls	Wall Structure: Metal studs 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	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



3.0 Item 4(Picture) view of crawlspace



3.0 Item 5(Picture) view of crawlspace

3.1 CRAWLSPACE/BASEMENT ACCESS

Comments: Inspected

The Crawlspace access is located at the Master 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.

3.3 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



The floor joist bottom cord has been cut through under the laundry room for dryer vent ducting. Pre-manufactured or engineered floor joist should not be cut at the top or bottom cords. Recommend additional support, either headered off

from adjacent floor joists (preferred) or pier and post installed directly beneath the damaged area (with proper footings), as preferred by contractor.



3.6 Item 1(Picture) bottom cord has been cut through

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 Master Closet. 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. Any repair items mentioned in this report should be considered. 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:

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NMC -Sheathed Non Metallic Cable

Grounding Type:

UFER

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.

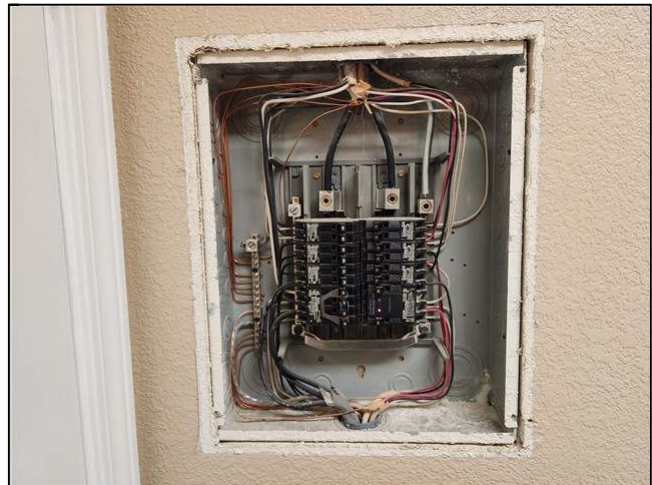
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The Main and Distribution Panels are well labeled for circuit identification. "Dead front" cover appears serviceable. No problems noted.



4.1 Item 1(Picture) laundry room panel



4.1 Item 2(Picture) panel conductors



4.1 Item 3(Picture) main electrical panel



4.1 Item 4(Picture) main panel conductors

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main Panel and Disconnect are located at the North side of the home's exterior, The Distribution Panel is located in the Laundry room.

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

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



(2) Double Pole 60 amp circuit breaker has been installed in the main electrical panel, supplying current through 30 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.



4.4 Item 1(Picture) 60 amp breaker, 30 amp wire

4.5 SWITCHES, RECEPTACLES, AND WIRE

Comments: Inspected

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



Hot/Neutral wires are crossed (reverse polarity) at the following location: Wall outlet at right side of living room fireplace. Recommend repair by a qualified person.



4.6 Item 1(Picture) Hot/Neutral wires are crossed (reverse polarity)

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

(1) GFCI protected receptacles were noted at Kitchen, Bathrooms, and Exterior locations. Most all GFCI outlets "trip" and "reset" as intended.



(2) GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen, left side of range, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.



4.7 Item 1(Picture) defective GFCI at kitchen

4.8 SMOKE DETECTORS

Comments: General Maintenance Item

Smoke Detectors were noted in all Bedrooms, and in common Hallways. For your protection, recommend replacement of batteries as recommended by the Manufacturer.

4.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide Detector was noted at common hallway to Guest Bedrooms.

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. Any repair items mentioned in this report should be considered. 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

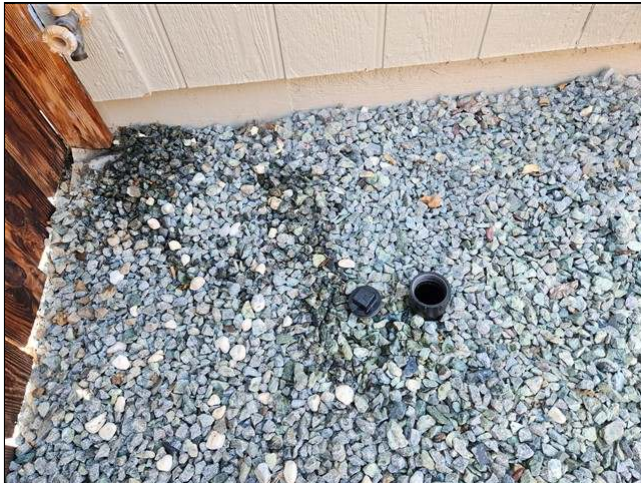
Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Natural Gas (quick recovery)	Water Heater Capacity: 50 Gallon (3-4 people)	Water Heater Manufacturer: BRADFORD-WHITE

Items

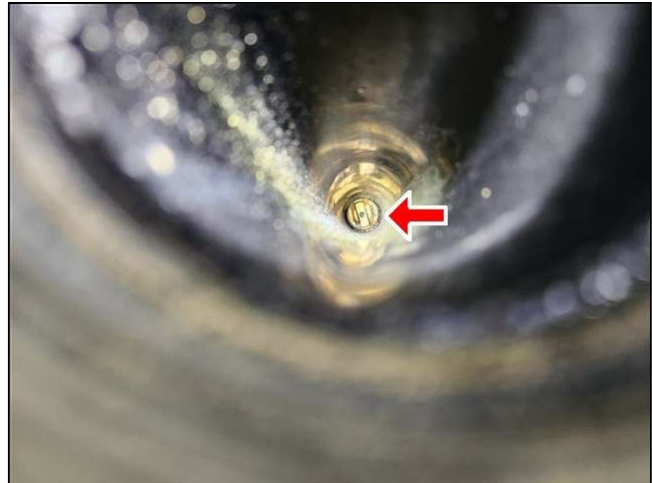
5.0 VIEW OF MAIN WATER SHUT-OFF DEVICES (Describe location)

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 right of house. Note: Both of these locations will require a water key tool to operate. No obvious problems noted.



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



5.0 Item 2(Picture) main water shut-off valve

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 North hose bib, pressure was 135 psi at time of inspection. pressure was checked again at the rear garage hose bib, with 62 psi. It appears the North hose bib is located before the water pressure regulator, possibly for stronger psi for exterior irrigation. No problems noted... Pressure regulator noted at the Northeast corner of crawlspace area, for future water pressure adjustments, if necessary.



5.2 Item 1(Picture) pressure regulator in crawlspace



5.2 Item 2(Picture) north hose bib is before the pressure regulator



5.2 Item 3(Picture) water pressure at north hose bib



5.2 Item 4(Picture) water pressure at rear hose bib

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

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 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 2016 by Bradford-White.

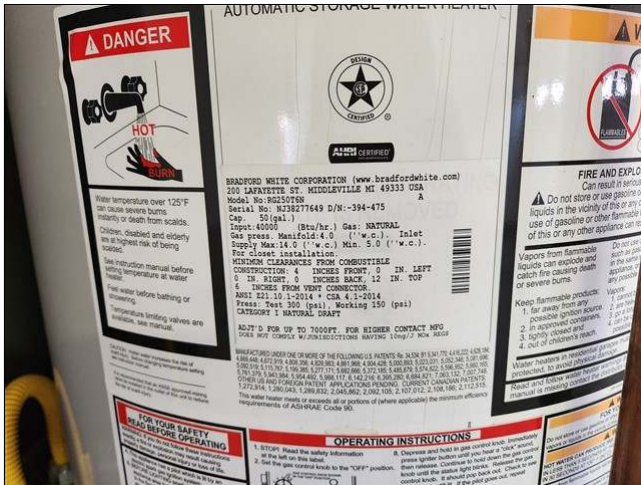
Temperature and Pressure Relief (TPR) valve should be checked Bi-Monthly for proper operation. A "sticking" valve could cause excessive pressure to build-up in the Water Heater, possibly causing damage to water heating unit. A valve that will not reseal when testing, is faulty as well. Recommend valve replacement by a qualified person if not operating properly.



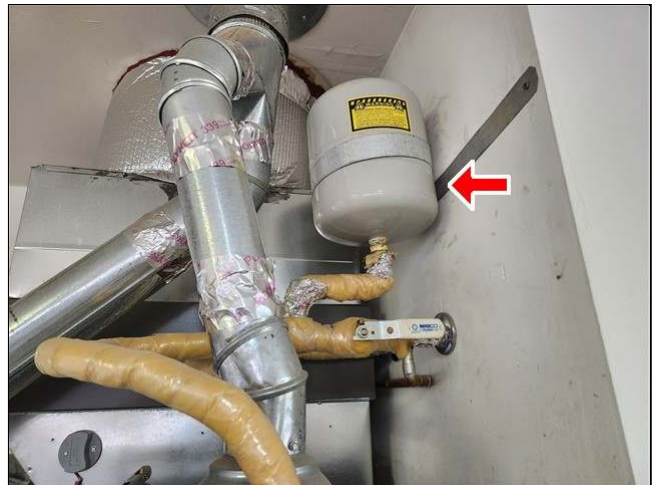
5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment



5.4 Item 3(Picture) manufacturer's label



5.4 Item 4(Picture) Thermal Expansion tank

(2) Your water heater does have a "Thermal Expansion tank" installed to prevent a possible leak at the Temperature and Pressure relief valve, or "pop-off" valve, by absorbing the excessive pressure built-up in the water heater.

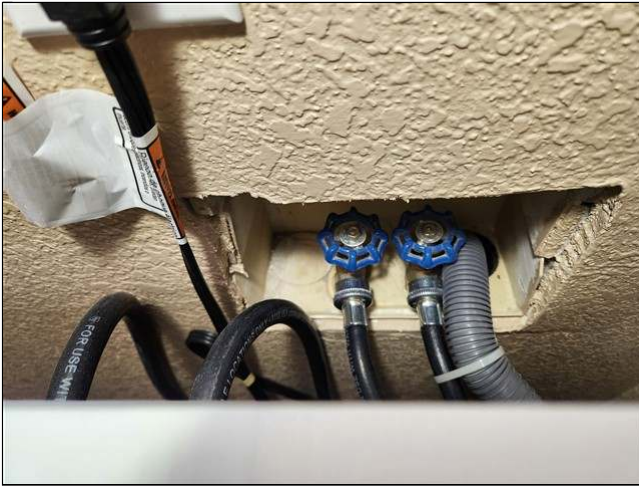
5.5 PLUMBING FIXTURES

Comments: Inspected

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 and crawlspace area. Washer drain is 2" diameter, Hot and Cold hook-ups with no problems noted.



5.6 Item 1(Picture) Washer and dryer hook-ups



5.6 Item 2(Picture) Washer and dryer hook-ups

5.7 TUB AND SHOWER WALLS, FLOORS, DOORS

Comments: Inspected

5.8 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.9 COMBUSTION AIR

Comments: Inspected

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 North 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

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:

FRIGIDAIRE

Disposer Brand:

WHIRLPOOL

Exhaust/Range hood:

RE-CIRCULATE

Built into Microwave

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

Refrigerator:

FRIGIDAIRE

Items

6.0 VIEW OF KITCHEN

Comments: Inspected

Kitchen, as seen at time of inspection.



6.0 Item 1(Picture) view of kitchen

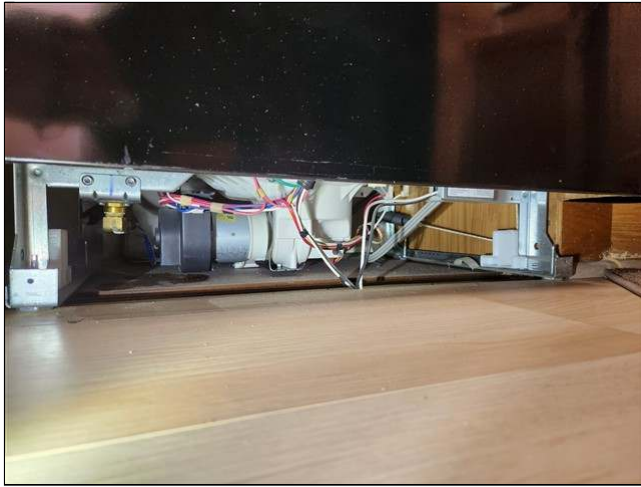


6.0 Item 2(Picture) view of kitchen

6.1 DISHWASHER

Comments: Inspected

The Dishwasher was run through a complete cycle, with no leaks or 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 hookups

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.

Note: This appliance does not have 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 operation

6.3 RANGE HOOD

Comments: Inspected

The range hood is two speed, non-vented, recirculating 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

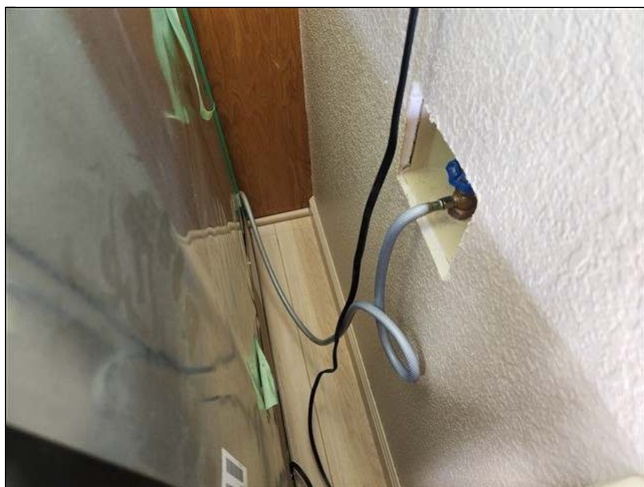
Comments: Inspected

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 appear to be in good condition. The Fridge and Freezer temperatures were 49 and 24 degrees respectively at time of inspection.



6.6 Item 1(Picture) behind refrigerator

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. Any repair items mentioned in this report should be considered. 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

Windows:

Thermal/Insulated

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Tile

Items

7.0 VIEW OF INTERIOR

Comments: Inspected

Interior, as seen at time of inspection.



7.0 Item 1(Picture) view of interior



7.0 Item 2(Picture) view of interior

7.1 CEILINGS

Comments: Inspected

7.2 WALLS

Comments: Inspected

7.3 FLOORS

Comments: Inspected

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

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. Any repair items mentioned in this report should be considered. 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 w/Light Inserts
Auto-opener Manufacturer: GENIE	Auto-opener Style: Screw 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

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

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline 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 WINDOWS

Comments: Inspected

8.7 GARAGE DOOR (S)

Comments: Inspected

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

Comments: Inspected

Occupant door is fire rated and weather stripped, and completely closes with self closing hinges to prevent accidental carbon monoxide/fire intrusion to home.

8.9 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA

Comments: Inspected

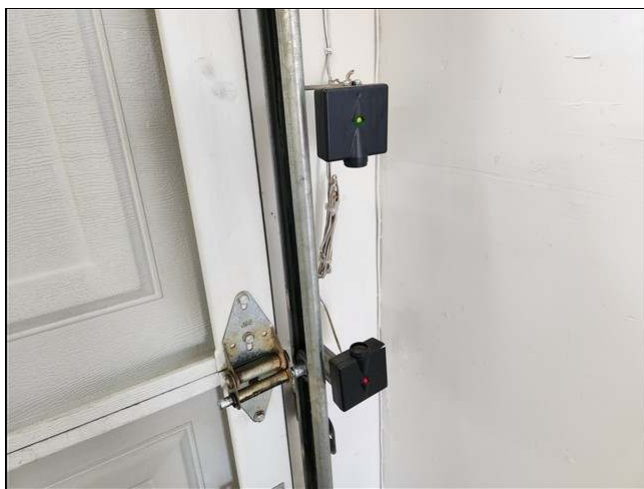
8.10 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

(1) The sensors are NOT in place for garage door. Door reverses the when met with approximately 20 pounds of resistance.



(2) The floor sensors for the garage door where installed facing each other on the front wall of the garage. The sensors need to be installed about six inches from the ground on both sides of the door, and are provided as a safety feature for the automatic opener. Recommend have the sensors properly installed for safety.



8.10 Item 1(Picture) garage door floor sensors

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

Garage attic area as seen at time of inspection. NOTE: Garage ceiling is insulated with R19 loose-fill fiberglass.



8.11 Item 1(Picture) view of garage roof structure



8.11 Item 2(Picture) view of garage roof structure

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:

R 30 or better Loose Fill

Ventilation:

Soffit Roof and Gable Vents

Foundation Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor Insulation:

R-11 Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

(1) The attic insulation is blown-in, loose-fill, and is approximately 10 to 12 inches deep (R-30), with a few thinner areas noted. No major problems noted.



9.0 Item 1(Picture) view of attic insulation



9.0 Item 2(Picture) view of attic insulation



(2) NOTE: Ceiling "can" lighting uses "non-insulation contact" type, which shouldn't make contact with the ceiling insulation due to heat created by the light fixture. There are several can lights currently with insulation contact in various locations throughout the attic area, and should be cleared to eliminate contact.



9.0 Item 3(Picture) "non-insulation contact" type



9.0 Item 4(Picture) contacting insulation



9.0 Item 5(Picture) contacting insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

The crawlspace area is insulated on the perimeter of the foundation using R11 fiberglass Batts, no problems noted.



9.1 Item 1(Picture) view of crawlspace insulation

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, gable, and roof vents. The crawlspace uses foundation vents, and appears adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

(1) Most Bathrooms and Laundry vents are properly ducted to the exterior of the home... Kitchen uses a recirculation type of range hood.



9.4 Item 1(Picture) properly ducted to the exterior



9.4 Item 2(Picture) does not vent to outside at the master bath



(2) The Exhaust fan does not vent to outside at the master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

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. Any repair items mentioned in this report should be considered. 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: LENNOX	Location of Heater: Garage	Ductwork: Non-insulated
Filter Type: Disposable	Cooling Equipment Type: Condenser/Compressor - Split Unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: LENNOX	Number of AC Only Units: One	Cooling Tons: 4 ton

Items

10.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is NOT original (3 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 88,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2023 by LENNOX heating.

Note: HVAC equipment can fail at anytime without warning. Regular service is important for efficient operation and to achieve maximum life from equipment. Most manufacturers recommend annual service.



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: Not Present

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 NOT 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: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 71 degrees (a/c cabinet temperature measured 82 degrees). This indicates the range in temperature drop is normal. Condensing unit operated as intended with normal operating controls, and no abnormal noises noted. Unit was manufactured in 2023 by LENNOX.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.8 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. Any repair items mentioned in this report should be considered. 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.

11. Fireplaces

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Wood or Solid Fuel Stoves:
Conventional Vented Gas Log	One	None

Items

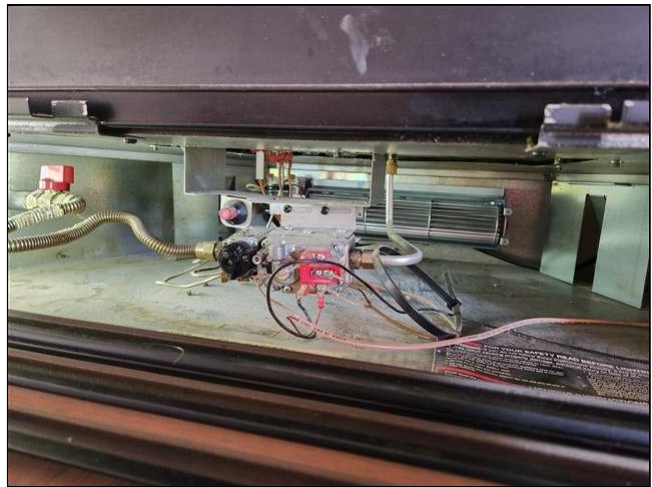
11.0 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

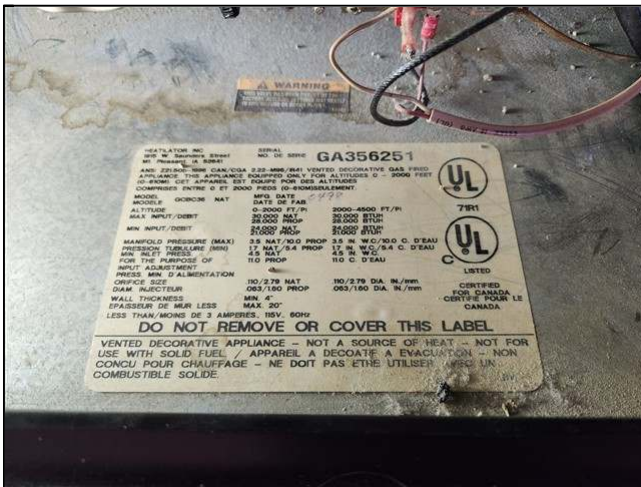
Fireplace unit in Living room was turned off upon arrival for inspection. Pilot light was ignited using normal operating controls. Firelogs ignited, and blower fan operated using the wall mounted control switches located to right of f/p unit. No problems noted at time of inspection.



11.0 Item 1(Picture) Fireplace unit in Living room



11.0 Item 2(Picture) Fireplace unit in Living room



11.0 Item 3(Picture) Fireplace unit in Living room



11.0 Item 4(Picture) Fireplace unit in Living room

11.1 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

Chimney pipe has proper clearances from combustible materials at ceiling and roof penetrations.



11.1 Item 1(Picture) proper clearances from combustible materials



11.1 Item 2(Picture) proper clearances from combustible materials

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 SOLID FUEL HEATING DEVICES (fireplaces, woodstove)

Comments: Not Present

General Summary



Clear Choice Home Inspection Services

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

Customer
Jeff Proffer

Address
4018 Southpointe Dr
Carson City NV 89701

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.

3. Structural Components

3.6 FLOORS (Structural)

Inspected



The floor joist bottom cord has been cut through under the laundry room for dryer vent ducting. Pre-manufactured or engineered floor joist should not be cut at the top or bottom cords. Recommend additional support, either headered off from adjacent floor joists (preferred) or pier and post installed directly beneath the damaged area (with proper footings), as preferred by contractor.

4. Electrical System

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

Inspected



(2) Double Pole 60 amp circuit breaker has been installed in the main electrical panel, supplying current through 30 amp rated wire. This breaker does not afford overload protection for this wire and circuit. Recommend repair by a licensed electrician.

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



Hot/Neutral wires are crossed (reverse polarity) at the following location: Wall outlet at right side of living room fireplace. Recommend repair by a qualified person.

4.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected



(2) GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen, left side of range, did not trip when tested (defective). Further inspection/repair is needed by a qualified licensed electrician.

5. Plumbing System

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

Inspected



The water pressure was tested at the North hose bib, pressure was 135 psi at time of inspection. pressure was checked again at the rear garage hose bib, with 62 psi. It appears the North hose bib is located before the water pressure regulator, possibly for stronger psi for exterior irrigation. No problems noted... Pressure regulator noted at the Northeast corner of crawlspace area, for future water pressure adjustments, if necessary.

8. Garage

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

Inspected



(2) The floor sensors for the garage door were installed facing each other on the front wall of the garage. The sensors need to be installed about six inches from the ground on both sides of the door, and are provided as a safety feature for the automatic opener. Recommend have the sensors properly installed for safety.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected



(2) NOTE: Ceiling "can" lighting uses "non-insulation contact" type, which shouldn't make contact with the ceiling insulation due to heat created by the light fixture. There are several can lights currently with insulation contact in various locations throughout the attic area, and should be cleared to eliminate contact.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected



(2) The Exhaust fan does not vent to outside at the master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

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: 8/4/2026
Report ID: PRO401

Customer Info:	Inspection Property:
Jeff Proffer	4018 Southpointe Dr Carson City NV 89701
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000 - 2,000	450.00	1	450.00

Tax \$0.00

Total Price \$450.00

Payment Method:

Payment Status: Not Paid, Invoice Sent

Note: