



Inspection Report

Tyler & Michelle Hatchett

Property Address:
1019 Arbor Rd.
Carson City NV 89701



Clear Choice Home Inspection Services

Kenneth Vandervort IOS.0001836-RES
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Wellington, NV 89444
775-901-6725

Received and Reviewed

by: _____

Signature _____

Date: _____

Signature _____

Date: _____

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Date: 8/30/2022	Time: 09:00 AM	Report ID: HAT101
Property: 1019 Arbor Rd. Carson City NV 89701	Customer: Tyler & Michelle Hatchett	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:

3 to 4 Years

Style of Home:

Town home

Home Faces:

South

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 80

Rain in last 3 days:

No

Square Foot:

1300 to 1600

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:

Cement stucco

Siding Material:

Masonry

Exterior Entry Door:

Steel clad

Appurtenance:

Balcony

Covered Entry

Driveway:

Concrete

Asphalt

Exterior Rear Door:

Insulated Sliding Glass

Windows:

Thermal insulated - Vinyl 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 north exterior



1.0 Item 2(Picture) view of east exterior

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional

1.4 WINDOWS

Comments: Inspected - Appears Functional

Windows are vinyl framed, thermal insulated sliding and single hung windows, all operate and secure.

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 building's foundation, and site appears adequate.

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

Viewed roof covering from:

Ground w/ Binoculars

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Hip

Items

2.0 VIEW OF ROOF

Comments: Inspected

The roof was inspected with binoculars from the ground.



2.0 Item 1(Picture) view of roof

2.1 ROOF COVERINGS

Comments: Inspected

The roof covering is a 30/40 year architectural, asphalt/fiberglass shingle with much/most of it's life remaining. No problems noted at time of inspection. Viewed from the ground with binoculars. Responsibility of the HOA.

2.2 FLASHINGS

Comments: Inspected

2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

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. 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
Poured concrete slab

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Poured Concrete Slab

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:

Crawled

Attic info:

Scuttle hole

Items

3.0 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

The structure has a concrete slab floor, which is only visible at the outer foundation walls. No obvious signs of cracking/heaving noted at the interior floor surfaces. No problems noted at time of inspection.

3.1 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.

3.2 FLOORS (Structural)

Comments: Inspected

The floor system is a poured concrete slab, and not visible due to finish flooring. No obvious problems noted at time of inspection.

3.3 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.

3.4 VIEW OF ATTIC

Comments: Inspected

The Attic, as seen at time of Inspection.



3.4 Item 1(Picture) view of attic



3.4 Item 2(Picture) view of attic

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

3.6 ATTIC ACCESS

Comments: Inspected

Scuttle hole located in ceiling of Upstairs Half Bathroom. 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: 200 AMP (adequate)
Panel Type: Circuit breakers	Electric Panel Manufacturer: EATON	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

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



4.1 Item 1(Picture) main electrical panel

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box and disconnect is located at the East 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.

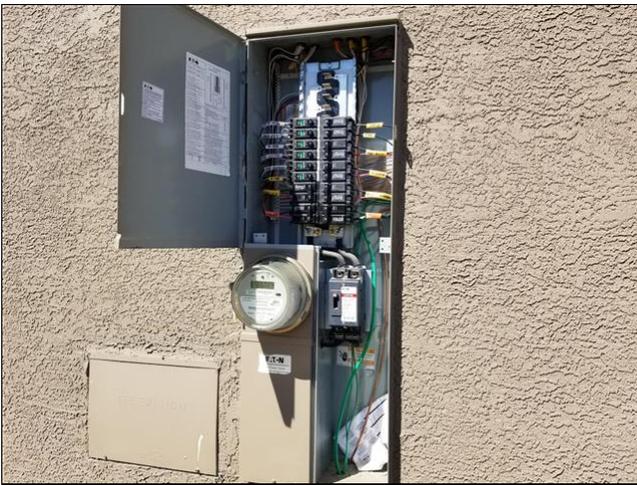


4.3 Item 1(Picture) bond to plumbing

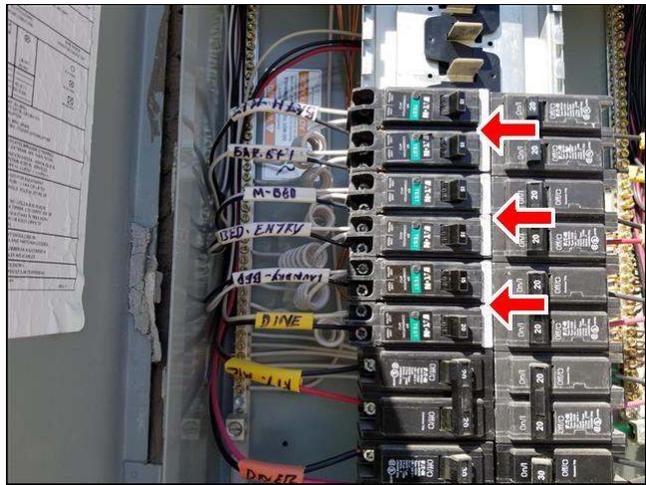
4.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

(1) 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.



4.4 Item 1(Picture) main panel conductors



4.4 Item 2(Picture) arc fault circuit breakers

(2) The presence of Arc Fault circuit breakers noted in the Main Panel for Master and Guest bedroom receptacles. Arc Fault Breakers are designed to "trip" the circuit breaker in the event of an arc (poor connection) in the circuit wiring. Tripped and reset as intended.

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

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.

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

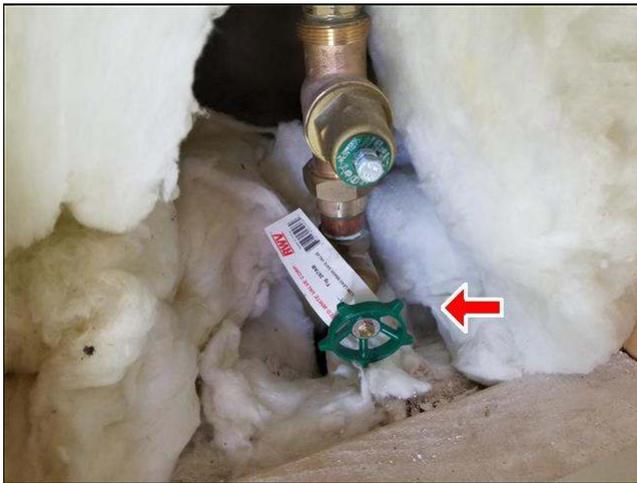
Water Source: Public Utilities	Water Filters: None	Plumbing Water Supply (into building): Cannot Determine-Underground
Plumbing Water Distribution (inside building): PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Natural Gas (quick recovery)	Water Heater Capacity: 50 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 North side of building (for emergencies), and in the garage under the water heater pedestal. No problems noted.



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



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

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Comments: Inspected

- Recommend securing East hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.



5.1 Item 1(Picture) secure east hose bib flange

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 East hose bib, pressure was 62 psi at time of inspection. Pressure regulator noted at the Main water shut-off valve location, for future water pressure adjustments, if necessary.



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



5.2 Item 2(Picture) water pressure regulator

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

 The tub/shower does not drain (plugged) at the Downstairs bath. A qualified licensed plumber should repair or correct as needed.



5.3 Item 1(Picture) downstairs tub does not drain

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 2019 by Bradford-White.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

(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.



5.4 Item 3(Picture) thermal expansion tank

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 or gas 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

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 East side of the building with the gas meter. No problems noted.



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

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

Exhaust/Range hood:

RE-CIRCULATE
Built into Microwave

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

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) dishwasher hook-ups

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.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The Range and Oven were inspected at all burners and random settings. No problems noted at time of inspection.

6.3 RANGE HOOD

Comments: Inspected

 The range hood is a three speed, vented type with light. DID NOT operate as intended. Range hood and built-in microwave are one unit. There is NO draw through the ventilation screen filters. Recommend further evaluation by a qualified person.



6.3 Item 1(Picture) no draw through vent screens

6.4 FOOD WASTE DISPOSER

Comments: Inspected

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

6.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

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):

Carpet and Tile

Interior Doors:

Hollow core Raised panel

Windows:

Thermal/Insulated

Cabinetry:

Particle Board

Wood Face and Doors

Countertop:

Granite/Marble

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

Interior walls were not fully visible for inspection, due to personal belongings in the home. No problems noted.

7.3 FLOORS

Comments: Inspected

NOTE: Interior Floors were not fully visible for inspection, due to personal belongings in the home. No problems noted.

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 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Comments:** Inspected**7.8 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-Insulated w/Light Inserts
Auto-opener Manufacturer: OVERHEAD DOOR - ODYSSEY	Auto-opener Style: Belt 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. Only partially inspected due to personal belongings in garage.

8.4 GARAGE FLOOR

Comments: Inspected

The Garage floors are poured concrete, and in good condition, with typical hairline cracks. Only partially inspected due to personal belongings in garage.

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

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.

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 38 Loose Fill Fiberglass

Ventilation:

Soffit and Roof Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric and Gas Connection

Dryer Vent:

Metal
Exterior Vent Hood

Floor Insulation:

Concrete Slab Floor - not visible

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

The attic insulation is loose-fill, and is approximately 14 to 16 inches deep. (R-38) No problems noted.



9.0 Item 1(Picture) view of attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

Not inspected, not visible, beneath the concrete slab floor.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Inspected

Not inspected, not visible, beneath the concrete slab floor.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The ventilation in the attic is achieved through the use of soffit and roof vents, and appeared adequate.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Bathrooms, Kitchen and Laundry vents are properly ducted to the exterior of the home.



9.4 Item 1(Picture) properly ducted 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: CARRIER	Location of Heater: Attic	Ductwork: Insulated
Filter Type: Disposable	Filter Location: Hallway Ceiling	Cooling Equipment Type: Condenser/Compressor - Split Unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: CARRIER	Number of AC Only Units: One
Cooling Tons: 3 ton		

Items

10.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment is original (3 years). The furnace is a Horizontal downdraft natural gas fired forced air unit, Rated at 60,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in November 2019 by Carrier 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 Attic area and are insulated. Ceiling 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

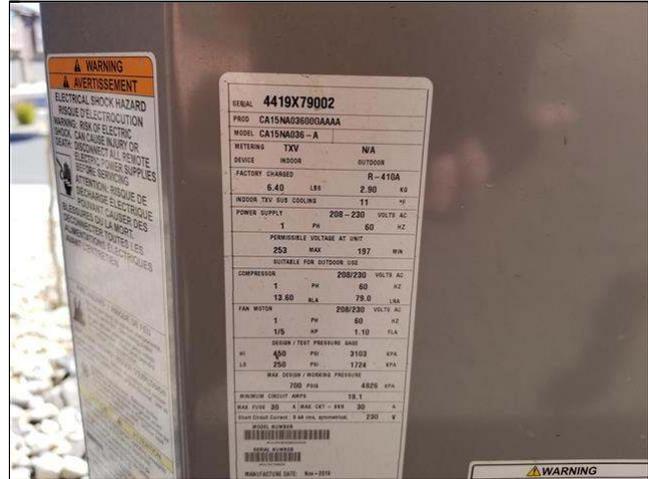
10.5 COOLING AND AIR HANDLER EQUIPMENT

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 2019 by Carrier.



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. 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

Tyler & Michelle Hatchett

Address

1019 Arbor Rd.
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.

5. Plumbing System

5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

Inspected



Recommend securing East hose bib flange to wall, to prevent possible twisting and breakage of plumbing pipes/connectors. Recommend sealing around pipe to prevent moisture intrusion behind wall siding.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected



The tub/shower does not drain (plugged) at the Downstairs bath. A qualified licensed plumber should repair or correct as needed.

6. Built-In Kitchen Appliances

6.3 RANGE HOOD

Inspected



The range hood is a three speed, vented type with light. DID NOT operate as intended. Range hood and built-in microwave are one unit. There is NO draw through the ventilation screen filters. Recommend further evaluation 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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