



Inspection Report

Property Address:
2422 Hunterwood Ct.
Carson City NV 89706



Clear Choice Home Inspection Services

Kenneth Vandervort IOS.0001836-RES
4255 State Route 208
Wellington, NV 89444
775-901-6725

Received and Reviewed

by: _____

Signature _____

Date: _____

Signature _____

Date: _____

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Date: 3/6/2023	Time: 09:00 AM	Report ID: KIN242
Property: 2422 Hunterwood Ct. Carson City NV 89706	Customer:	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

Style of Home:

Ranch

Home Faces:

NE

Client Is Present:

Yes

Weather:

Partly Cloudy

Temperature:

Below 40

Rain in last 3 days:

Light Snow

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:

Covered Entry

Driveway:

Concrete

Exterior Rear Door:

Aluminum Frame Sliding Glass

Windows:

Dual Pane Metal Framed

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

1.1 WALL CLADDING

Comments: Inspected - Appears Functional

(1) Exterior wall cladding appears original to the home, and is T-111 and Horizontal lap style compressed board that appears in average condition for the age home. Normal aging and wear was noted, with slight deterioration at the lower edges, possibly from irrigation over-spray or roof run-off splashing on the ground. No problems were noted with the siding materials, and appears properly secured to wall framing.



1.1 Item 1(Picture) slight deterioration at lower edge



1.1 Item 2(Picture) from roof drainage splashing on patio



(2) Brick wainscoting at right front corner of garage, has pulled away from the home's siding/wall, and should be trimmed or filled to prevent trapping moisture against siding.

RE: 1.1(2)—Please see *Exhibit: Seller Repair Itemization*



1.1 Item 3(Picture) bricks pulled away at right front corner

1.2 FLASHING AND TRIM

Comments: Inspected - Appears Functional

1.3 EXTERIOR DOORS

Comments: Inspected - Appears Functional **RE: 1.3**—Please see *Exhibit: Seller Repair Itemization*



Locking mechanism is non-operational at the master bedroom sliding glass door.

1.4 WINDOWS

Comments: Inspected - Appears Functional **RE: 1.4**—Please see *Exhibit: Seller Repair Itemization*



Window is cloudy/condensation (lost seal) at the master bedroom sliding glass door. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



1.4 Item 1(Picture) condensation at master bedroom slider door

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



Exterior grading at the right rear corner of home and along the South foundation wall of home, should be checked for proper slope away from the home's foundation. Moisture was noted migrating through the foundation/stemwall at time of inspection, indicating exterior ground moisture is pooling against the home.

RE: 1.7—Please see *Exhibit: Seller Repair Itemization*

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. 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

Sky Light(s):

One - Fixed

Chimney (exterior):

Metal Flue Pipe

Roof Type:

Gable

Items

2.0 ROOF COVERINGS

Comments: Not Inspected

NOTE: Roof was not inspected due to being covered with snow at time of inspection, and NOT safe to access.



2.0 Item 1(Picture) snow covering roof

2.1 FLASHINGS

Comments: Not Inspected

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Not Inspected

Roof penetrations were not visually inspected due to snow covering, however there were NO signs of moisture intrusion noted in the attic/roof structure area.

2.3 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: 8" or better - Engineered Floor Joist 3/4" Plywood Subfloor
Columns or Piers: Wood posts	Wall Structure: 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 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 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 **RE: 3.2—Please see *Exhibit: Seller Repair Itemization***

 There were several pooled moisture areas in the crawlspace area at time of inspection, and appears the moisture is migrating through the foundation (noted at the right rear corner of home, and adjacent to the rear wall of home where pooled moisture is resting against the home's foundation). There is also an active plumbing supply leak under the Laundry room area.



3.2 Item 1(Picture) moisture intrusion at right rear corner



3.2 Item 2(Picture) moisture intrusion at right rear corner



3.2 Item 3(Picture) pooled moisture in crawlspace



3.2 Item 4(Picture) moisture intrusion at south foundation



3.2 Item 5(Picture) pooled moisture in crawlspace

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/warp. No obvious problems noted at time of inspection.

3.4 COLUMNS OR PIERS


Comments: Inspected

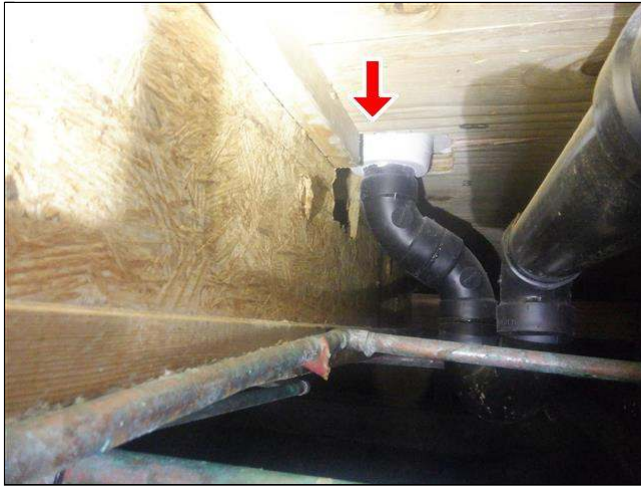
3.5 GIRDER BEAMS and SUPPORT WALLS

Comments: Inspected

3.6 FLOORS (Structural)

Comments: Inspected

-  The floor joist top cord has been cut through at the guest tub drain plumbing. 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) cut joist under guest bathroom

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. NOTE: No access is provided for the rear living room roof structure and attic area.



3.10 Item 1(Picture) no access from main attic area

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.

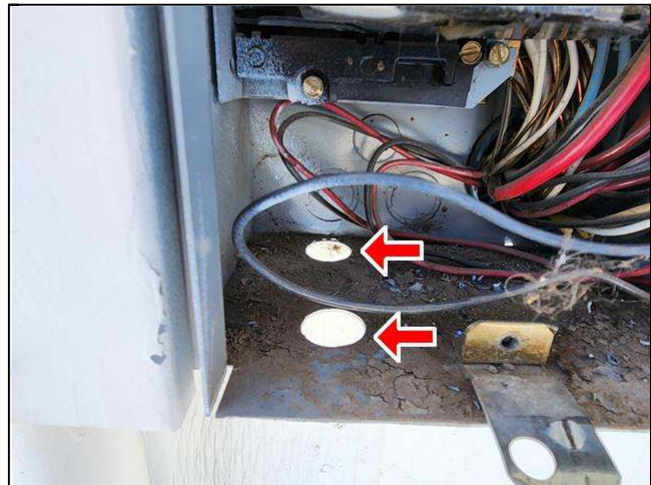
4.1 SERVICE EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(1) 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



4.1 Item 2(Picture) knock out plugs missing



(2) NOTE: "knock-out" plug covers are missing at Main Panel bottom. Recommend installing plugs to eliminate rodent access. **RE: 4.1(2)**—Please see *Exhibit: Seller Repair Itemization*

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box and disconnect is located at the North 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

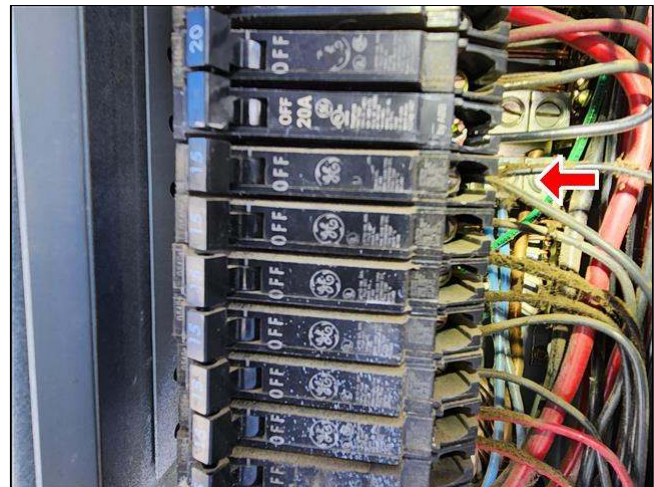
4.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

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



4.4 Item 1(Picture) main panel conductors



4.4 Item 2(Picture) double tap circuit breaker



(2) Note: There is a "double tap" circuit breaker noted inside the main panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.

4.5 SWITCHES, RECEPTACLES, AND WIRE **RE: 4.4(2)**—Please see *Exhibit: Seller Repair Itemization*

Comments: Inspected



(1) Recommend securing loose electrical switch at kitchen entry area.

RE: 4.5(1)—Please see *Exhibit: Seller Repair Itemization*



4.5 Item 1(Picture) loose electrical switch at kitchen



(2) Triple switch installed at master bedroom do not appear to function properly. There are 2 switches that operate the light (fan/light fixture), and nothing controlling the ceiling can lights.



RE: 4.5(2)—Please see *Exhibit: Seller Repair Itemization*

4.5 Item 2(Picture) both switches operate ceiling light

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

RE: 4.6—Please see *Exhibit: Seller Repair Itemization*



I was unable to verify the operation of light switches/fixtures at the following locations: Ceiling lights and switches for area before entering kitchen, 1st light switch at hallway entry, Both switches and exterior light at Family room exterior entry, Bottom switch at main entry. 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: Inspected

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

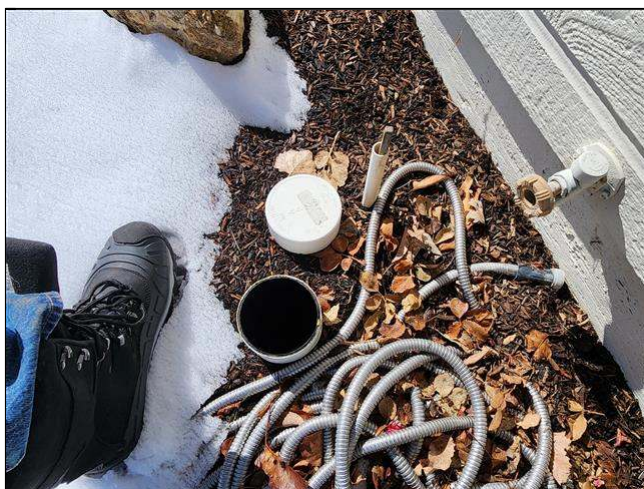
Water Source: Public Utilities	Plumbing Water Supply (into building): Copper	Plumbing Water Distribution (inside building): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Natural Gas (quick recovery)
Water Heater Capacity: 40 Gallon (2-3 people)	Water Heater Manufacturer: CRAFTMASTER	

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 front yard to left of entry. Note: Both of these locations will require a water key tool to operate.




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

-  (1) NOTE: Water was noted to be dripping from the subfloor at the garage occupant door and in crawlspace area under the Laundry room. This appears may be a plumbing supply pipe leak. Recommend further evaluation of source of moisture, and repair by a qualified person.

RE: 5.2(1)—Please see *Exhibit: Seller Repair Itemization*



5.2 Item 1(Picture) moisture dripping at garage occupant door area



5.2 Item 2(Picture) plumbing supply to this sink



5.2 Item 3(Picture) wet subfloor under laundry room



5.2 Item 4(Picture) wet subfloor under laundry room

(2) The water pressure was tested at the front hose bib, pressure was 46 psi at time of inspection. .. Pressure regulator noted at the Northeast area of crawlspace, for future water pressure adjustments, if necessary.



5.2 Item 5(Picture) water pressure at front hose bib



5.2 Item 6(Picture) pressure regulator in crawlspace

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.4 HOT WATER SYSTEMS, CONTROLS,

Comments: Inspected

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/secured, however not 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 2007 by US Craftmaster.



5.4 Item 1(Picture) water heater



5.4 Item 2(Picture) water heater burner compartment

5.5 PLUMBING FIXTURES

Comments: Inspected

RE: 5.5(1)—Please see *Exhibit: Seller Repair Itemization*



(1) The utility sink is loose and needs securing to wall at the Garage. The associated plumbing supply and drain lines for faucet do not appear to be leaking at time of inspection. A qualified person should repair as necessary.



5.5 Item 1(Picture) utility sink not secured



5.5 Item 2(Picture) guest bathroom shower diverter valve



(2) Faulty shower diverter valve at Guest Bathroom does not allow for shower operation, and should be replaced.

5.6 LAUNDRY HOOK-UPS

Comments: Inspected

RE: 5.5(2)—Please see *Exhibit: Seller Repair Itemization*

Washer and dryer hook-ups were inspected, with no problems noted. Dryer is electric powered with rigid metal venting installed in the crawlspace. 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

The water heater closet has upper and lower vents installed for combustion, and appears adequate.

5.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Some rust noted on gas lines in crawlspace area, appears from past moisture in the crawlspace area and lack of ventilation.

5.11 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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

5.12 SUMP PUMP

Comments: Inspected



Sump Pump was noted at the North side exterior of the home, and functions as intended when manually lifting the float. NOTE: There is water pumping back into the sump pump well when pump is operating, causing the pump to operate for longer periods of time. Recommend further evaluation of system by a qualified person.



5.12 Item 1(Picture) north exterior sump pump



5.12 Item 2(Picture) pumping water back into the pump well

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:

Downdraft Built into Range

Range/Oven:

GENERAL ELECTRIC

KITCHEN AIDE

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

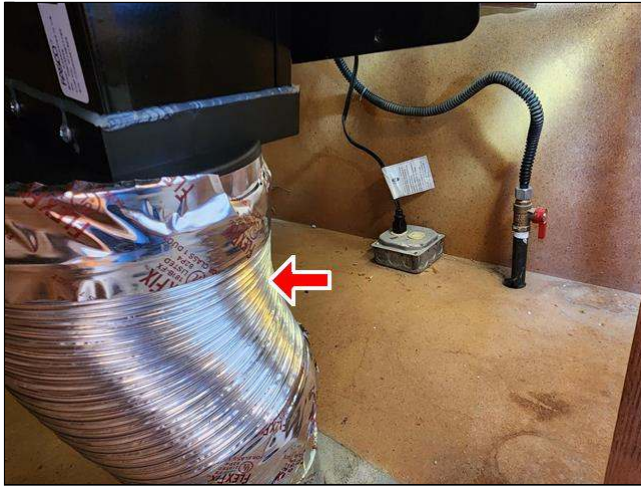
Comments: Inspected

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

6.3 RANGE HOOD

Comments: Inspected

The range fan is built into the range cook top, and is a downdraft, vented through the floor. Operated as intended.



6.3 Item 1(Picture) downdraft built into range

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

Microwave was operated at random controls with good heating capability. Door hinges and seals are in serviceable condition.

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

Hardwood T&G

Interior Doors:

Wood

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

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



(2) Recommend repairing hole in drywall at main entry, from door-knob.

RE: 7.2(2)—Please see *Exhibit: Seller Repair Itemization*



7.2 Item 1(Picture) drywall repair needed at main entry

7.3 FLOORS

Comments: Inspected

(1) NOTE: Interior Floors were not fully visible for inspection, due to personal belongings in the home. No major problems noted. **RE: 7.3(2)—Please see *Exhibit: Seller Repair Itemization***



(2) The Linoleum is curling around edges and is not impervious to water at the Master bath. While this damage is cosmetic, it should be repaired. A qualified contractor should inspect and repair as needed.



7.3 Item 1(Picture) flooring at master bathroom



7.3 Item 2(Picture) flooring at master bathroom

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected



(1) Recommend repair or replace damaged cabinet door in kitchen, adjacent to the oven.



7.4 Item 1(Picture) damaged cabinet door in kitchen

(2) Recommend caulking maintenance along backsplash at Kitchen and Bathroom Countertops. This is a small maintenance repair that should be done to prevent moisture intrusion behind cabinet.

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

 Northeast guest bedroom door does not fit properly inside the door opening, leaving a gap.



7.5 Item 1(Picture) NE guest bedroom door

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-Insulated w/Light Inserts

Auto-opener Manufacturer:

LIFT-MASTER

Auto-opener Style:

Belt Drive Opener

Garage Walls:

2x4 wall stud framing

Garage Ceiling:

Open to the Rafters

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

The ceilings in the garage are open to the rafters, (unfinished). No problems noted at time of inspection.

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

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 from Garage to Interior of house has a "doggy door" installed, and compromises the integrity of the fire rating. This door must be fire rated, weather stripped, and fully self close on it's own momentum to prevent accidental carbon monoxide/Fire intrusion into home. Recommend repair door, or replace by a qualified person.



8.8 Item 1(Picture) compromised fire-separation door

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

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.

8.11 ROOF STRUCTURE and ATTIC

Comments: Inspected

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

Ventilation:

Soffit and Roof Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Aluminum

Floor Insulation:

Foil Faced Rigid Foam

Insulated Foundation Stemwall

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Cellulose insulation (recycled newspaper) is about eight inches thick or just under 30 R Value. (3.5 per inch) No problem noted.



9.0 Item 1(Picture) view of attic insulation

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

Insulation type is Polyisocyanurate (ISO), rigid foil faced insulation board, installed at the foundation stemwall. This type of insulation offers a value of R 6.5 per inch of thickness, giving the home approximately R13 insulation at the foundation. 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



(1) Signs of poor ventilation noted in the crawlspace area, seen from rust build-up on gas pipes. Recommend opening a couple vents through the winter time to continue ventilation through the crawlspace area.


RE: 9.3(1)—Please see *Exhibit: Seller Repair Itemization*



9.3 Item 1(Picture) rust on gas supply pipes




9.3 Item 2(Picture) foundation vent left side of home

-  (2) Foundation vent has come loose at the left side of home, and has fallen into the crawlspace area, which could allow pests/rodents access into the crawlspace area. **RE: 9.3(2)—Please see Exhibit: Seller Repair Itemization**

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

RE: 9.4—Please see Exhibit: Seller Repair Itemization

-  Recommend installing a screen over the kitchen range vent at South exterior wall of home, to prevent pest/rodent entrance.



9.4 Item 1(Picture) open vent for kitchen range



9.4 Item 2(Picture) open for pest access

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: Inside Closet	Ductwork: Insulated
Cooling Equipment Type: Evaporative Cooler	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: UNKNOWN
Number of AC Only Units: One		

Items

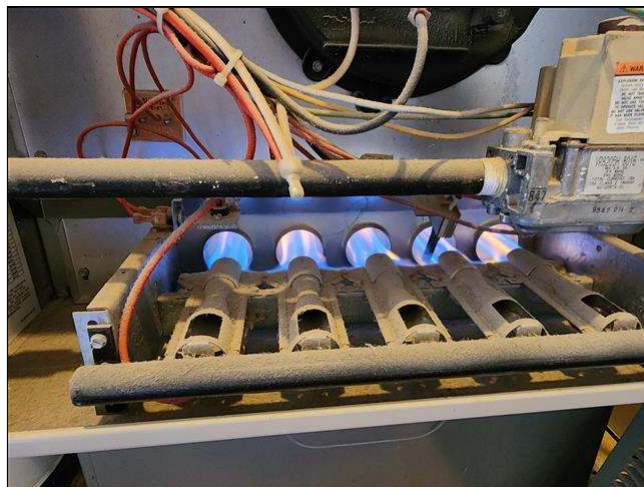
10.0 HEATING EQUIPMENT

Comments: Inspected

(1) The heating equipment is original (29 years). The furnace is a vertical downdraft natural gas fired forced air unit, Rated at 125,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 1992/93 by RUUD Heating.



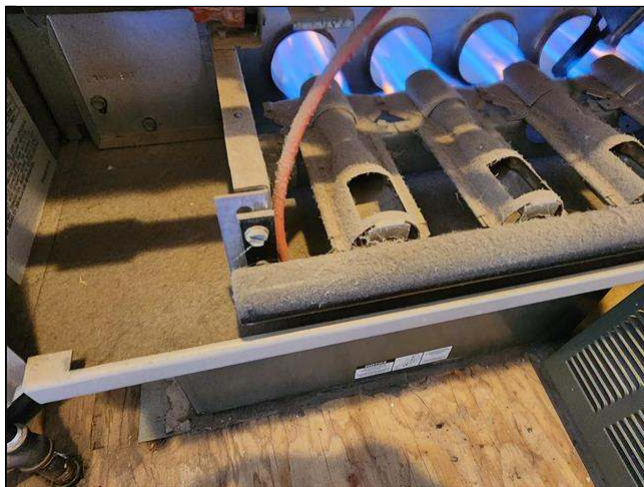
10.0 Item 1(Picture) forced air furnace



10.0 Item 2(Picture) furnace burners



(2) Debris/Dust noted at the furnace's combustion area. Recommend service/cleaning by a qualified person as needed.



10.0 Item 3(Picture) excessive dust in furnace burner compartment

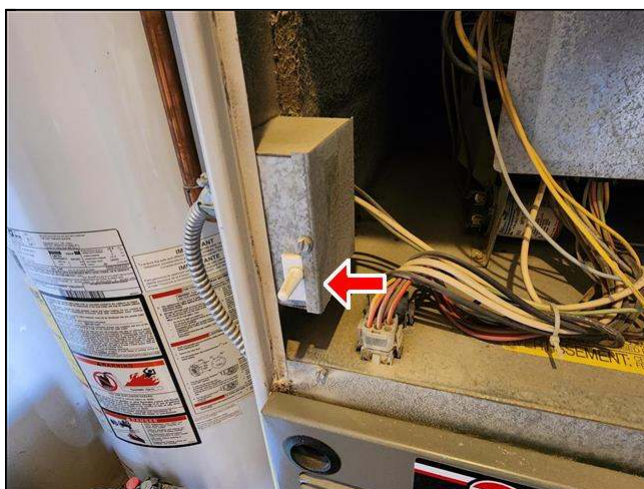
10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected


 Safety shut-off switch is non-operational, and should be repaired or replaced by a qualified person.



10.2 Item 1(Picture) automatic safety switch

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

Comments: Inspected

 Insulated heating duct is lying on the ground in the crawlspace area under the NE guest bedroom, and appears has soaked-up moisture into the insulation (which could turn into mold). Recommend repair/replace water damaged ducting by a qualified person. NOTE: some rust on this heat ducting connector sleeve noted from past standing water in crawlspace.



10.3 Item 1(Picture) wet duct on crawlspace ground



10.3 Item 2(Picture) rust on heat duct connector sleeve

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

The home uses an Evaporative Cooler located on the roof. Cooler has been winterized, and could not be checked for proper operation.



10.5 Item 1(Picture) evaporative cooler on roof

10.6 NORMAL OPERATING CONTROLS

Comments: Not Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

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.

General Summary



Clear Choice Home Inspection Services

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

Customer

Address

2422 Hunterwood Ct.
Carson City NV 89706

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.

Please reference *Exhibit: Seller Repair Itemization* for the defects listed below that have been repaired by Seller or in the process of being repaired by Seller.

1. Exterior

1.1 WALL CLADDING

Inspected - Appears Functional



(2) Brick wainscoting at right front corner of garage, has pulled away from the home's siding/wall, and should be trimmed or filled to prevent trapping moisture against siding.

1.3 EXTERIOR DOORS

Inspected - Appears Functional



Locking mechanism is non-operational at the master bedroom sliding glass door.

1.4 WINDOWS

Inspected - Appears Functional



Window is cloudy/condensation (lost seal) at the master bedroom sliding glass door. This is a cosmetic issue for your information. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.

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

Inspected - Appears Functional



Exterior grading at the right rear corner of home and along the South foundation wall of home, should be checked for proper slope away from the home's foundation. Moisture was noted migrating through the foundation/stemwall at time of inspection, indicating exterior ground moisture is pooling against the home.

3. Structural Components

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.)

Inspected



There were several pooled moisture areas in the crawlspace area at time of inspection, and appears the moisture is migrating through the foundation (noted at the right rear corner of home, and adjacent to the rear wall of home where pooled moisture is resting against the home's foundation). There is also an active plumbing supply leak under the Laundry room area.

3.6 FLOORS (Structural)

Inspected



The floor joist top cord has been cut through at the guest tub drain plumbing. 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

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

Inspected



(2) NOTE: "knock-out" plug covers are missing at Main Panel bottom. Recommend installing plugs to eliminate rodent access.

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

Inspected



(2) Note: There is a "double tap" circuit breaker noted inside the main panel. Each conductor should be wired and connected to separate circuit breakers. Recommend repair by a licensed electrician.

4.5 SWITCHES, RECEPTACLES, AND WIRE

Inspected



(1) Recommend securing loose electrical switch at kitchen entry area.



(2) Triple switch installed at master bedroom do not appear to function properly. There are 2 switches that operate the light (fan/light fixture), and nothing controlling the ceiling can lights.

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: Ceiling lights and switches for area before entering kitchen, 1st light switch at hallway entry, Both switches and exterior light at Family room exterior entry, Bottom switch at main entry. Recommend current owner to verify proper operation of this/these item(s).

5. Plumbing System

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

Inspected



(1) NOTE: Water was noted to be dripping from the subfloor at the garage occupant door and in crawlspace area under the Laundry room. This appears may be a plumbing supply pipe leak. Recommend further evaluation of source of moisture, and repair by a qualified person.

5.5 PLUMBING FIXTURES

Inspected



(1) The utility sink is loose and needs securing to wall at the Garage. The associated plumbing supply and drain lines for faucet do not appear to be leaking at time of inspection. A qualified person should repair as necessary.



(2) Faulty shower diverter valve at Guest Bathroom does not allow for shower operation, and should be replaced.

5.12 SUMP PUMP

Inspected



Sump Pump was noted at the North side exterior of the home, and functions as intended when manually lifting the float. NOTE: There is water pumping back into the sump pump well when pump is operating, causing the pump to operate for longer periods of time. Recommend further evaluation of system by a qualified person.

7. Interiors

7.2 WALLS

Inspected



(2) Recommend repairing hole in drywall at main entry, from door-knob.

7.3 FLOORS

Inspected



(2) The Linoleum is curling around edges and is not impervious to water at the Master bath. While this damage is cosmetic, it should be repaired. A qualified contractor should inspect and repair as needed.

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected



(1) Recommend repair or replace damaged cabinet door in kitchen, adjacent to the oven.

7.5 DOORS (REPRESENTATIVE NUMBER)

Inspected



Northeast guest bedroom door does not fit properly inside the door opening, leaving a gap.

8. Garage

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

Inspected



Occupant door from Garage to Interior of house has a "doggy door" installed, and compromises the integrity of the fire rating. This door must be fire rated, weather stripped, and fully self close on it's own momentum to prevent accidental carbon monoxide/Fire intrusion into home. Recommend repair door, or replace by a qualified person.

9. Insulation and Ventilation

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected



(1) Signs of poor ventilation noted in the crawlspace area, seen from rust build-up on gas pipes. Recommend opening a couple vents through the winter time to continue ventilation through the crawlspace area.



(2) Foundation vent has come loose at the left side of home, and has fallen into the crawlspace area, which could allow pests/rodents access into the crawlspace area.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected



Recommend installing a screen over the kitchen range vent at South exterior wall of home, to prevent pest/rodent entrance.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Inspected



(2) Debris/Dust noted at the furnace's combustion area. Recommend service/cleaning by a qualified person as needed.

10.2 AUTOMATIC SAFETY CONTROLS

Inspected



Safety shut-off switch is non-operational, and should be repaired or replaced by a qualified person.

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

Inspected



Insulated heating duct is lying on the ground in the crawlspace area under the NE guest bedroom, and appears has soaked-up moisture into the insulation (which could turn into mold). Recommend repair/replace water damaged ducting by a qualified person. NOTE: some rust on this heat ducting connector sleeve noted from past standing water in crawlspace.

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: 3/6/2023
Report ID: KIN242

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Thomas Vander Laan Coldwell Banker	2422 Hunterwood Ct. Carson City NV 89706

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	375.00	1	375.00

Tax \$0.00

Total Price \$375.00

Payment Method: Check

Payment Status: Paid

Note: