

by: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## Inspection Report

**Property Address:**

121 Keetly Dr.  
Dayton NV 89403



### Clear Choice Home Inspection Services

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



# Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roofing](#)

[3 Structural Components](#)

[4 Electrical System](#)

[5 Plumbing System](#)

[6 Built-In Kitchen Appliances](#)

[7 Interiors](#)

[8 Garage](#)

[9 Insulation and Ventilation](#)

[10 Heating / Central Air Conditioning](#)

[General Summary](#)

[Invoice](#)

<b>Date:</b> 10/28/2022	<b>Time:</b> 09:00 AM	<b>Report ID:</b> STO121
<b>Property:</b> 121 Keetly Dr. Dayton NV 89403	<b>Customer:</b> [REDACTED]	<b>Real Estate Professional:</b> 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:**

6 Years

**Style of Home:**

Contemporary

**Home Faces:**

East

**Client Is Present:**

Yes

**Weather:**

Clear

**Temperature:**

From, Below 28

**Rain in last 3 days:**

No

**Square Foot:**

1600 to 1900

## 1. Exterior

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

### Styles & Materials

**Siding Style:**

Cement stucco

**Siding Material:**

Masonry

**Exterior Entry Door:**

Steel clad

**Appurtenance:**

Covered Patio

Covered Entry

**Driveway:**

Concrete

**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 exterior



1.0 Item 2(Picture) view of 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

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

 (2) Window is cracked at the East facing wall in Office, and should be replaced by a qualified person.





1.4 Item 1(Picture) cracked window at office

**1.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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

**1.8 GATES/FENCES**

**Comments:** Inspected - Appears Functional

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

**Comments:** Inspected - Appears Functional

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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:**

Concrete Tile

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

**Roof Type:**

Gable

### Items

#### 2.0 VIEW OF ROOF

**Comments:** Inspected

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



2.0 Item 1(Picture) view of roof

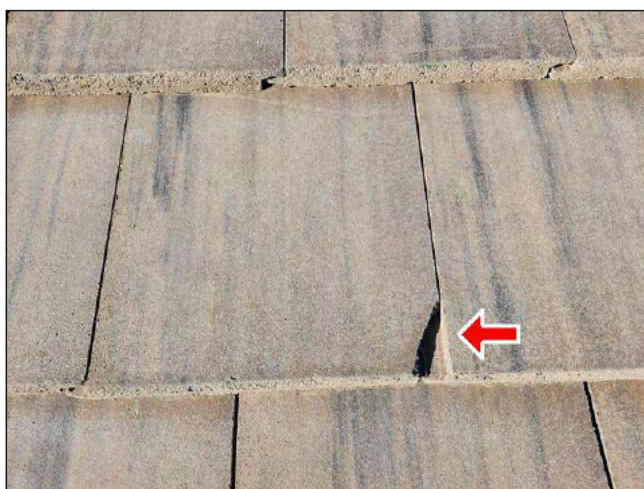


2.0 Item 2(Picture) view of roof

#### 2.1 ROOF COVERINGS

**Comments:** Inspected

(1) Roof coverings are concrete tiles, with a few broken corners (typical). All tiles are secured in place. Intersecting ridge caps are sealed.



2.1 Item 1(Picture) typical broken corners



2.1 Item 2(Picture) intersecting ridges sealed well

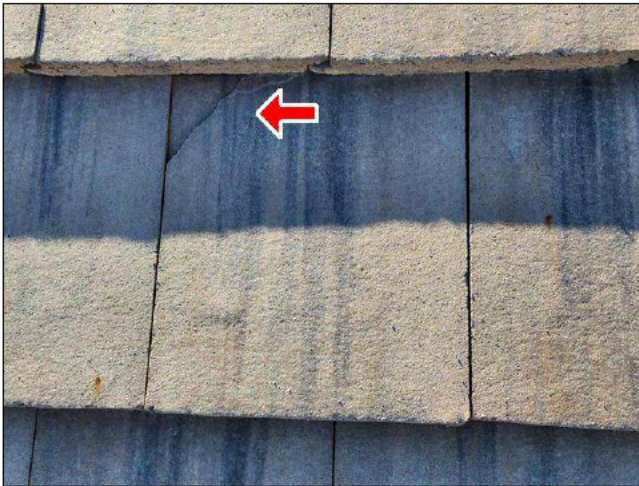




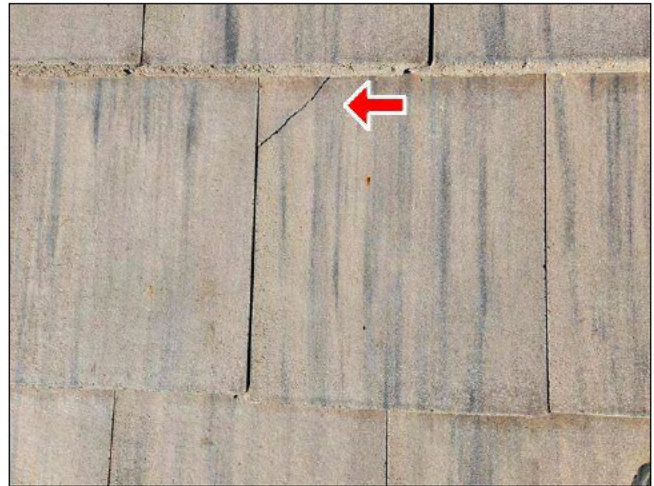
2.1 Item 3(Picture) intersecting ridges sealed well



(2) NOTE: There are 2 roofing tiles that are cracked, and should be repaired or replaced by a qualified person. These damaged tiles are located at the North slope of roof at center area, and East slope of roof over the large garage door.



2.1 Item 4(Picture) cracked tile at north slope of roof



2.1 Item 5(Picture) cracked tile at east slope of roof

## 2.2 FLASHINGS

Comments: Inspected

## 2.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

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



2.3 Item 1(Picture) flue pipes sealed well



2.3 Item 2(Picture) plumbing vent pipes sealed well

## 2.4 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

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

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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

<b>Foundation:</b> Poured Concrete Footing/Stemwall	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> 8" or better - Engineered Floor Joist 3/4" OSB Subfloor plywood
<b>Columns or Piers:</b> Supporting walls	<b>Wall Structure:</b> 2 X 6 Wood	<b>Ceiling Structure:</b> Engineered wood trusses 2X4 Joists
<b>Roof Structure:</b> Engineered Truss/ Plywood Sheathing 2 X 4 Rafters	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> 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

(1) Crawlspace area was dry at time of inspection, with no signs of cracks or excessive settlement noted.

(2) NOTE: There are signs of past pooled moisture noted in the SW crawlspace area under the master bedroom (all areas were dry at time of inspection). This appears was caused from excessive watering at the Southwest corner planter area in the past. Exterior foundation grading appears adequate.



3.2 Item 1(Picture) under master bedroom area



3.2 Item 2(Picture) SW corner planter area

(3) The crawlspace area was dry at time of inspection, with no signs of past moisture intrusion through/under the foundation and stemwall noted. Small moisture stained areas were noted on top of the vapor barrier in plumbing clean-out areas, however are believed to have been caused by past plumbing drain maintenance. No problems noted.





3.2 Item 3(Picture) past clean-out maintenance



3.2 Item 4(Picture) signs of past moisture

**3.3 WALLS (Structural)****Comments:** Inspected

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

**3.4 GIRDER BEAMS and SUPPORT WALLS****Comments:** Inspected**3.5 FLOORS (Structural)****Comments:** Inspected

NOTE: Subfloor area is NOT visually accessible for inspection, due to installation of floor insulation between the floor joists. Moisture Vulnerable areas such as adjacent to plumbing drain pipes, and exterior subfloor edges, were viewed by pulling back insulation. No obvious problems noted at time of inspection.

**3.6 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.

**3.7 VIEW OF ATTIC****Comments:** Inspected

The Attic, as seen at time of Inspection.



3.7 Item 1(Picture) view of attic



3.7 Item 2(Picture) view of attic



3.7 Item 3(Picture) view of attic



3.7 Item 4(Picture) view of attic

### 3.8 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

### 3.9 ATTIC ACCESS

**Comments:** Inspected

Scuttle hole located in ceiling of Hallway. Serviceable.

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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:

SQUARE D

#### 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



4.1 Item 2(Picture) main panel conductors

#### 4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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

#### 4.3 GROUNDING EQUIPMENT

**Comments:** Inspected



UFER bond wire clamp is disconnected at the main gas meter/entrance to home. Recommend securing bond wire clamp for proper grounding.





4.3 Item 1(Picture) UFER bond wire/clamp

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

**Comments:** Inspected

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

#### **4.5 SWITCHES, RECEPTACLES, AND WIRE**

**Comments:** Inspected

#### **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. For your protection, recommend replacement of batteries every year.

#### **4.9 CARBON MONOXIDE DETECTORS**

**Comments:** Inspected

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



## 5. Plumbing System

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

### Styles & Materials

<b>Water Source:</b> Public Utilities	<b>Plumbing Water Supply (into building):</b> PEX	<b>Plumbing Water Distribution (inside building):</b> PEX
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS	<b>Water Heater Power Source:</b> Natural Gas (quick recovery)
<b>Water Heater Capacity:</b> 50 Gallon (3-4 people)	<b>Water Heater Manufacturer:</b> BRADFORD-WHITE	

### Items

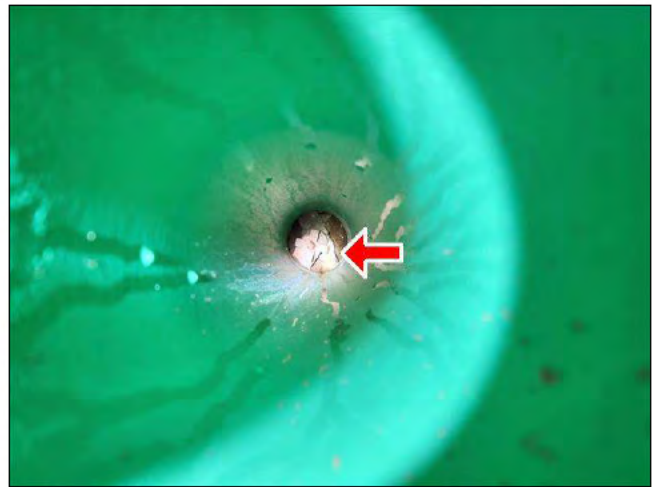
#### 5.0 VIEW OF MAIN WATER SHUT-OFF DEVICES (Describe location)

**Comments:** Inspected

There are a couple main water shut-off locations. With the water meter at front of property (for emergencies), and at side yard to right of house. No problem noted.



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




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

#### 5.1 EXTERIOR WATER VALVES, AND HOSE BIBS

**Comments:** Inspected

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

**Comments:** Inspected

-  Recommend securing pipe insulation around plumbing supply pipe entrance to home (in crawlspace area), for proper protection against freezing temperatures.





5.2 Item 1(Picture) main plumbing entrance to home

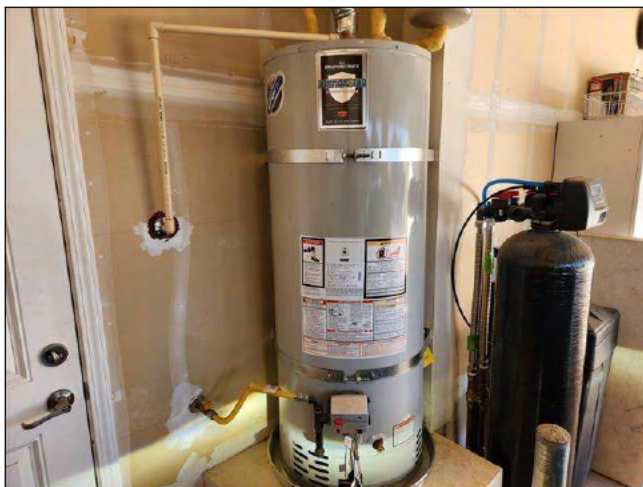
### 5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

### 5.4 HOT WATER SYSTEMS, CONTROLS,

**Comments:** Inspected

(1) Temperature and Pressure Relief valve is piped to the exterior of the house, or within 6 inches of the floor (for safety). Water Heater is strapped with approved strapping material, and is setting on a pedestal minimum of 18" above the garage floor. Drip leg is installed in the gas line, water and fuel shut-off valves are present. Water heater operated as intended with no abnormal noises or leaks noted. No problems noted at time of inspection... Manufactured in 2016 by Bradford-White.



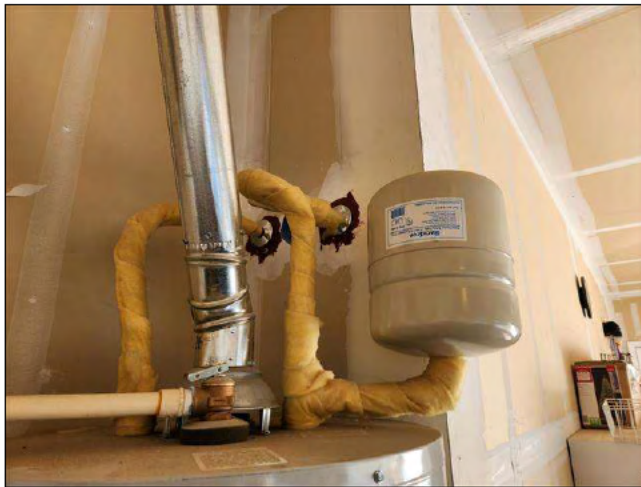
5.4 Item 1(Picture) water heater



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

## 5.12 SUMP PUMP

Comments: Not Present



### 5.13 SPRINKLERS and IRRIGATION SYSTEMS

**Comments:** Not Inspected

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

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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:**  
IN SINK ERATOR

**Exhaust/Range hood:**  
RE-CIRCULATE  
Built into Microwave

**Range/Oven:**  
GENERAL ELECTRIC

**Built in Microwave:**  
GENERAL ELECTRIC

### Items

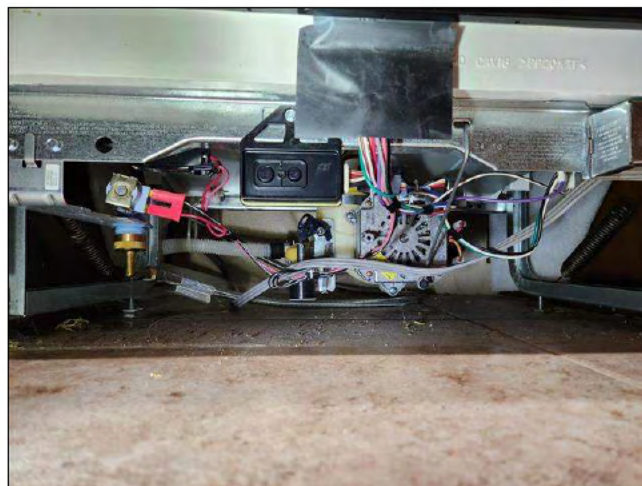
#### 6.0 VIEW OF KITCHEN

**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

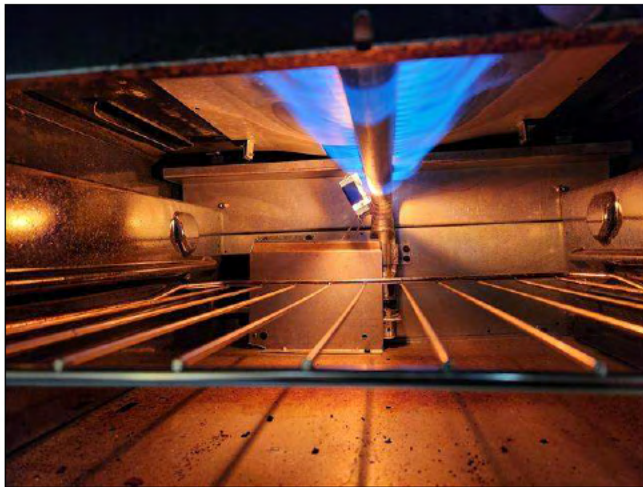
The Dishwasher was run through a complete cycle, with no leaks or abnormal noises noted. Inspection cover was removed to view the Dishwasher electric/plumbing hook-ups, Door seals and dish racks appear in serviceable condition. Mounted securely to under countertop. Drain hose is routed to a high loop 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.





6.2 Item 1(Picture) range oven burner

### 6.3 RANGE HOOD

**Comments:** Inspected

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

### 6.4 FOOD WASTE DISPOSER

**Comments:** Inspected

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

### 6.5 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

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

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





## 7. Interiors

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

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Laminated T&G and Carpet

**Interior Doors:**

Hollow core Raised panel

**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

#### 7.1 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 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 7.6 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 7.7



## **CLOSETS**

**Comments:** Inspected

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

## **7.8 ATTACHED FIXTURES**

**Comments:** Inspected

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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:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

OVERHEAD DOOR - ODYSSEY

**Auto-opener Style:**

Belt Drive Opener

**Garage Walls:**

Drywall

**Garage Ceiling:**

Drywall

**Garage Floor:**

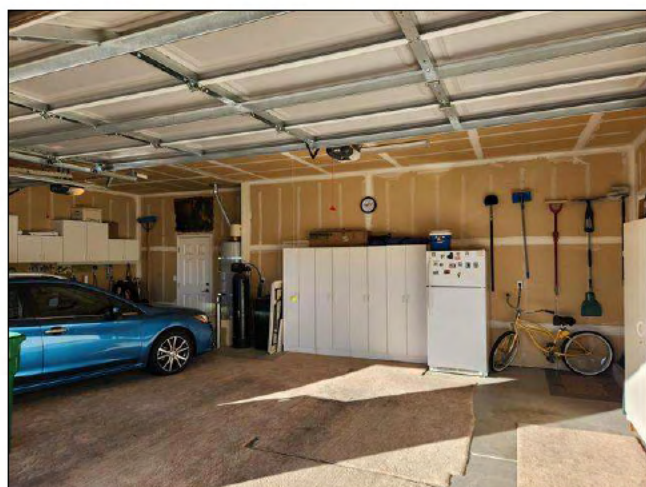
Concrete

### 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 serviceable condition. 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

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



(2) NOTE: Large gap is noted under the garage occupant door, which could allow Carbon Monoxide to enter the home. Recommend repair or replace lower door seal as needed.



8.7 Item 1(Picture) lower seal at garage occupant door

**8.8 OCCUPANT DOOR FROM GARAGE TO OUTSIDE AREA****Comments:** Inspected**8.9 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected

The sensors are in place for both garage doors, and reverse the doors when beams are broken, and when met with approximately 20 pounds of resistance.

**8.10 ROOF STRUCTURE and ATTIC****Comments:** Inspected

Garage attic area as seen at time of inspection.



8.10 Item 1(Picture) view of garage roof structure



8.10 Item 2(Picture) view of garage roof structure



## 9. Insulation and Ventilation

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

### Styles & Materials

#### Attic Insulation:

R 38 Loose Fill Fiberglass

#### Ventilation:

Soffit Roof and Gable Vents

Foundation Vents

#### Exhaust Fans:

Fan only

#### Dryer Power Source:

220 Electric

#### Dryer Vent:

Metal

#### Floor Insulation:

R-30 Insulated Floor Joists

### 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



9.0 Item 2(Picture) view of attic insulation

#### 9.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

The subfloor area is insulated between the floor joists using R30 fiberglass Batts, no problems noted.



9.1 Item 1(Picture) view of subfloor insulation

**9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Inspected

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

**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

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

**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected

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



9.4 Item 1(Picture) vented properly to exterior

**9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Not Present

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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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> BRYANT	<b>Location of Heater:</b> Attic	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable	<b>Filter Location:</b> Hallway Ceiling	<b>Cooling Equipment Type:</b> Condenser/Compressor - Split Unit
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> BRYANT	<b>Number of AC Only Units:</b> One
<b>Cooling Tons:</b> 3.5 ton		

### Items

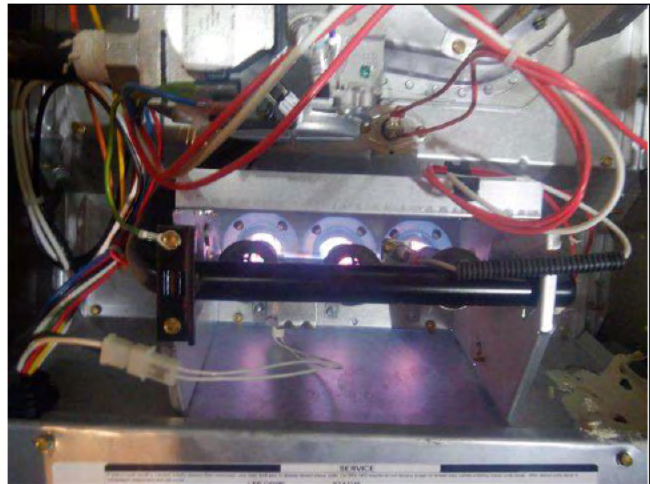
#### 10.0 HEATING EQUIPMENT

**Comments:** Inspected

The heating equipment is original (6 years). The furnace is a Horizontal downdraft natural gas fired forced air unit, Rated at 66,000btu's, that operated as intended with normal operating controls. The burners have an even blue flame. Manufactured in 2016 by Bryant 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:** Not Present

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

**Comments:** Inspected





The Heating/Air Conditioning Ducts are located in the 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

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

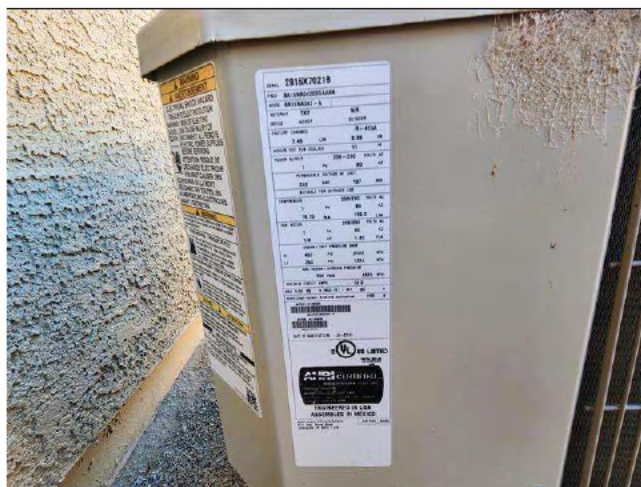
#### 10.5 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

Performed a visual only inspection. The A/C was not tested for proper operation due to the outside air temperature being 42 degrees or less, and possibility of cooling equipment failure could occur. 60 degree minimum ambient temperature must be achieved for safe compressor operation. NOTE: Licensed HVAC Contractors possess the required knowledge and equipment to check operation of cooling system in cold weather. Recommend consulting an HVAC Contractor for further evaluation of cooling system as desired. We did not inspect this unit(s). Manufactured in 2016 by Bryant.



10.5 Item 1(Picture) condensing unit



10.5 Item 2(Picture) manufacturer's label

#### 10.6 NORMAL OPERATING CONTROLS

**Comments:** Not 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



Address  
121 Keetly Dr.  
Dayton NV 89403

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

### 1. Exterior

#### 1.4 WINDOWS

**Inspected - Appears Functional**



(2) Window is cracked at the East facing wall in Office, and should be replaced by a qualified person.

### 2. Roofing

#### 2.1 ROOF COVERINGS

**Inspected**



(2) NOTE: There are 2 roofing tiles that are cracked, and should be repaired or replaced by a qualified person. These damaged tiles are located at the North slope of roof at center area, and East slope of roof over the large garage door.

### 4. Electrical System

#### 4.3 GROUNDING EQUIPMENT

**Inspected**



UFER bond wire clamp is disconnected at the main gas meter/entrance to home. Recommend securing bond wire clamp for proper grounding.

## 5. Plumbing System

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

#### Inspected



Recommend securing pipe insulation around plumbing supply pipe entrance to home (in crawlspace area), for proper protection against freezing temperatures.

## 8. Garage

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

#### Inspected



(2) NOTE: Large gap is noted under the garage occupant door, which could allow Carbon Monoxide to enter the home. Recommend repair or replace lower door seal as needed.

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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:** 10/28/2022  
**Report ID:** STO121

Customer Info:	Inspection Property:
<div></div> <b>Customer's Real Estate Professional:</b> Thomas Vander Laan Coldwell Banker	121 Keetly Dr. Dayton NV 89403

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,601 - 2,500	400.00	1	400.00

**Tax \$0.00**  
**Total Price \$400.00**

**Payment Method:**  
**Payment Status:** Not Paid  
**Note:**