HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date

Client(s)	Business name	Phone

Certified inspector of structures	Certificate number and type	Inspector signature

Building and year built	Weather	Temperature	Occupancy	People present

This report covers: ☐ A complete inspection ☐ A partial inspection ☐ A reinspection

Purpose and matters included (NAC 645D.450(3)): _____

This inspection followed the Nevada standards of practice for certified inspectors of structures, NAC 645D.450 to 645D.580, and each section below names the rule it follows. Only readily accessible items were inspected, as NAC 645D.060 defines them: nothing behind furniture or stored items, no openings smaller than 18 by 24 inches, and no ladder taller than 12 feet.

Condition terms

Code	Term	Meaning
S	Serviceable	Inspected. Working as intended, with no defect seen.
M	Maintenance	Inspected. A minor condition to maintain, adjust, or watch. Listed in the system's findings.
D	Material defect	Inspected. A defect that needs repair or evaluation by another person (NRS 645D.070). Listed in the findings and the summary.
SH	Safety hazard	Inspected. Unsafe as found. Listed in the findings and first in the summary.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Summary of findings

Every item marked SH or D, with its number in the report. Safety hazards are listed first. Items marked M are in each system's findings.

No.	Term	System	Component and observation	Recommendation

1 Site

NAC 645D.580

Component	Type, material, and notes	S	M	D	SH	NI	NP
Land grade and water drainage							
Retaining walls affecting the structure							
Driveways							
Walkways and grade steps							
Porches and patios							
Vegetation affecting the exterior							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
1.1				
1.2				
1.3				

2 Structural systems

NAC 645D.570

Component	Type, material, and notes	S	M	D	SH	NI	NP
Foundation							
Floor structure							
Wall structure							
Columns							
Ceiling structure							
Roof structure							
Crawlspace entry and method							
Attic entry and method							
Components probed							
Water penetration or condensation signs							
Visible structural damage							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
2.1				
2.2				
2.3				

3 Exterior components

NAC 645D.550

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type of structure							
Wall covering							
Exposed molding and trim							
Windows, trim, and hardware							
Exterior doors							
Porches, decks, steps, balconies							
Attached carports							
Fireplaces, flues, and chimneys							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
3.1				
3.2				
3.3				

4 Roofing components

NAC 645D.560

Component	Type, material, and notes	S	M	D	SH	NI	NP
Roof covering							
Flashing							
Skylights, accessories, penetrations							
Ventilation devices							
Soffits and fascia							
Roof drainage							
Attic areas							
Attic insulation type and thickness							
Method of observation							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Plumbing system

NAC 645D.510

Component	Type, material, and notes	S	M	D	SH	NI	NP
Water line type							
System activated							
Hot and cold water systems							
Fixtures operated							
Waste and drain systems							
Vent systems							
Functional flow							
Readily accessible gas lines							
Water heater type and energy source							
Water heater safety devices							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Electrical system

NAC 645D.520

Component	Type, material, and notes	S	M	D	SH	NI	NP
Service amperage							
Overcurrent devices: fuses or breakers							
Main panel and feeders							
Subpanels							
Devices matched to conductors							
Grounding							
Wiring and junction boxes							
Switches, receptacles, fixtures							
GFCI devices tested							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Heating system

NAC 645D.530

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type and number of units							
Energy source							
Distribution system							
Operating controls							
Auxiliary heating units							
Access panels opened							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Air-conditioning system

NAC 645D.540

Component	Type, material, and notes	S	M	D	SH	NI	NP
Type and number of units							
Energy source							
Distribution system							
Operating controls							
Access panels opened							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Interior components

NAC 645D.480

Component	Type, material, and notes	S	M	D	SH	NI	NP
Walls, ceilings, and floors							
Steps, stairways, balconies, railings							
Doors, representative number operated							
Windows, representative number operated							
Counters and cabinets							
Abnormal water penetration or condensation							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Built-in kitchen appliances

NAC 645D.490

Component	Type, material, and notes	S	M	D	SH	NI	NP
Dishwasher, one normal cycle							
Range, cook top, and oven							
Trash compactor							
Garbage disposal							
Ventilation equipment and range hood							
Microwave oven							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Insulation and ventilation

NAC 645D.500

Component	Type, material, and notes	S	M	D	SH	NI	NP
Insulation in unfinished spaces							
Vapor retarders							
Missing at conditioned surfaces							
Attic ventilation							
Attic ventilation fan							
Thermostatic control							
Foundation area ventilation							
Kitchen, bath, and laundry venting							
Not inspected, and why							

No.	Term	Component and location	Observation	Recommendation
11.1				
11.2				
11.3				

Outside this inspection

These items are outside the NAC 645D.450 to 645D.580 standards. A certified inspector does not determine molds, radon, or other hazardous substances unless licensed or certified to do so (NAC 645D.470(8)).

Item	Referred to, and notes
Wood-destroying pests	
Private well and water quality	
Septic system	
Mold, radon, and other hazards	

About this report

This is a visual inspection of the readily accessible parts of the structure as they were on the inspection date. It will not find problems hidden inside walls, under floor coverings, or behind stored items. It is not a warranty or a guarantee of any kind (NAC 645D.470(2)), and it does not predict when a component will fail (NAC 645D.470(10)).

This report is for the client. The inspector shares its results only with the client's approval (NAC 645D.460(4)) and keeps a copy with the work file for at least 3 years (NAC 645D.620).

Every item marked SH or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.