NAC 645D.480 Interior components. (NRS 645D.120)

1. A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior:

(a) The walls, ceilings and floors;

(b) The steps, stairways, balconies and railings;

(c) A representative number of doors and windows; and

(d) The counters and a representative number of cabinets.

2. An inspection of the interior components must include, without limitation:

(a) The operation of a representative number of the windows and interior doors; and

(b) The reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.490 Built-in kitchen appliances. (NRS 645D.120)

1. A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable:

(a) The dishwasher;

(b) The range, cook top and oven;

(c) The trash compactor;

(d) The garbage disposal;

(e) The ventilation equipment and range hood; and

(f) The microwave oven.

2. An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.500 Insulation and ventilation systems. (NRS 645D.120)

1. A certified inspector shall inspect the insulation and ventilation systems of the structure being inspected, including, but not limited to, the following components of the insulation and ventilation systems:

(a) The insulation and vapor retarders in unfinished spaces;

(b) The ventilation of the attics and the area of the foundation; and

(c) The kitchen, bathroom and laundry venting systems.

2. An inspection of the insulation and ventilation systems must include, without limitation:

(a) The operation of any readily accessible attic ventilation fan;

(b) If the temperature of the structure permits, the operation of any readily accessible thermostatic control;

(c) A description of the condition of the insulation in the unfinished spaces; and

(d) A description of any unfinished space at conditioned surfaces in which the insulation is absent.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.510 Plumbing systems. (NRS 645D.120)

1. A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system:

(a) The hot and cold water systems;

(b) The waste and drain systems;

(c) The vent systems; and

(d) The readily accessible gas lines.

2. An inspection of the plumbing system must include, without limitation:

(a) An identification and description of the type of water lines and a determination of whether the system has been activated;

(b) The operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system;

(c) A determination of the functional flow of the waste, drain, water and vent lines; and

(d) An identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.520 Electrical systems. (NRS 645D.120)

1. A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system:

(a) The switches, receptacles and fixtures;

(b) The main panel box and all subpanel boxes, including, but not limited to, the feeders; and

(c) The readily accessible wiring and junction boxes.

2. An inspection of the electrical system must include, without limitation:

(a) An identification and description of the amperage and type of overcurrent protection devices, including, but not limited to, the fuses and breakers;

(b) A description of the condition of the electrical system, including, but not limited to, the grounding cables;

(c) A verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them;

(d) The testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure;

(e) A test and verification of the grounding, polarity and operation of all readily accessible ground fault circuit interrupter devices; and

(f) An evaluation of the system and all readily accessible wiring.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98; A by R177-01, 5-20-2002)

NAC 645D.530 Heating systems. (NRS 645D.120)

1. A certified inspector shall inspect the heating system of the structure being inspected, including, but not limited to, the following components of a heating system:

(a) The heating equipment and heating distribution system;

(b) The operating controls; and

(c) The auxiliary heating units.

2. An inspection of the heating system must include, without limitation:

(a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;

(b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and

(c) An evaluation of the readily accessible controls and components.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.540 Air-conditioning systems. (NRS 645D.120)

1. A certified inspector shall inspect the air-conditioning system of the structure being inspected, including, but not limited to, the following components of the air-conditioning system:

(a) The cooling equipment and cooling distribution systems; and

(b) The operating controls.

2. An inspection of the air-conditioning system must include, without limitation:

(a) An identification and description of the type of system, distribution, energy source and number of units or systems in the structure;

(b) The opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated; and

(c) An evaluation of the readily accessible controls and components.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.550 Exterior components. (NRS 645D.120)

1. A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to:

(a) The exterior wall components;

(b) The exposed molding and trim;

(c) The windows and exterior doors; and

(d) The fireplaces, flues and chimneys.

2. An inspection of exterior components must include, without limitation:

(a) An identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry;

(b) An evaluation of the wall covering;

(c) An evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware; and

(d) An inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.560 Roofing components. (NRS 645D.120)

1. A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to:

(a) The roof covering;

(b) The flashing;

(c) The insulation;

(d) The ventilation;

(e) The soffits and fascia; and

(f) The skylights, roof accessories and penetrations.

2. The inspection of roofing components must include, without limitation:

(a) An identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices and roof drainage;

(b) An evaluation of the condition of the readily accessible attic areas;

(c) A determination of the type, condition and approximate thickness of the attic insulation; and

(d) A description of the method of observation used to inspect the roof.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.570 Structural systems. (NRS 645D.120)

1. A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings and roof.

2. An inspection of the structural system must include, without limitation:

(a) An identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure and other attached structural components;

(b) A probe of all structural components in which deterioration is suspected, unless the probe will damage any finished surface;

(c) Entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected;

(d) A report of all signs of water penetration or abnormal or harmful condensation on building components; and

(e) A description of any visible structural damage to the framing members and foundation system.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)

NAC 645D.580 Site of structure. (NRS 645D.120)

1. A certified inspector shall inspect the site of the structure while conducting an inspection of the structure, including, but not limited to:

(a) The land grade and water drainage;

(b) The retaining walls affecting the structure;

(c) The driveways and walkways; and

(d) The porches and patios.

2. An inspection of the site must include, without limitation:

(a) An identification and evaluation of the materials and conditions of the driveways, walkways, grade steps, patios and other items contiguous with the inspected structure;

(b) An observation of the drainage and grading for conditions that adversely affect the structure; and

(c) An observation of the above-grade vegetation which affects the exterior of the structure.

(Added to NAC by Real Estate Div. by R214-97, eff. 5-11-98)