

Property Inspection Report



Demo Report - 10013 River Drive Las Vegas, NV 89119

Date of Inspection
December 10th, 2020
11:30 AM

Client
John & Jane Smith
888-500-0504

Client's Agent
Ron Realtor
555-555-5555

Inspected By
John Smith
InterNACHI #123456

Acme Home Inspections, LLC.
888-500-0504

<https://eneris.ca>



This report is also available as an interactive online presentation.
Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/2ZNdNMSZkGz3qQkSq>





Invoice

December 10th, 2020

Client: **John & Jane Smith**

For Inspection at:

Demo Report
Las Vegas, NV
United States, 89119
on December 10th, 2020

Single Family Home: \$600.00

Subtotal: \$600.00

Taxes: \$30.00

Total: \$630.00

Table of Contents

Click the page number to jump to the corresponding section.

Summary of Major Issues	4
General Information	6
1. Exterior	8
2. Roofing	10
3. Electrical	12
4. HVAC	15
5. Plumbing	16
6. Interior	18
7. Structure	20
8. Insulation & Ventilation	21
Service Agreement	22
Standards of Practice	23

Summary of Major Issues

Please Read Full Report for Details

ROOFING

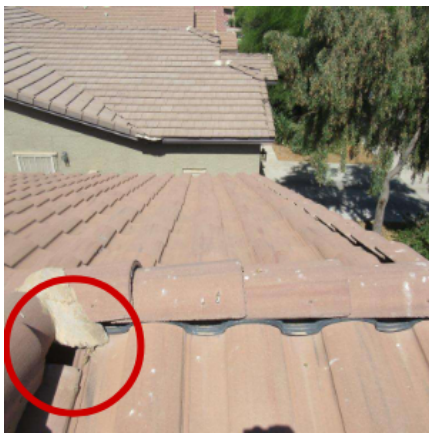
Roof Coverings / Materials
Section 2.2
Page 10

- Description**
- Concrete Tile
 - Rolled Composite
- Condition**
- Slipped
 - Peeling
- Location**
- Front of Home
 - Patio

Repair or Replace

Tile slipped from original position at north center gable above garage. Repairs may be made by the homeowner or a handyman.

Peeling coating from roofing joints on the south patio roof.



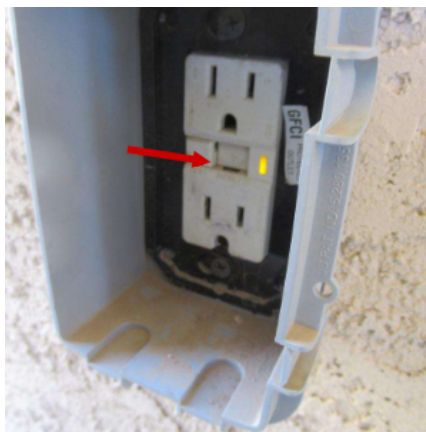
ELECTRICAL

GFCI
Section 3.3
Page 13

- Description**
- Present
- Condition**
- GFCI Inoperable
- Location**
- Exterior
 - South-West Corner

Repair or Replace

The test button on the GFCI is broken and should be repaired or replaced immediately.



PLUMBING

Drain, Waste, Vent Piping

Section 5.1

Page 16

- Description**
- ABS Plastic
 - PVC
- Condition**
- Improper Length
- Location**
- Exterior
 - West Wall

Repair or Replace

Water heater discharge pipe is too short/far from ground. Steam dissipation can cause scalding to those standing nearby. Typically this should terminate 6 inches from the ground, but may vary by jurisdiction.



Bathroom Sinks

Section 5.2

Page 17

- Description**
- Single Vanity
- Condition**
- Leaking
- Location**
- Master Bathroom

Repair or Replace

A leak is present at the stopper rod/drain connection. The mechanism can be dismantled to check seals for wear or cracks.



General Information

Property Details

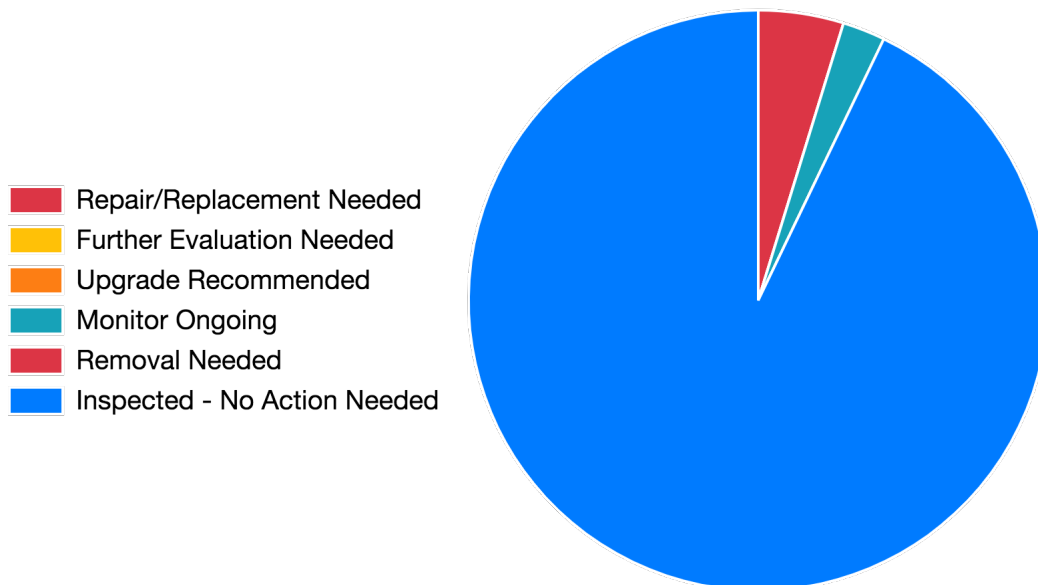
Property Type	<ul style="list-style-type: none">Residential Detached	Num. Floors	<ul style="list-style-type: none">1
Est. Year Built	<ul style="list-style-type: none">2009	Num. Bedrooms	<ul style="list-style-type: none">3
Features	<ul style="list-style-type: none">GarageAttic	Num. Baths	<ul style="list-style-type: none">2
Est. Property Size	<ul style="list-style-type: none">4000 sqft	Est. Building Size	<ul style="list-style-type: none">2500 sqft

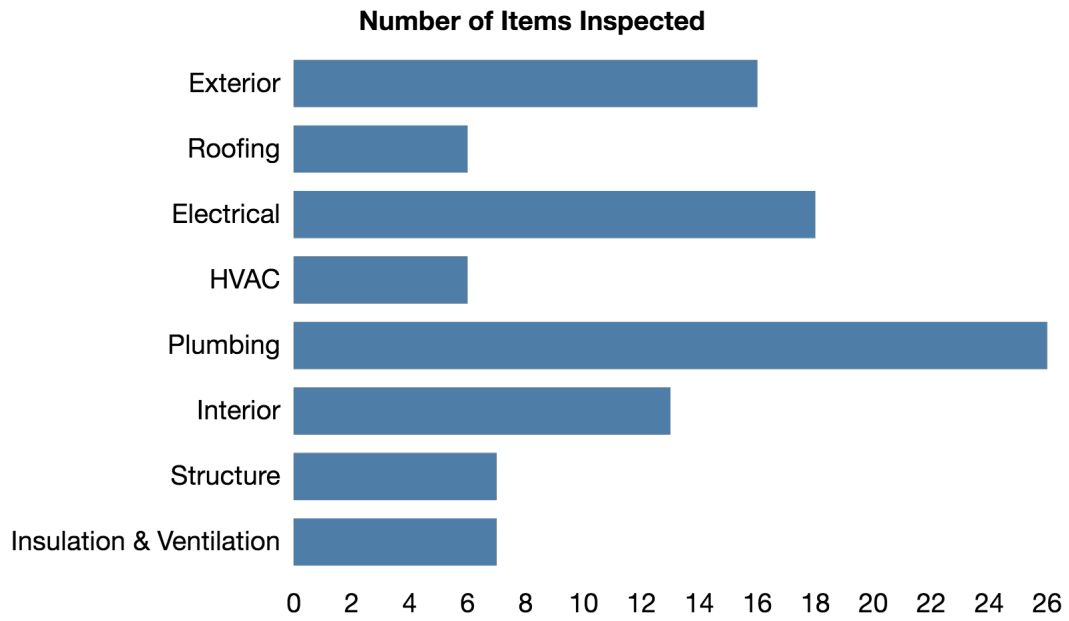
On-Site Details

- Weather Conditions
 - 22 Degrees C, Clear Skies, Dry Soil
- People in Attendance
 - Demo Client

A termite inspection was not included in this service. Please refer to this link to see the scope of this home inspection: <https://www.nachi.org/sop.htm>

Number of Items by Required Action





General Limitations

- Restricted Access
- Undetectable Moisture

Please note that furnishings are not moved to inspect subjects that may be obstructed by them.

1. Exterior

Description of Components

Exterior Wall Coverings
 Patios
 Garage
 Garage Door

Type

- Stucco
- Brick
- Attached
- Chamberlain
- 2-car Automatic

Location

- Rear of Home

Exterior System Findings by Component

1.1 Hose Bibbs / Outdoor Faucets

Exterior

Description

- Anti-siphon

Location

- Exterior
- West Side

Condition

- Deteriorated Insulation

Risk

- Freezing during extreme weather in winter



Image 1.1.1



Image 1.1.2



Image 1.1.3

1.1N Items Inspected

Exterior

- Trim / Fascia
- Steps / Stoops
- Outer Eaves / Gutters
- Grading
- Passageways
- Wall Flashings
- Exterior Doors
- Railings
- Soffits
- Surface Drainage
- Driveways

The items listed in this section were inspected without the need to comment on their condition.

1.NI Items Not Inspected

Exterior

- Vegetation

The items listed in this section were not inspected as a part of the Property Inspection.

1.NA Items Not Applicable

Exterior

- Balconies
- Ramps
- Retaining Walls
- Decks
- Stairs
- Porches
- Carport

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Exterior section may be added here.

2. Roofing

Description of Components	Type	Location
Roof Type	<ul style="list-style-type: none"> Gable Shed 	

Roofing System Findings by Component

2.1 Roof Inspection Method
 Description • Walked Roof
 Roofing

[Click to View](#)

Video 2.1.1 Panning Video of Roof

2.2 Roof Coverings / Materials
 Roofing

Description	<ul style="list-style-type: none"> Concrete Tile Rolled Composite 	Location	<ul style="list-style-type: none"> Front of Home Patio
Condition	<ul style="list-style-type: none"> Slipped Peeling 		

Repair or Replace - Immediately: Tile slipped from original position at north center gable above garage. Repairs may be made by the homeowner or a handyman.

Peeling coating from roofing joints on the south patio roof.

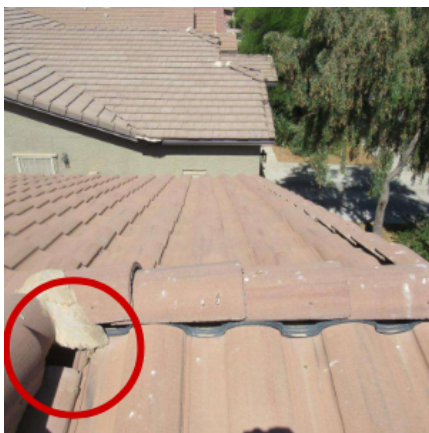


Image 2.2.1 Roof tile has slid out of place - NE Corner of Home



Image 2.2.2 Peeling coating from joints on patio roof



Image 2.2.3

2.IN Items Inspected
Roofing

- Roof Flashings / Valleys
- Roof Drainage Systems
- Roof Penetrations

The items listed in this section were inspected without the need to comment on their condition.

2.NA Items Not Applicable
Roofing

- Chimneys
- Skylights

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Roofing section may be added here.

3. Electrical

Description of Components	Type	Location
Service Type	<ul style="list-style-type: none"> Underground 	
Service Entrance Conductor	<ul style="list-style-type: none"> Copper 	<ul style="list-style-type: none"> Exterior West Side By Meter
Service Voltage	<ul style="list-style-type: none"> 120/240V 	
Service Amperage	<ul style="list-style-type: none"> 200 Amps 	
Main Disconnect Rating	<ul style="list-style-type: none"> 200 Amps 	
Branch Circuit Wiring	<ul style="list-style-type: none"> Copper 	
Presence of Solid Aluminum Wiring	<ul style="list-style-type: none"> Not Observed 	
Smoke Alarms	<ul style="list-style-type: none"> Present Hard Wired 	<ul style="list-style-type: none"> Bedroom Kitchen Living Room
Carbon Monoxide Alarms	<ul style="list-style-type: none"> Present Hard Wired 	<ul style="list-style-type: none"> Living Room Hallway to Garage
AFCI		<ul style="list-style-type: none"> Exterior West Side
Service Grounding	<ul style="list-style-type: none"> Plumbing Supply 	

Electrical System Findings by Component

3.1 Main Disconnect / Service Box	Description	Location
Electrical	<ul style="list-style-type: none"> Breakers 	<ul style="list-style-type: none"> Exterior West Side



Image 3.1.1



Image 3.1.2

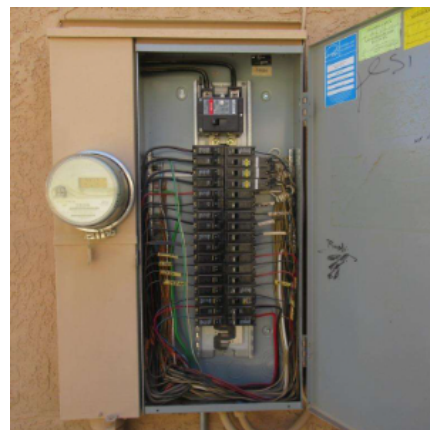


Image 3.1.3

3.2 Distribution Panels

Electrical

- Location**
- Exterior
 - West Side

Please take note of the location of the panel, as it will need to be accessed to reset breakers during home ownership.



Image 3.2.1

3.3 GFCI

Electrical

- | | | | |
|--------------------|-------------------|-----------------|--------------------------|
| Description | • Present | Location | • Exterior |
| | | | • South-West Corner |
| Condition | • GFCI Inoperable | Risk | • Electrocutation Hazard |
| | | | • Inoperable Outlets |

Repair or Replace - Immediately: The test button on the GFCI is broken and should be repaired or replaced immediately.



Image 3.3.1 Broken GFCI Location



Image 3.3.2 Broken GFCI Test Button



Image 3.3.3 Broken GFCI Test Button

3.4 Lighting Switches

Electrical

- | | | | |
|--------------------|--------------------------------|-----------------|--------------------------|
| Description | • Switch/Outlet Combo Junction | Location | • Attic |
| Condition | • Damaged | Risk | • Electrocutation Hazard |

Repair or Replace



Image 3.4.1 Broken Outlet Cover



Image 3.4.2



Image 3.4.3 Entry to Attic

3.IN Items Inspected
Electrical

- Lighting Fixtures
- Overcurrent Protection
- Lighting Receptacles

The items listed in this section were inspected without the need to comment on their condition.

A disclaimer, or any other text that you wish to show at the end of the Electrical section may be added here.

4. HVAC

Description of Components	Type	Location
Heating Energy Source	<ul style="list-style-type: none"> • Electric 	
Exhaust Venting Method	<ul style="list-style-type: none"> • Direct Vent 	
Thermostats	<ul style="list-style-type: none"> • Digital 	<ul style="list-style-type: none"> • Hallway
Cooling Energy Source	<ul style="list-style-type: none"> • Electric 	
Cooling Systems	<ul style="list-style-type: none"> • Air Conditioning Unit 	<ul style="list-style-type: none"> • Exterior • SW Corner

HVAC System Findings by Component

4.1 Heating Systems HVAC

Description	Location
<ul style="list-style-type: none"> • Forced Air Furnace • Lennox 	<ul style="list-style-type: none"> • Attic

Monitor for Changes - Year: Make sure to have maintained once a year and to check for dust buildup, mold and rust.

4.NA Items Not Applicable HVAC

- Chimneys / Venting Materials
- Combustion Air Sources
- Fireplace

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the HVAC section may be added here.

5. Plumbing

Description of Components	Type	Location
Water Source System	<ul style="list-style-type: none"> Public 	
Sewage System	<ul style="list-style-type: none"> Public 	
Water Supply Piping	<ul style="list-style-type: none"> Copper 	<ul style="list-style-type: none"> Underground Supply
Water Heater	<ul style="list-style-type: none"> Tank 	
Water Heater Energy Source	<ul style="list-style-type: none"> Electric 	
Water Heater Manufacturer	<ul style="list-style-type: none"> Rheem 	
Water Heater Capacity	<ul style="list-style-type: none"> 50 gal 	
Water Heater Approximate Age	<ul style="list-style-type: none"> 9-12 Years 03/2008 	
Water Shut-Off		<ul style="list-style-type: none"> Exterior North
Fuel Shut-Off		<ul style="list-style-type: none"> Not Observed
Fuel Storage System		<ul style="list-style-type: none"> Not Observed
Pressure Measurements	<ul style="list-style-type: none"> 45-50 PSI 	

Plumbing System Findings by Component

5.1 Drain, Waste, Vent Piping Plumbing	Description	Condition	Location	Risk
	<ul style="list-style-type: none"> ABS Plastic PVC 	<ul style="list-style-type: none"> Improper Length 	<ul style="list-style-type: none"> Exterior West Wall 	<ul style="list-style-type: none"> Safety Concern

Repair or Replace - Immediately: Water heater discharge pipe is too short/far from ground. Steam dissipation can cause scalding to those standing nearby. Typically this should terminate 6 inches from the ground, but may vary by jurisdiction.

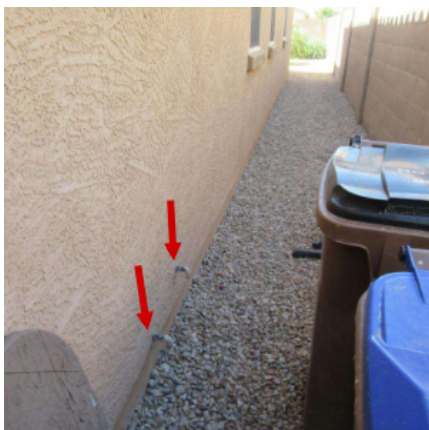


Image 5.1.1 Discharge Pipes on West Wall



Image 5.1.2



Image 5.1.3

5.2 Bathroom Sinks

Plumbing

Description

- Single Vanity

Location

- Master Bathroom

Condition

- Leaking

Risk

- Water Damage
- Sanitary Hazard

Repair or Replace - Immediately: A leak is present at the stopper rod/drain connection. The mechanism can be dismantled to check seals for wear or cracks.

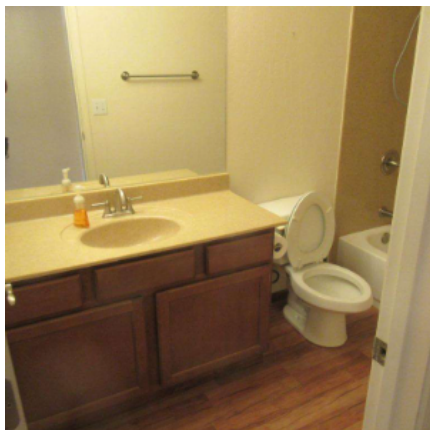


Image 5.2.1



Image 5.2.2



Image 5.2.3

5.IN Items

Inspected

Plumbing

- Kitchen Fixtures
- Temperature Release Valve
- Kitchen Basins
- Bathroom Faucets
- Shower Walls
- Toilets
- Bathroom Fixtures
- Hot Water Controls
- Pressure Release Valve
- Kitchen Faucets
- Shower Stalls
- Bathtubs

The items listed in this section were inspected without the need to comment on their condition.

5.NA Items Not Applicable

Plumbing

- Fuel Distribution Systems
- Sump Pumps
- Fuel Storage System
- Sewage Ejectors

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Plumbing section may be added here.

6. Interior

Description of Components	Type	Location
Interior Walls	• Drywall	
Ceiling	• Textured	
Interior Windows	• Single Hung	• Throughout
Kitchen Counters	• Granite	
Ranges / Ovens / Cooktops	• General Electric	• Kitchen
Refrigerator / Freezer	• Frigidaire	• Kitchen
Microwave Oven	• Samsung	• Kitchen

Interior System Findings by Component

6.1 Flooring

Interior

Description	Location
• Hardwood	• Master Bedroom
• Ceramic Tile	• Kitchen
Condition	Risk
• Gap	• Continued Delamination
• Minor Delamination	• Cosmetic

Monitor for Changes The corner of a hardwood flooring piece in the kitchen is delaminating and may get worse over time. Please monitor it at your discretion.



Image 6.1.1 Hardwood Flooring Gap - Master Bdrm Entry

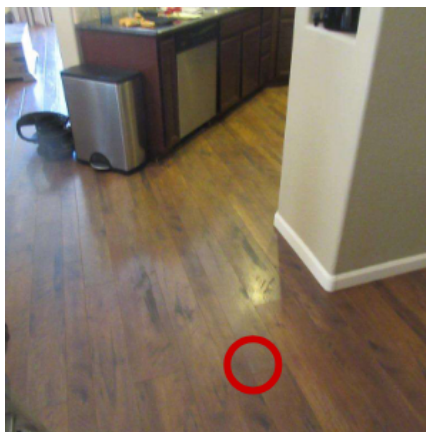


Image 6.1.2 Delamination spot in kitchen

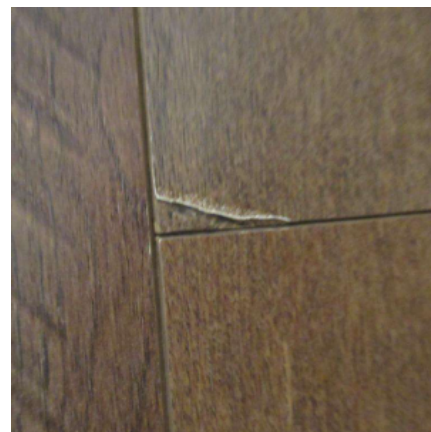


Image 6.1.3

6.2 Interior Doors

Interior

Description	Location
• Hollow Wood	• Laundry Room
	• Main Bathroom
Condition	Risk
• Missing Door Stop Bumpers	• Damage to Doors

Repair or Replace Two of the door stops are missing the rubber bumpers that absorb the impact without denting the door. These can be purchased at your local hardware store and installed easily.



Image 6.2.1 Laundry Room



Image 6.2.2 Main Bathroom



Image 6.2.3

6.IN Items Inspected

Interior

- Bathroom Counters
- Kitchen Cabinets
- Garage and Interior Separation
- Bathroom Cabinets

The items listed in this section were inspected without the need to comment on their condition.

6.NI Items Not Inspected

Interior

- Washing Machine
- Closets
- Drying Machine

The items listed in this section were not inspected as a part of the Property Inspection.

6.NA Items Not Applicable

Interior

- Garbage Disposer Unit
- Interior Steps / Stairways

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Interior section may be added here.

7. Structure

Description of Components	Type	Location
Foundation Type	<ul style="list-style-type: none"> • Slab On Grade 	
Floor Structure	<ul style="list-style-type: none"> • Concrete Slab 	
Wall Structure	<ul style="list-style-type: none"> • Wood Framed 	
Attic Inspection Method	<ul style="list-style-type: none"> • From Inside 	
Ceiling / Roof Structure Type	<ul style="list-style-type: none"> • Trusses 	<ul style="list-style-type: none"> • Attic
Ceiling / Roof Structure Material	<ul style="list-style-type: none"> • Plywood 	

Structure System Findings by Component

7.1 Foundation Material Structure	Description	<ul style="list-style-type: none"> • Concrete 	Location	<ul style="list-style-type: none"> • East Side of Home
	Condition	<ul style="list-style-type: none"> • Hairline Cracked 	Risk	<ul style="list-style-type: none"> • Normal Settlement

There are typical settling cracks in the foundation walls that would not need a specialist evaluation.



Image 7.1.1

7.NA Items Not Applicable Structure	<ul style="list-style-type: none"> • Crawl Space Inspection Method 	<ul style="list-style-type: none"> • Under-Floor Access
---	---	--

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Structure section may be added here.

8. Insulation & Ventilation

Description of Components	Type	Location
Roof / Attic Insulation	<ul style="list-style-type: none"> Cellulose 	<ul style="list-style-type: none"> Attic
Roof / Attic Insulation Depth	<ul style="list-style-type: none"> R-30 	
Roof / Attic Ventilation	<ul style="list-style-type: none"> Gable Vents Soffit Vents 	
Vapour Barriers	<ul style="list-style-type: none"> Poly 	
Kitchen Exhaust System	<ul style="list-style-type: none"> Range Hood 	<ul style="list-style-type: none"> Kitchen Piped to Exterior
Bathrooms Exhaust System	<ul style="list-style-type: none"> Exhaust Fans 	
Laundry Exhaust System	<ul style="list-style-type: none"> Exhaust Fan 	

Insulation & Ventilation System Findings by Component

8.NA Items Not Applicable
Insulation & Ventilation

- Foundation Insulation Depth
- Foundation Wall Insulation
- Mechanical Ventilation System
- Foundation Ventilation Systems

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Insulation and Ventilation section may be added here.

Service Agreement

This is where a Service Agreement between you, John Smith, and the client, John & Jane Smith, can be added.

Once added, you can email this agreement out to clients after scheduling an inspection for them.

You may also choose to leave this section blank.



Jane Smith

February 21st, 2021



John Smith

December 10th, 2020

Standards of Practice

Standards of Practice can be added here.