

Property Inspection Report Summary



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

Inspected By
John Smith
InterNACHI #123456

Acme Home Inspections, LLC.
888-500-0504

<https://eneris.ca>



Client's Agent
Ron Realtor
555-555-5555

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>



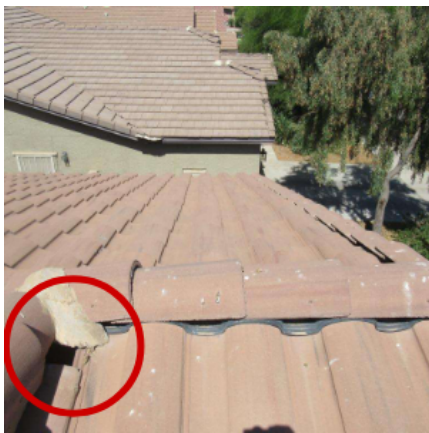
Summary of Major Issues

Please Read Full Report for Details

ROOFING

Roof Coverings / Materials Section 2.2

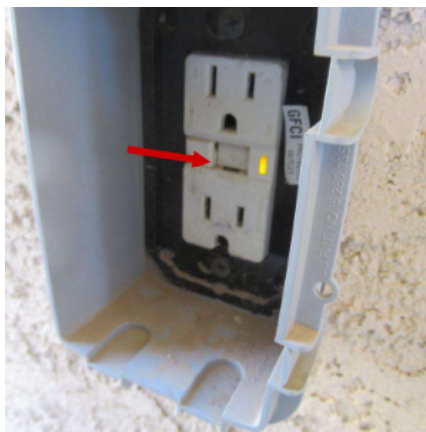
Description	<ul style="list-style-type: none">Concrete TileRolled Composite	Repair or Replace <i>Tile slipped from original position at north center gable above garage. Repairs may be made by the homeowner or a handyman.</i>
Condition	<ul style="list-style-type: none">SlippedPeeling	
Location	<ul style="list-style-type: none">Front of HomePatio	<i>Peeling coating from roofing joints on the south patio roof.</i>



ELECTRICAL

GFCI Section 3.3

Description	<ul style="list-style-type: none">Present	Repair or Replace <i>The test button on the GFCI is broken and should be repaired or replaced immediately.</i>
Condition	<ul style="list-style-type: none">GFCI Inoperable	
Location	<ul style="list-style-type: none">ExteriorSouth-West Corner	



PLUMBING

Drain, Waste, Vent Piping Section 5.1

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">• ABS Plastic• PVC |
| Condition | <ul style="list-style-type: none">• Improper Length |
| Location | <ul style="list-style-type: none">• 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

- | | |
|-------------|---|
| Description | <ul style="list-style-type: none">• Single Vanity |
| Condition | <ul style="list-style-type: none">• Leaking |
| Location | <ul style="list-style-type: none">• 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.

