

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

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>



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 Tile• Rolled Composite |
| Condition | <ul style="list-style-type: none">• Slipped• Peeling |
| Location | <ul style="list-style-type: none">• 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

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Present |
| Condition | <ul style="list-style-type: none">• GFCI Inoperable |
| Location | <ul style="list-style-type: none">• 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

- 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

- 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.

