

Property Inspection Report



Demo Report Las Vegas, NV 89119

Date of Inspection
January 11th, 2023
11:29 AM

Client
John & Jane Smith
888-500-0504

Client's Agent
Ron Realtor
555-555-5555

Inspected By
Brent Noisette

Vallarta Home & Rental Inspections
3223288725



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/Bp2fXPiL25yiB3pbP>



Vallarta Home & Rental Inspections
Brent Noisette
3223288725

For Property Inspection at Demo Report
Las Vegas, NV
89119

Description	Amount
Single-Family Home	350.00
Subtotal	\$350.00
Taxes	\$17.50
Total	\$367.50

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Major Issues

Please Read Full Report for Details

ROOFING

Roof Coverings / Materials

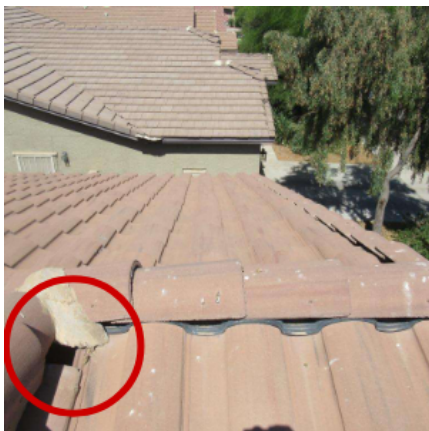
Section 2.2
Page 10

- | | |
|-------------|--|
| 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 - 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.



ELECTRICAL

GFCI

Section 3.3
Page 13

- | | |
|-------------|--|
| 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 - Immediately:

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 | <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 - 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.



Bathroom Sinks

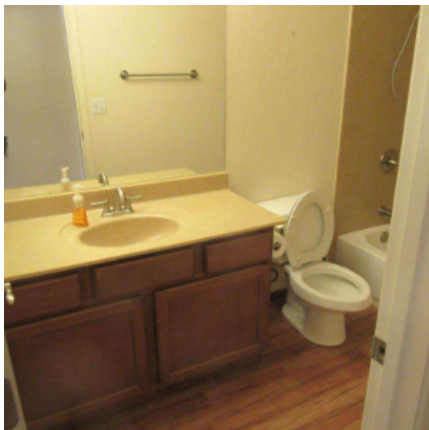
Section 5.2

Page 17

- | | |
|-------------|---|
| 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 - Immediately:

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

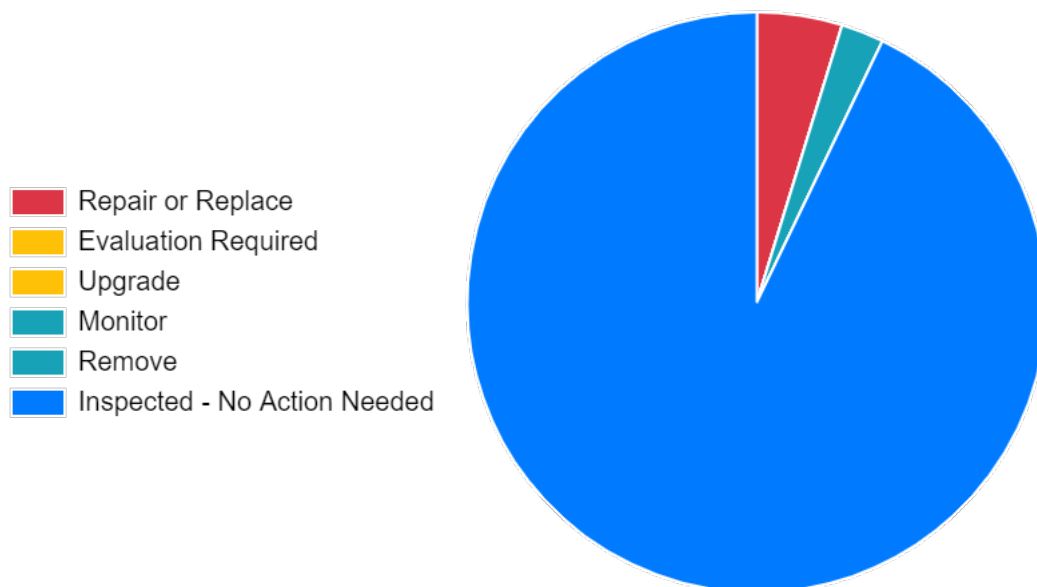
Property Type	• Residential Detached	Est. Year Built	• 2009
Num. Floors	• 1	Num. Bedrooms	• 3
Num. Baths	• 2	Est. Building Size	• 2500 ft²
Est. Property Size	• 4000 ft²	Features	• Garage • Attic

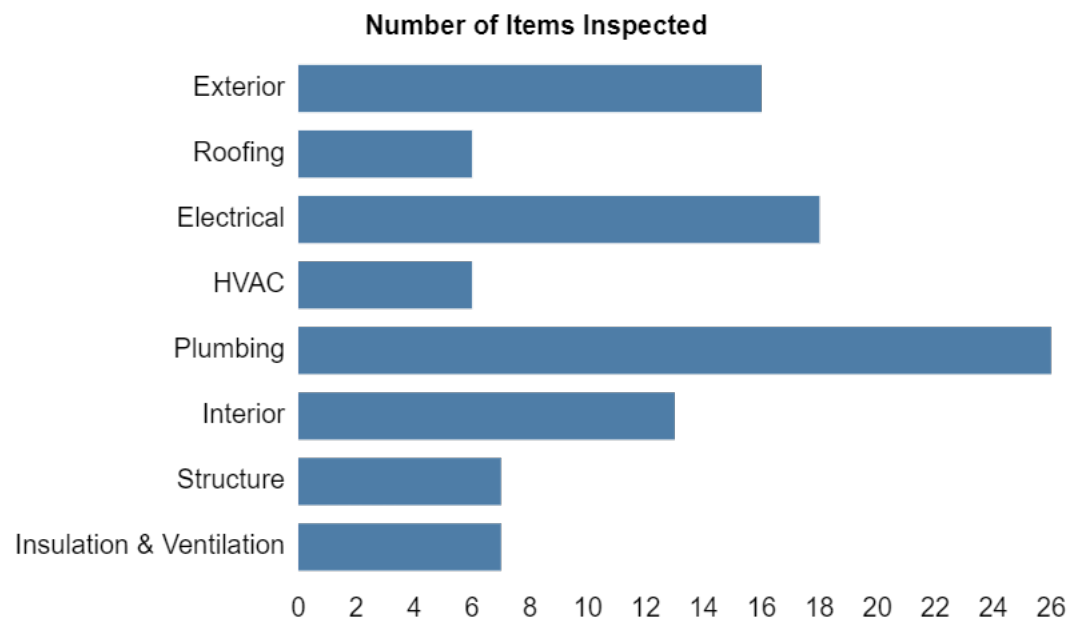
General Remarks

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	Type	Location
Exterior Wall Coverings	• Stucco	• Rear of Home
Patios	• Brick	
Garage	• Attached	
Garage Door	• Chamberlain2-car Automatic	

Exterior System Findings by Component

1.1 Hose Bibbs / Outdoor Faucets Exterior	Description	• Anti-siphon	Location	• Exterior
	Condition	• Deteriorated Insulation	Risk	• West Side • 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	GableShed	

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	Description	- Concrete Tile - Rolled Composite	Location	- Front of Home - Patio
Roofing	Condition	- 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.

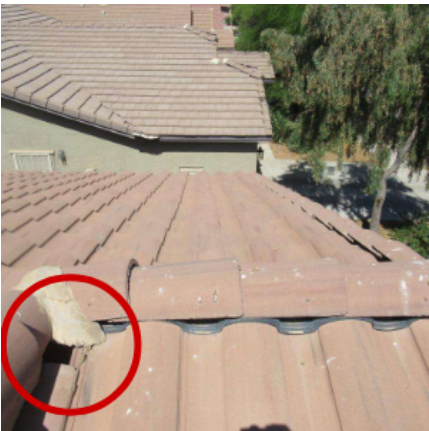


Image 2.2.1 Roof tile has slid out of place - NE Corner of Home



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	Underground	
Service Entrance Conductor	Copper	Exterior West Side By Meter
Service Voltage	120/240V	
Service Amperage	200 Amps	
Main Disconnect Rating	200 Amps	
Branch Circuit Wiring	Copper	
Presence of Solid Aluminum Wiring	Not Observed	
Smoke Alarms	Present Hard Wired	Bedroom Kitchen Living Room
Carbon Monoxide Alarms	Present Hard Wired	Living Room Hallway to Garage
AFCI		Exterior West Side
Service Grounding	Plumbing Supply	

Electrical System Findings by Component

3.1 Main Disconnect / Service Box Electrical

Description	Breakers	Location	- Exterior - West Side
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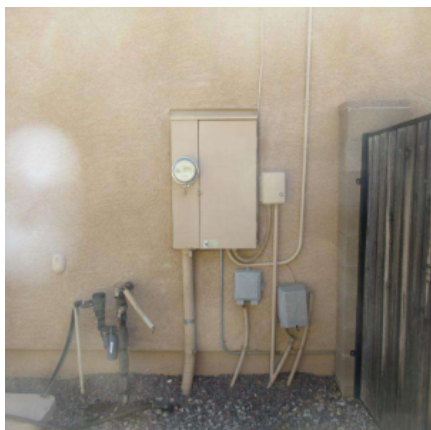


Image 3.1.1



Image 3.1.2

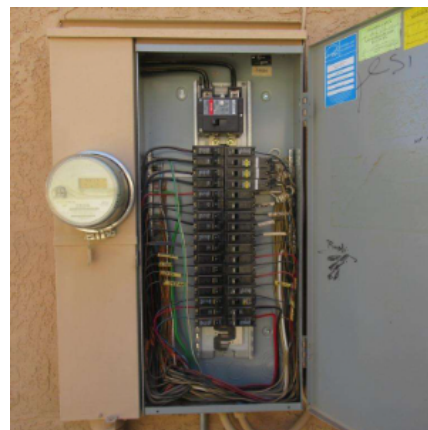


Image 3.1.3

3.2 Distribution Panels

Location	- Exterior - West Side
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Electrical

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	• Electrocution 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	• Electrocution 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	• Electric	
Exhaust Venting Method	• Direct Vent	
Thermostats	• Digital	• Hallway
Cooling Energy Source	• Electric	
Cooling Systems	• Air Conditioning Unit	• ExteriorSW Corner

HVAC System Findings by Component

4.1 Heating Systems HVAC

Description	Location
• Forced Air Furnace • Lennox	• Attic

Monitor - Every 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	• Public	
Sewage System	• Public	
Water Supply Piping	• Copper	• Underground Supply
Water Heater	• Tank	
Water Heater Energy Source	• Electric	
Water Heater Manufacturer	• Rheem	
Water Heater Capacity	• 50 gal	
Water Heater Approximate Age	• 9-12 Years03/2008	
Water Shut-Off		• ExteriorNorth
Fuel Shut-Off		• Not Observed
Fuel Storage System		• Not Observed
Pressure Measurements	• 45-50 PSI	

Plumbing System Findings by Component

5.1 Drain, Waste, Vent Piping

Plumbing

Description	• ABS Plastic • PVC	Location	• Exterior • West Wall
Condition	• Improper Length	Risk	• 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

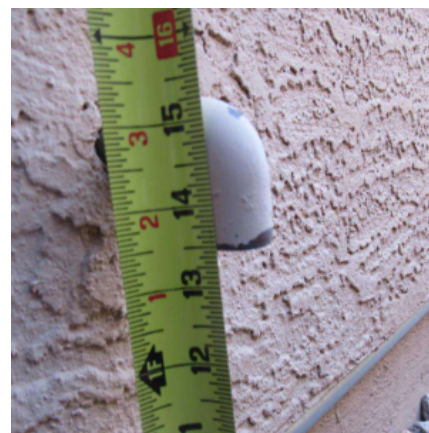


Image 5.1.3

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.

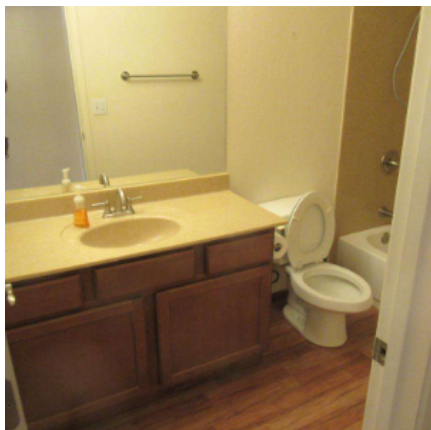


Image 5.2.1



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
- Fuel Storage System
- Sump Pumps
- 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	• Hardwood • Ceramic Tile	Location	• Master Bedroom • Kitchen
Condition	• Gap • Minor Delamination	Risk	• Continued Delamination • Cosmetic

Monitor 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

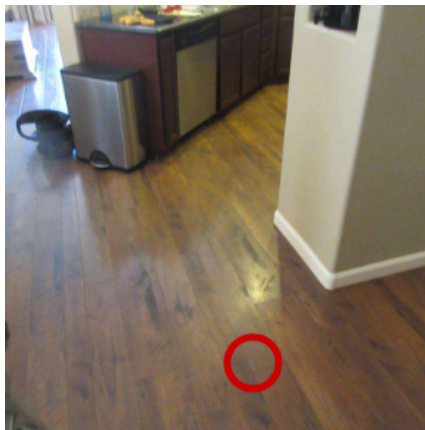


Image 6.1.2 Delamination spot in kitchen

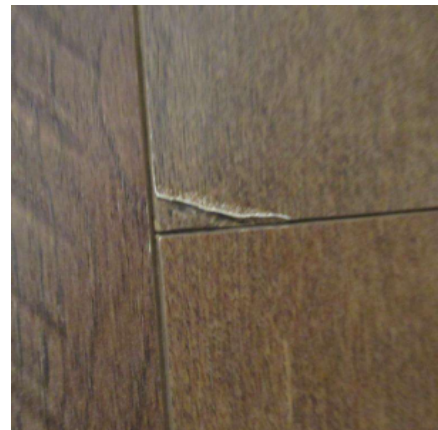


Image 6.1.3

6.2 Interior Doors

Interior

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

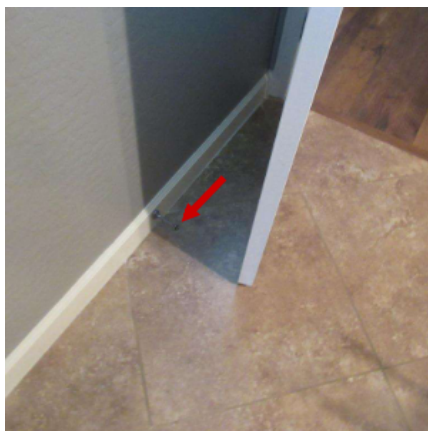


Image 6.2.2 Main Bathroom



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	• Slab On Grade	
Floor Structure	• Concrete Slab	
Wall Structure	• Wood Framed	
Attic Inspection Method	• From Inside	
Ceiling / Roof Structure Type	• Trusses	• Attic
Ceiling / Roof Structure Material	• Plywood	

Structure System Findings by Component

7.1 Foundation Material Structure	Description	• Concrete	Location	• East Side of Home
	Condition	• Hairline Cracked	Risk	• 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	• Crawl Space Inspection Method • 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	• Cellulose	• Attic
Roof / Attic Insulation Depth	• R-30	
Roof / Attic Ventilation	• Gable Vents • Soffit Vents	
Vapour Barriers	• Poly	
Kitchen Exhaust System	• Range Hood	• Kitchen Piped to Exterior
Bathrooms Exhaust System	• Exhaust Fans	
Laundry Exhaust System	• Exhaust Fan	

8.NA Items Not Applicable

Insulation &
Ventilation

- Foundation Insulation Depth
- Mechanical Ventilation System
- Foundation Wall Insulation
- 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, Brent Noisette, 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.

Date of Inspection: January 11th, 2023

Standards of Practice

Standards of Practice can be added here.