

Property Inspection Report Summary



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>



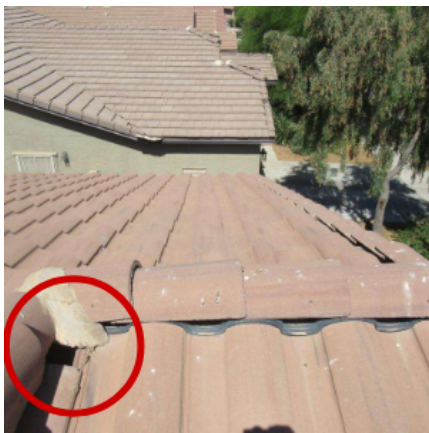
Major Issues

Please Read Full Report for Details

ROOFING

Roof Coverings / Materials Section 2.2

Description	- Concrete Tile - Rolled Composite	Repair or Replace - Immediately: <i>Tile slipped from original position at north center gable above garage. Repairs may be made by the homeowner or a handyman.</i>
Condition	- Slipped - Peeling	
Location	- Front of Home - Patio	<i>Peeling coating from roofing joints on the south patio roof.</i>



ELECTRICAL

GFCI Section 3.3

Description	Present	Repair or Replace - Immediately: <i>The test button on the GFCI is broken and should be repaired or replaced immediately.</i>
Condition	GFCI Inoperable	
Location	- Exterior - South-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 - 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

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

