

Property Inspection Report

**10013 East Harmon Avenue
Las Vegas, NV 89119**

Date of Inspection

April 12th, 2019

12:16 PM

Client

Tom & Sally Jones

888-500-0504

1234 Current St. Unit 100

Los Angeles CA 90210



Client's Agent

Ron Realtor

555-555-5555

Inspected By

John Smith





Invoice

April 12th, 2019

Client: **Tom & Sally Jones**

For Inspection at:

10013 East Harmon Avenue
Las Vegas, NV
United States, 89119
on April 12th, 2019

Single-Family Detached Home: \$549.00

Subtotal: \$549.00

Taxes: \$27.45

Total: \$576.45

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Summary of Major Issues

Please Read Full Report for Details

ROOFING

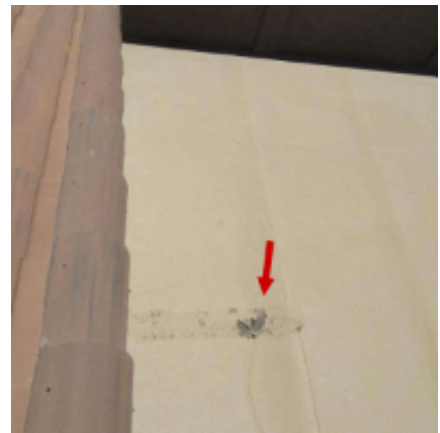
Roof Coverings / Materials

Page 9

- | | |
|-------------|--|
| 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

Page 12

- | | |
|-------------|--|
| 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

Page 15

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



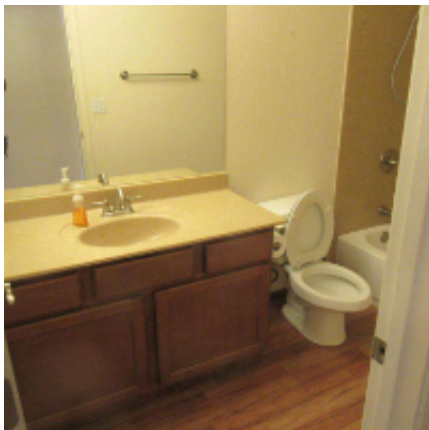
Bathroom Sinks

Page 15

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



General Information

Property Details

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

General Limitations	• Restricted Access • Undetectable Moisture
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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	• Chamberlain • 2-car Automatic	

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 this 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

Roof Type

Type

- Gable
- Shed

Location

Roofing System Findings by Component

2.1 Roof Inspection Method

Roofing

Description • Walked Roof

[Click to View](#)

Video 2.1.1 Panning Video of Roof

2.2 Roof Coverings / Materials

Roofing

Description	• Concrete Tile	Location	• Front of Home
	• Rolled Composite		• Patio
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.

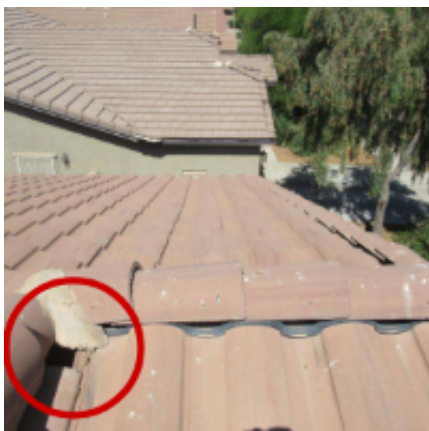


Image 2.2.1 Roof tile has slid out of place - NE Corner of Home



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	<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 Electrical	Description	<ul style="list-style-type: none"> Breakers 	Location	<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 | <ul style="list-style-type: none">• Present | Location | <ul style="list-style-type: none">• Exterior• South-West Corner |
| Condition | <ul style="list-style-type: none">• GFCI Inoperable | Risk | <ul style="list-style-type: none">• 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	• Electrocutation Hazard

Repair or Replace



Image 3.4.1 Broken Outlet Cover



Image 3.4.2

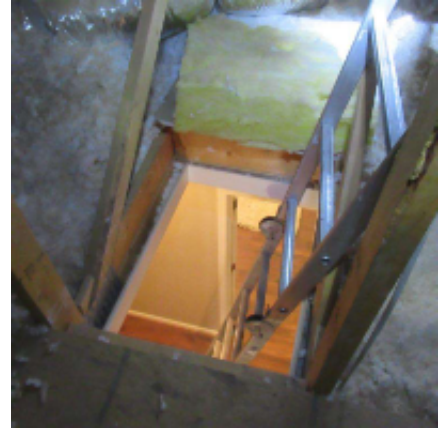


Image 3.4.3 Entry to Attic

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

HVAC System Findings by Component

4.1 Heating Systems HVAC

Description		Location	
• Forced Air Furnace			• Attic
• Lennox			

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	• 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 Years	
	• 03/2008	
Water Shut-Off		• Exterior
		• North
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 | • Bathroom Fixtures |
| • Temperature Release Valve | • Hot Water Controls |
| • Kitchen Basins | • Pressure Release Valve |
| • Bathroom Faucets | • Kitchen Faucets |
| • Shower Walls | • Shower Stalls |
| • Toilets | • 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 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

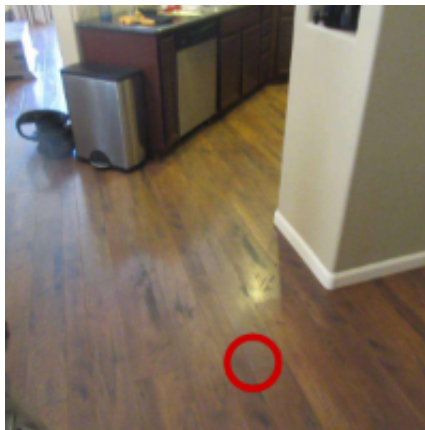


Image 6.1.2 Delamination spot in kitchen

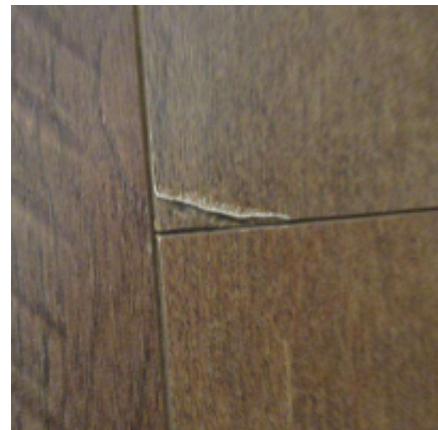


Image 6.1.3

6.2 Interior Doors

Interior

Description	• 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 this 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	

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, Tom & Sally Jones, 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: April 12th, 2019

Standards of Practice

Standards of Practice can be added here.