Property Inspection Report



Demo Report
Las Vegas, NV 89119

Date of Inspection

October 19th, 2022
1:46 PM

Client

John & Jane Smith
888-500-0504

Inspected By

Joseph Doxie
InterNACHI CPI #NACHI22092142

Monaco Home Inspections LLC
(619) 678-8184

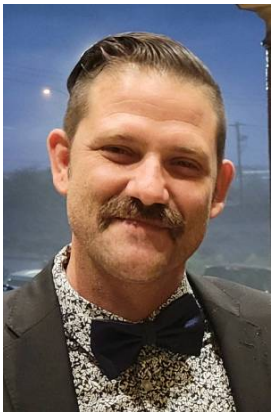
http://monacohomeinspections.com/

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/jzhdmBY672FrNuamM



Inspector's Remarks

Thank you for choosing Monaco Home Inspections for your home inspection. We appreciate your business.

If you have any questions or concerns please feel free to give us a call at- (619) 678-8184, or Email us- monacohomeinspections@gmail.com

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There are no warranties made against roof leaks, wet basements, or mechanical breakdowns The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

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harmless if any third party brings a claim against us relating to the inspection or to this report.

Sincerely,
-Joseph Doxie
(Monaco Home Inspections- President)

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Major Issues Please Read Full Report for Details

ROOFING

Roof Coverings / Materials
Section 2.2
Page 11

Description
- Concrete Tile
- Rolled Composite

Condition
- Slipped
- Peeling

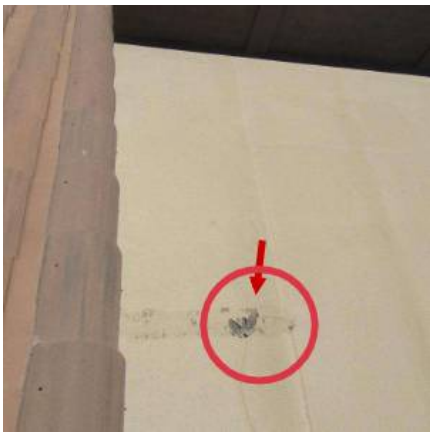
Location
- Front of Home
- Patio

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 14

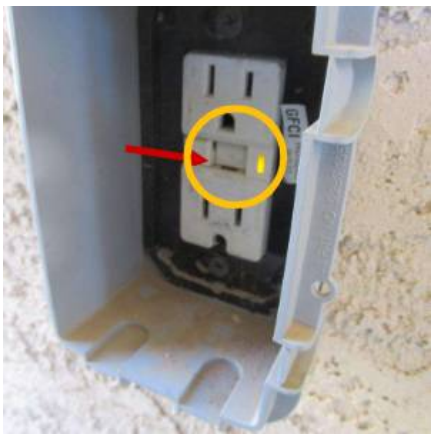
Description
- Present

Condition
- GFCI Inoperable

Location
- 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 17

Description
- ABS Plastic
- PVC

Condition
- Improper Length

Location
- 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 18

Description
- Single Vanity

Condition
- Leaking

Location
- 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

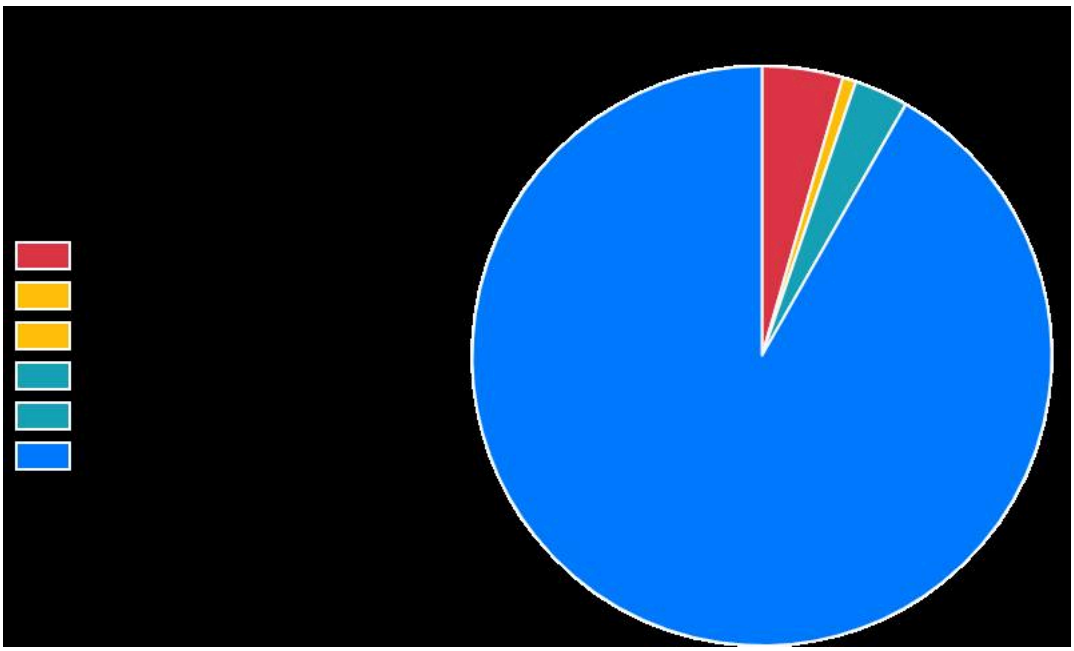
General Remarks

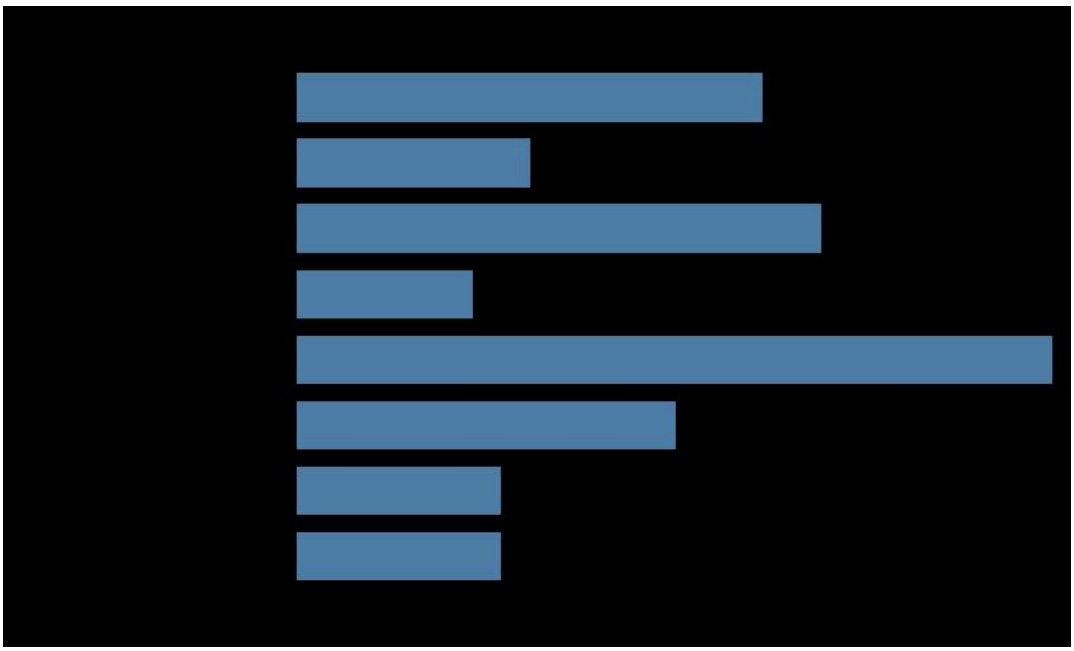
Weather Conditions	• 22 Degrees C, Clear Skies, Dry Soil
People in Attendance	• Demo Client

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

Inspection Standards

To see the standards that determine what is inspected, please visit:
https://www.nachi.org/sop.htm





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
Wall Flashings	• Door FlashingWindow Flashing	
Patios	• Brick	• Rear of Home
Garage	• Attached	
Garage Door	• Chamberlain2-car Automatic	
Electric Meter	• 150 amp GE meter	• ExteriorGround FloorLeft of Home

Exterior System Findings by Component

1.1 Exterior Wall Coverings
Exterior

Description
- Stucco

Location
- Exterior

Condition
- Observed hairline cracks, likely from house settlement.
- Cleaning Needed
- Mildew

Risk
- Additional Costs

Monitor - Every 6 Months: Please continue monitoring the Exterior of the home for issues as a part of regular maintenance.

1.2 Trim / Fascia
Exterior

Description
- Wood

Location
- Exterior
- Ground Floor
- Right of Home

Condition
- Rotted
- Loose

Risk
- Water Damage

Evaluation Required - Immediately: Sections of the fascia board or wood trim are weathered, and should be serviced to prevent further deterioration.

Sections of the fascia and trim need maintenance type service.

Consult a professional or licensed contractor ASAP to make needed correction.

1.3 Hose Bibbs / Outdoor Faucets
Exterior

Description
- Anti-siphon

Location
- Exterior
- West Side

Condition
- Deteriorated Insulation

Risk
- Freezing during extreme weather in winter


Image 1.3.1


Image 1.3.2


Image 1.3.3

1.IN Items Inspected
Exterior

- Patios
- Garage Door
- Wall Flashings
- Garage
- Electric Meter

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
- Railings
- Retaining Walls
- Window Wells
- Fences
- Decks
- Stairs
- Porches
- Soffits
- Carport
- Shed / Cottage

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	
Plumbing Stack / Vents	• Copper	

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
- Rolled Composite

Location
- Front of Home
- Patio

Condition
- Slipped
- Peeling

Risk
- Potential Water Damage

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

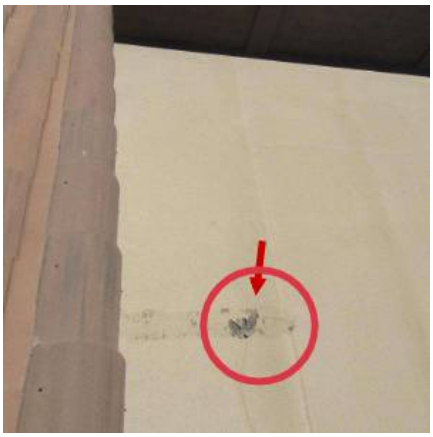


Image 2.2.3

2.3 Downspouts
Roofing

Description • Aluminum **Location** • Exterior • Garage

Condition • Proper Install

Check/service downspouts and gutters annualy to extend life of product.

2.IN Items Inspected
Roofing

• Plumbing Stack / Vents • Roof Type

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	• ExteriorWest SideBy 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	• PresentHard Wired	• BedroomKitchenLiving Room
Carbon Monoxide Alarms	• PresentHard Wired	• Living RoomHallway to Garage
AFCI		• ExteriorWest Side
Service Grounding	• Plumbing Supply	

Electrical System Findings by Component

3.1 Main Disconnect / Service Box

Electrical

Description
- Breakers

Location
- Exterior
- West Side



Image 3.1.1



Image 3.1.2



Image 3.1.3

3.2 Distribution Panels

Location
- Exterior
- West Side

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

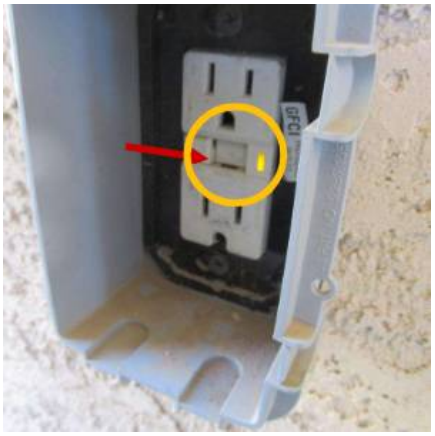


Image 3.3.2 Broken GFCI Test Button



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

- Service Entrance Conductor
- Smoke Alarms
- Service Grounding
- Service Type
- Branch Circuit Wiring
- AFCI

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
- Forced Air Furnace
- Lennox

Location
- Attic

Monitor - Every Year: Make sure to have maintained once a year and to check for dust buildup, mold and rust.

4.IN Items Inspected
HVAC

- Cooling Systems

The items listed in this section were inspected without the need to comment on their condition.

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

- Water Heater
- Water Supply Piping
- Pressure Measurements

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

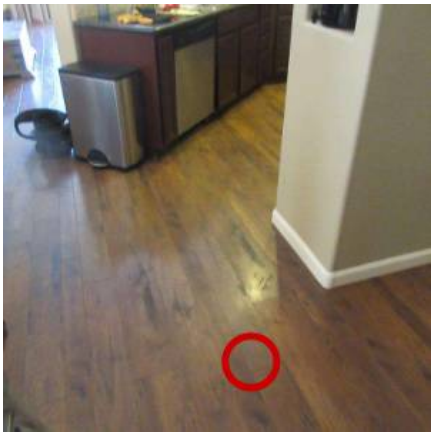


Image 6.1.2 Delamination spot in kitchen



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

- Ceiling
- Kitchen Counters
- Refrigerator / Freezer
- Interior Walls
- Interior Windows
- Ranges / Ovens / Cooktops
- Microwave Oven

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
Condition • Hairline Cracked
Location • East Side of Home
Risk • Normal Settlement

There are typical settling cracks in the foundation walls that would not need a specialist evaluation.



Image 7.1.1

7.IN Items Inspected
Structure

- Wall Structure
- Ceiling / Roof Structure Type
- Floor Structure
- Attic Inspection Method
- Ceiling / Roof Structure Material

The items listed in this section were inspected without the need to comment on their condition.

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 VentsSoffit Vents	
Vapour Barriers	• Poly	
Kitchen Exhaust System	• Range Hood	• KitchenPiped to Exterior
Bathrooms Exhaust System	• Exhaust Fans	
Laundry Exhaust System	• Exhaust Fan	

8.IN Items Inspected

Insulation & Ventilation

- Roof / Attic Ventilation
- Roof / Attic Insulation
- Kitchen Exhaust System
- Vapour Barriers
- Laundry Exhaust System
- Bathrooms Exhaust System

The items listed in this section were inspected without the need to comment on their condition.

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, Joseph Doxie, 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.



Joseph Doxie

October 19th, 2022



Joseph Doxie

October 19th, 2022

Standards of Practice

Standards of Practice can be added here.