

Residential Property Inspection

Demo Report · Las Vegas, NV 89119



Date of Inspection:

Oct 25, 2025 12:00 PM

Prepared for:

John & Jane Smith

1234 Current St., Unit 100

Los Angeles, CA 90210

Prepared for:

Ron Realtor

Inspected by:

David Grossman

Home Inspector Lic. #GI239

Premium Home Inspections Inc.

63 Overbrook Dr., Colonia, NJ

07067

(732) 388-1076

[https://](https://premiumhomeinspectionsnj.com/)

premiumhomeinspectionsnj.com/



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://app.ener.is/reports/rpt_nuHFzySFIAhOLv



Table of Contents

Click on the line items to jump to the corresponding section.

List of Actionable Findings	3
General Information	4
Detailed Inspection Findings	5
1. Exterior	5
2. Roofing	7
3. Electrical	9
4. HVAC	13
5. Plumbing	15
6. Interior	19
7. Structure	22
8. Insulation & Ventilation	24

List of Actionable Findings

Throughout the inspection, your inspector has indicated recommended actions for certain items. The tables below indicate the individual items that require specific attention.

Repair or Replace			
#	Category	Component	Page
1	Exterior	Exterior Wall Coverings	5
2	Roofing	Roof Coverings / Materials	7
3	Electrical	GFCI	11
4	Electrical	Lighting Switches	12
5	Plumbing	Drain, Waste, Vent Piping	15
6	Plumbing	Bathroom Sinks	17
7	Interior	Interior Doors	20

Monitor			
#	Category	Component	Page
1	HVAC	Heating Systems	13
2	Interior	Flooring	19

General Information

General remarks

Weather conditions: 22 Degrees C, Clear Skies, Dry Soil

People in attendance: Demo Client

Additional notes: 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>

Property details

Property type:	Residential detached	Estimated year built:	2009
Floors:	1	Bedrooms:	3
Bathrooms:	2	Est. building size:	2500 ft²
Est. property size:	4000 ft²	Features:	Attic Garage

General Limitations

Limitations	Restricted Access Undetectable Moisture
--------------------	--

Additional Notes

Please note that furnishings are not moved to inspect subjects that may be obstructed by them.

Detailed Inspection Findings

1. Exterior

1.1 Exterior Wall Coverings

Exterior · 📷 3 · Inspected

Description	Exterior Insulation and Finishing System
Condition	Rotted Mildew
Recommended Action	Repair or Replace
Summary Labels	Major Issues

Photos & Videos



Image 1.1.1

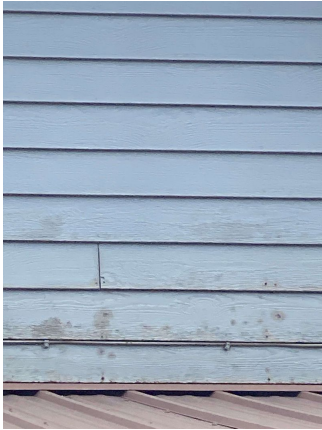


Image 1.1.2



Image 1.1.3

1.2 Hose Bibbs / Outdoor Faucets

Exterior · 📷 3 · Inspected

Description	Anti-siphon
Condition	Deteriorated insulation Leaked Not Frost Protected
Risk	Freezing during extreme weather in winter
Location	Exterior West side

1.2 Hose Bibbs / Outdoor Faucets

Exterior · 📷 3 · Inspected

Photos & Videos

*Image 1.2.1**Image 1.2.2**Image 1.2.3*

1.IN Inspected Components

Exterior · 18 items

The following items were inspected.

Exterior Wall Coverings · Wall Flashings · Trim / Fascia · Exterior Doors · Decks · Patios · Balconies · Steps / Stoops · Railings · Outer Eaves / Gutters · Soffits · Grading · Surface Drainage · Passageways · Driveways · Garage · Garage Door · Hose Bibbs / Outdoor Faucets

1.NP Not Present Components

Exterior · 5 items

The following items were not present at the time of inspection.

Stairs · Ramps · Porches · Retaining Walls · Carport

1.NI Not Inspected Components

Exterior · 1 item

The following items were not inspected.

Vegetation

2. Roofing

2.1 Roof Inspection Method

Roofing · 📷 1 · Inspected

Description	Walked roof
-------------	-------------

Photos & Videos

[Open video](#)

Video 2.1.1 - Panning video of roof

2.2 Roof Coverings / Materials

Roofing · 📷 3 · Inspected

Description	Concrete tile Rolled composite
Roof Type	Gable Shed
Condition	Slipped Peeling
Recommended Action	Repair or Replace
Location	Front of Home Patio

Additional Notes

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.

Photos & Videos



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



Image 2.2.2 - Peeling coating from joints on patio roof



Image 2.2.3

2.IN Inspected Components

Roofing · 5 items

The following items were inspected.

Roof Inspection Method · Roof Coverings / Materials · Roof Drainage Systems · Roof Flashings / Valleys · Roof Penetrations

2.NP Not Present Components

Roofing · 2 items

The following items were not present at the time of inspection.

Skylights · Chimneys

3. Electrical

3.1 Electrical Service

Electrical · Inspected

Service Type	Underground
Service Voltage	120/240V
Service Amperage	200 Amps
Service Grounding	Plumbing supply

3.2 Service Entrance Conductor

Electrical · Inspected

Description	Copper
Location	Exterior West Side By Meter

3.3 Main Disconnect / Service Box

Electrical · 3 · Inspected

Description	Breakers
Main Disconnect Rating	200 Amps
Location	Exterior West Side

Photos & Videos



Image 3.3.1



Image 3.3.2



Image 3.3.3

3.4 Distribution Panels

Electrical · 📷 1 · Inspected

Location	Exterior West Side
-----------------	-----------------------

Additional Notes

Please take note of the location of the panel, as it will need to be accessed to reset breakers during home ownership.

Photos & Videos*Image 3.4.1*

3.5 Branch Circuit Wiring

Electrical · Inspected

Description	Copper
--------------------	--------

3.6 Presence of Solid Aluminum Wiring

Electrical

Description	Not Observed
--------------------	--------------

3.7 Smoke Alarms

Electrical · Inspected

Description	Present Hard Wired
--------------------	-----------------------

Location	Bedroom Kitchen Living Room
-----------------	-----------------------------------

3.8 Carbon Monoxide Alarms

Electrical · Inspected

Description	Present Hard Wired
Location	Living Room Hallway to Garage

3.9 GFCI

Electrical · 📷 3 · Inspected

Description	Present
Condition	GFCI Inoperable
Recommended Action	Repair or Replace Replacement Timeline · Immediately
Risk	Electrocution Hazard Inoperable Outlets
Location	Exterior South-West Corner

Additional Notes

The test button on the GFCI is broken and should be repaired or replaced immediately.

Summary Labels	Major Issues
----------------	--------------

Photos & Videos



Image 3.9.1 - Broken GFCI Location



Image 3.9.2 - Broken GFCI Test Button



Image 3.9.3 - Broken GFCI Test Button

3.10 AFCI

Electrical · Inspected

Location	Exterior West Side
----------	-----------------------

3.11 Lighting Switches

Electrical · 3 · Inspected

Description	Switch/Outlet combo junction
Condition	Damaged
Recommended Action	Repair or Replace
Risk	Electrocution Hazard
Location	Attic

Photos & Videos



Image 3.11.1 - Broken outlet cover



Image 3.11.2



Image 3.11.3 - Entry to attic

3.IN Inspected Components

Electrical · 13 items

The following items were inspected.

Electrical Service · Service Entrance Conductor · Main Disconnect / Service Box · Distribution Panels · Branch Circuit Wiring · Smoke Alarms · Carbon Monoxide Alarms · GFCI · AFCI · Overcurrent Protection · Lighting Fixtures · Lighting Switches · Lighting Receptacles

4. HVAC

4.1 Heating Systems

HVAC · Inspected

Heating Energy Source	Electric
Heating System Type	Forced air furnace
Heating System Brand	Lennox
Recommended Action	Monitor Monitor Interval · Every Year
Location	Attic

Additional Notes

Make sure to have maintained once a year and to check for dust buildup, mold and rust.

4.2 Cooling Systems

HVAC · Inspected

Cooling Energy Source	Electric
Cooling System Type	Air conditioning unit
Cooling System Brand	Lennox
Location	Exterior South-West Corner

4.3 Exhaust Venting Method

HVAC · Inspected

Description	Direct Vent
-------------	-------------

4.4 Thermostats

HVAC · Inspected

Description	Digital
Location	Hallway

4.IN Inspected Components

HVAC · 4 items

The following items were inspected.

Heating Systems · Cooling Systems · Exhaust Venting Method · Thermostats

4.NP Not Present Components

HVAC · 3 items

The following items were not present at the time of inspection.

Combustion Air Sources · Chimneys / Venting Materials · Fireplace

5. Plumbing

5.1 Water Source System

Plumbing

Description	Public
Shut-Off Location	Exterior North

5.2 Sewage System

Plumbing

Description	Public
Sewage Ejectors	Not Applicable

5.3 Water Supply Piping

Plumbing · Inspected

Description	Copper
Location	Underground supply

5.4 Drain, Waste, Vent Piping

Plumbing · 📷 3 · Inspected

Description	ABS Plastic PVC
Condition	Improper length
Recommended Action	Repair or Replace Replacement Timeline · Immediately
Risk	Safety concern
Location	Exterior West wall

Additional Notes

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.

Summary Labels	Major Issues
-----------------------	--------------

5.4 Drain, Waste, Vent Piping

Plumbing · 📷 3 · Inspected

Photos & Videos



Image 5.4.1 - Discharge pipes on west wall



Image 5.4.2



Image 5.4.3

5.5 Water Heater

Plumbing · Inspected

Description	Tank
Water Heater Energy Source	Electric
Water Heater Manufacturer	Rheem
Water Heater Capacity	50 gal
Water Heater Approximate Age	03/2008 12+ Years

5.6 Fuel

Plumbing · Not Inspected

Shut-Off Location	Not observed
Storage System Location	Not observed

5.7 Water Pressure

Plumbing · Inspected

Description	45-50 PSI
-------------	-----------

5.8 Bathroom Sinks

Plumbing · 📷 3 · Inspected

Description	Single Vanity
Condition	Leaking
Recommended Action	Repair or Replace Replacement Timeline · Immediately
Risk	Water Damage Sanitary Hazard
Location	Master bathroom
Additional Notes A leak is present at the stopper rod/drain connection. The mechanism can be dismantled to check seals for wear or cracks.	
Summary Labels	Major Issues

Photos & Videos



Image 5.8.1



Image 5.8.2



Image 5.8.3

5.IN Inspected Components

Plumbing · 15 items

The following items were inspected.

Water Supply Piping · Drain, Waste, Vent Piping · Water Heater · Bathroom Fixtures · Kitchen Fixtures · Hot Water Controls · Water Temperature · Water Pressure · Kitchen Basins · Kitchen Faucets · Bathroom Sinks · Bathroom Faucets · Shower · Bathtubs · Toilets

5.NP Not Present Components

Plumbing · 1 item

The following items were not present at the time of inspection.

Sump Pumps

5.NI Not Inspected Components

Plumbing · 1 item

The following items were not inspected.

Fuel

6. Interior

6.1 Interior Walls

Interior · Inspected

Description	Drywall
-------------	---------

6.2 Ceiling

Interior · Inspected

Description	Textured
-------------	----------

6.3 Flooring

Interior · 📷 3 · Inspected

Description	Hardwood Ceramic Tile
Condition	Gap Minor delamination
Recommended Action	Monitor
Risk	Continued delamination Costmetic
Location	Master bedroom Kitchen

Additional Notes

The corner of a hardwood flooring piece in the kitchen is delaminating and may get worse over time. Please monitor it at your discretion.

Photos & Videos

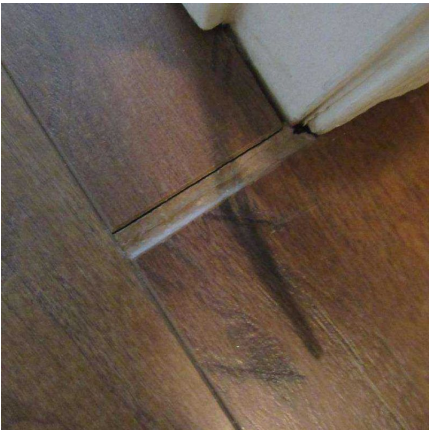


Image 6.3.1 - Hardwood flooring gap - Master bedroom entry

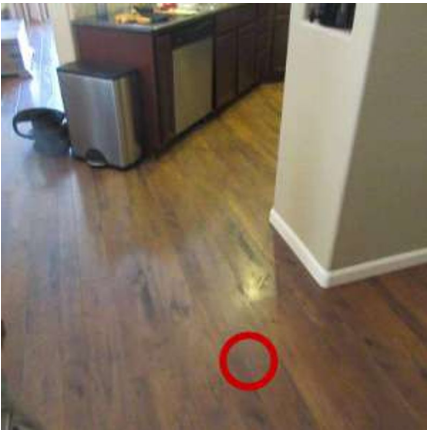


Image 6.3.2 - Delamination spot in kitchen

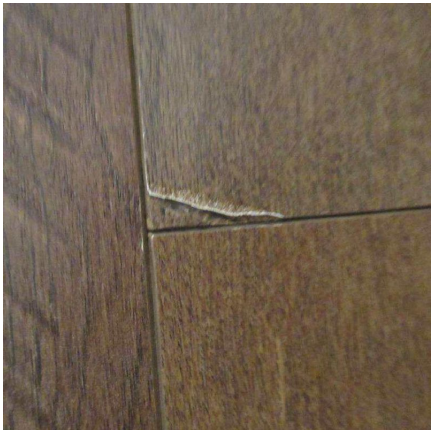


Image 6.3.3

6.4 Interior Doors

Interior · 📷 3 · Inspected

Description	Hollow Wood
Condition	Missing door stop bumpers
Recommended Action	Repair or Replace
Risk	Damage to doors
Location	Laundry room Main bathroom

Additional Notes

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.

Photos & Videos



Image 6.4.1 - Laundry room



Image 6.4.2 - Main bathroom



Image 6.4.3

6.5 Interior Windows

Interior · Inspected

Description	Single Hung
Location	Throughout

6.6 Kitchen Counters

Interior · Inspected

Description	Granite
-------------	---------

6.7 Ranges / Ovens / Cooktops

Interior · Inspected

Description	General Electric
Location	Kitchen

6.8 Refrigerator / Freezer

Interior · Inspected

Description	Frigidaire
Location	Kitchen
Additional Notes	No ice machine

6.9 Microwave Oven

Interior · Inspected

Description	Samsung
Location	Kitchen

6.IN Inspected Components

Interior · 13 items

The following items were inspected.

Interior Walls · Ceiling · Flooring · Interior Doors · Interior Windows · Garage and Interior Separation · Bathroom Counters · Bathroom Cabinets · Kitchen Counters · Kitchen Cabinets · Ranges / Ovens / Cooktops · Refrigerator / Freezer · Microwave Oven

6.NP Not Present Components

Interior · 2 items

The following items were not present at the time of inspection.

Interior Steps / Stairways · Garbage Disposer Unit

6.NI Not Inspected Components

Interior · 3 items

The following items were not inspected.

Closets · Washing Machine · Drying Machine

7. Structure

7.1 Foundation

Structure · 📷 1 · Inspected

Foundation Type	Slab on grade
Foundation Material	Concrete
Condition	Hairline Cracked Repaired
Risk	Normal settlement
Location	East side of home

Additional Notes

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

Photos & Videos



Image 7.1.1

7.2 Floor Structure

Structure · Inspected

Description	Concrete Slab
-------------	---------------

7.3 Wall Structure

Structure · Inspected

Description	Wood Framed
-------------	-------------

7.4 Attic Inspection Method

Structure · Inspected

Description	From Inside
-------------	-------------

7.5 Ceiling

Structure · Inspected

Ceiling Structure Type	Trusses
Ceiling Structure Material	Plywood
Roof Sheathing	Plywood
Location	Attic

7.IN Inspected Components

Structure · 5 items

The following items were inspected.
Foundation · Floor Structure · Wall Structure · Attic Inspection Method · Ceiling

7.NP Not Present Components

Structure · 2 items

The following items were not present at the time of inspection.
Crawl Space Inspection Method · Under-Floor Access

8. Insulation & Ventilation

8.1 Attic Insulation & Ventilation

Insulation & Ventilation · Inspected

Attic Insulation	Cellulose
Attic Insulation Depth	R-30
Attic Ventilation	Gable vents Soffit vents
Location	Attic

8.2 Vapour Barriers

Insulation & Ventilation · Inspected

Description	Poly
--------------------	------

8.3 Kitchen Exhaust System

Insulation & Ventilation · Inspected

Description	Range hood
Location	Kitchen Piped to exterior

8.4 Bathrooms Exhaust System

Insulation & Ventilation · Inspected

Description	Exhaust fans
--------------------	--------------

8.5 Laundry Exhaust System

Insulation & Ventilation · Inspected

Description	Exhaust fan
--------------------	-------------

8.IN Inspected Components

Insulation & Ventilation · 5 items

The following items were inspected.

Attic Insulation & Ventilation · Vapour Barriers · Kitchen Exhaust System · Bathrooms Exhaust System · Laundry Exhaust System

8.NP Not Present Components

Insulation & Ventilation · 2 items

The following items were not present at the time of inspection.

Foundation Insulation & Ventilation · Mechanical Ventilation System