



SUMMARY  
1234 Main Street North Las Vegas  
Nevada 89031  
Buyer Name  
02/18/2025 9:00AM

Raukee Matagi  
Inspector of Structures State of Nevada  
Department of Business and Industry  
Real Estate Division, Internachi CPI,  
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Precedence 1 Inspections



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ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

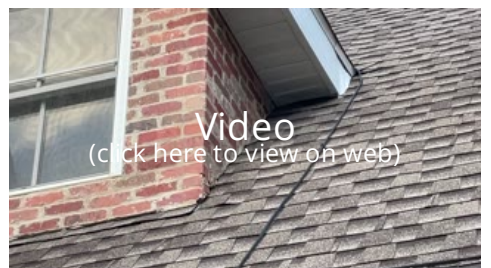
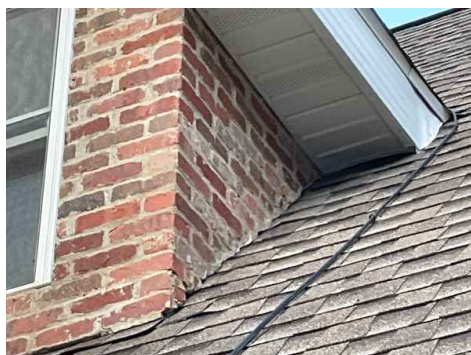
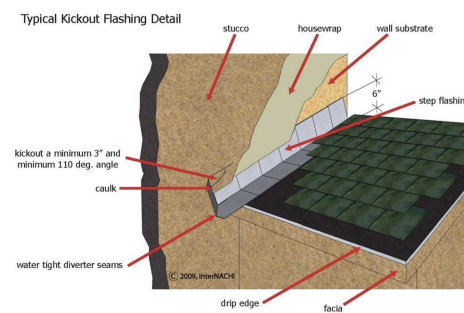
2.3.1 Flashing

**MISSING KICKOUT FLASHING**



I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.

Recommendation  
Contact a qualified roofing professional.  
Estimated Cost  
\$10 - \$1,000



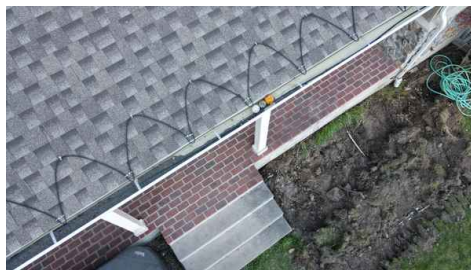


2.5.1 Gutters & Downspouts  
**DEBRIS IN GUTTERS**

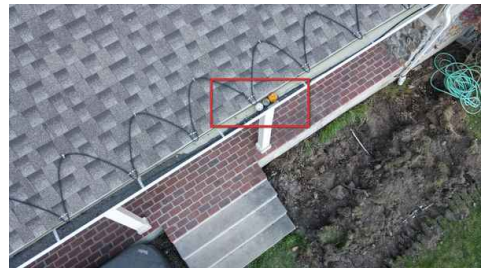
 Safety Hazard

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation  
Contact a qualified gutter contractor



Debris inside gutter



Debris stuck in the gutter

2.5.2 Gutters & Downspouts  
**GUTTER DAMAGED**

 Recommendation

I observed damage to the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation  
Contact a qualified gutter contractor



### 2.5.3 Gutters & Downspouts

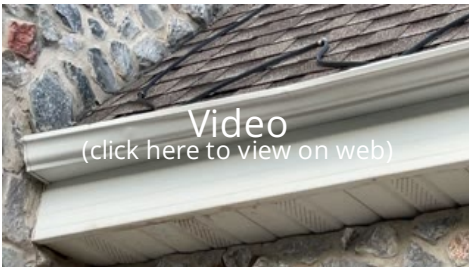
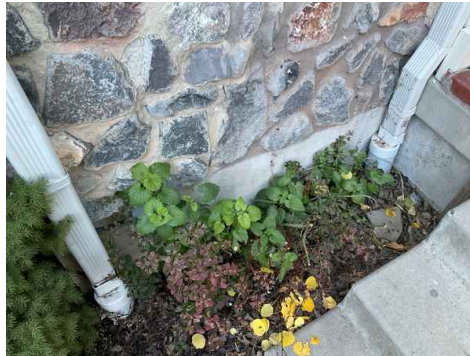
#### DOWNSPOUTS DRAIN NEAR HOUSE

 Safety Hazard

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project



### 3.6.2 Walkways & Driveways

#### TRIP HAZARD

 Recommendation

I observed a trip hazard. This condition is a safety concern.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



### 3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

#### TRIP HAZARD AT STEP

 Recommendation

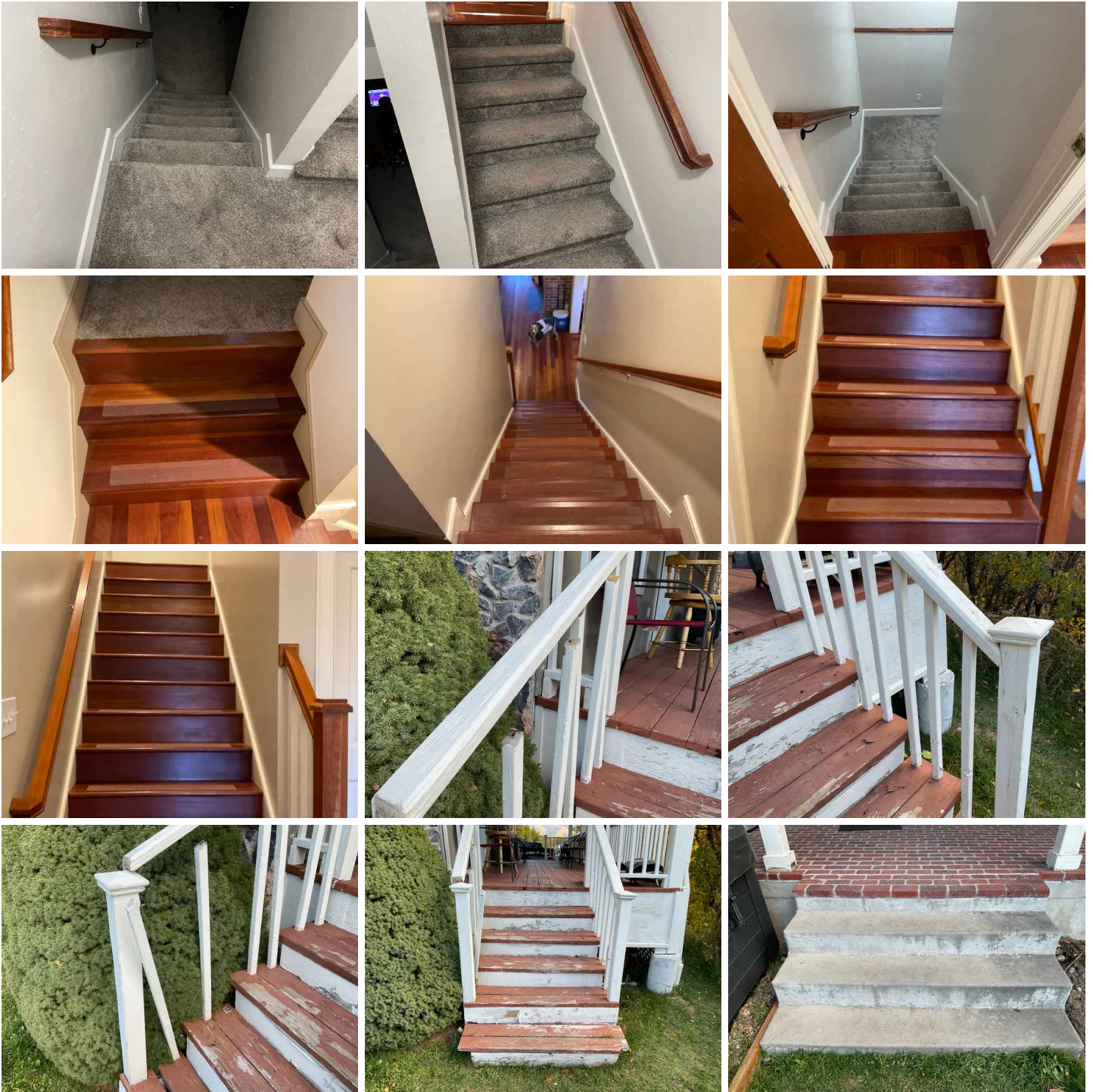
I observed a trip hazard at a step. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.





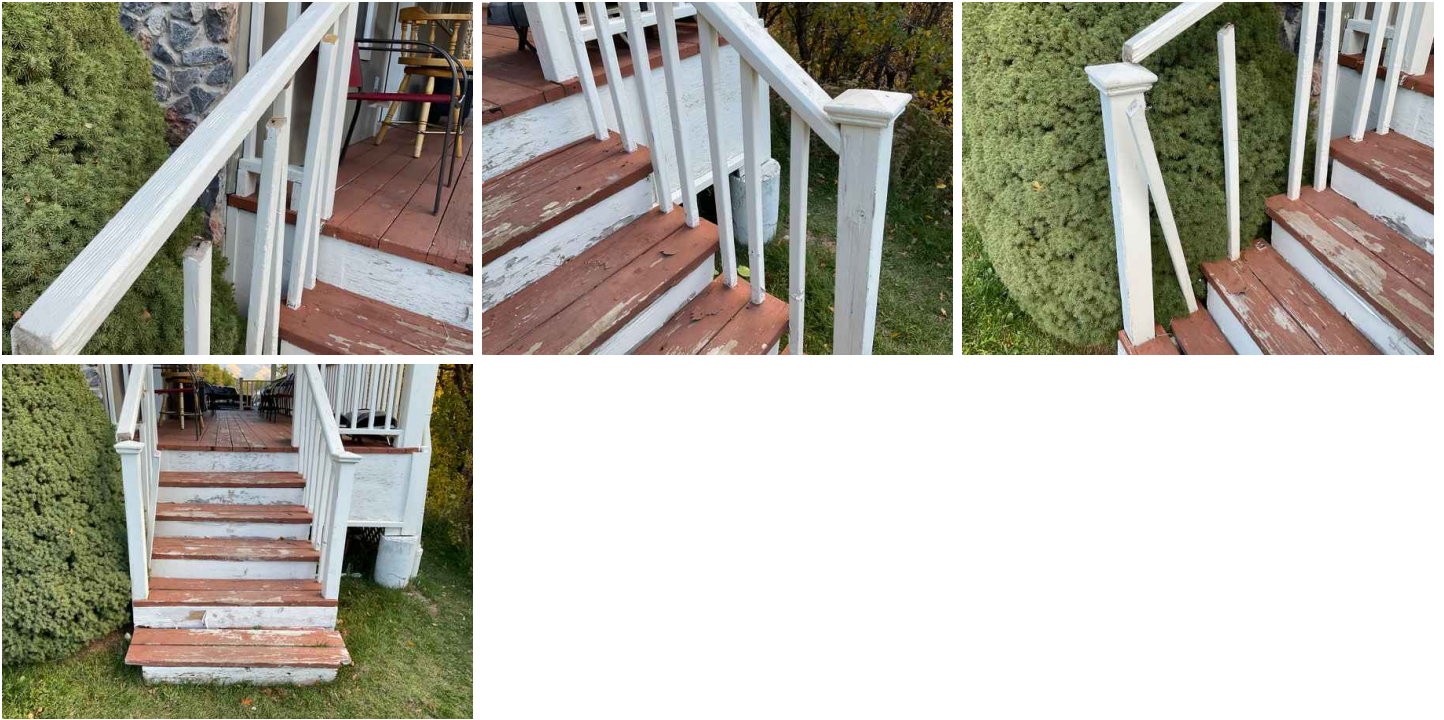
3.7.2 Stairs, Steps, Stoops, Stairways & Ramps

**LOOSE HANDRAIL**

I observed a loose handrail.

Recommendation  
Contact a qualified professional.





### 3.7.3 Stairs, Steps, Stoops, Stairways & Ramps

#### **RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")**



Safety Hazard

I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.



### 3.7.4 Stairs, Steps, Stoops, Stairways & Ramps

#### **TREAD DEPTH TOO SHORT (SMALLER THAN 10")**



Recommendation

I observed a defect at the stair riser depth. It's too short.

The minimum tread depth is 10 inches, measured between the projected nosings of adjacent treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.



3.8.1 Porches, Patios, Decks, Balconies & Carports

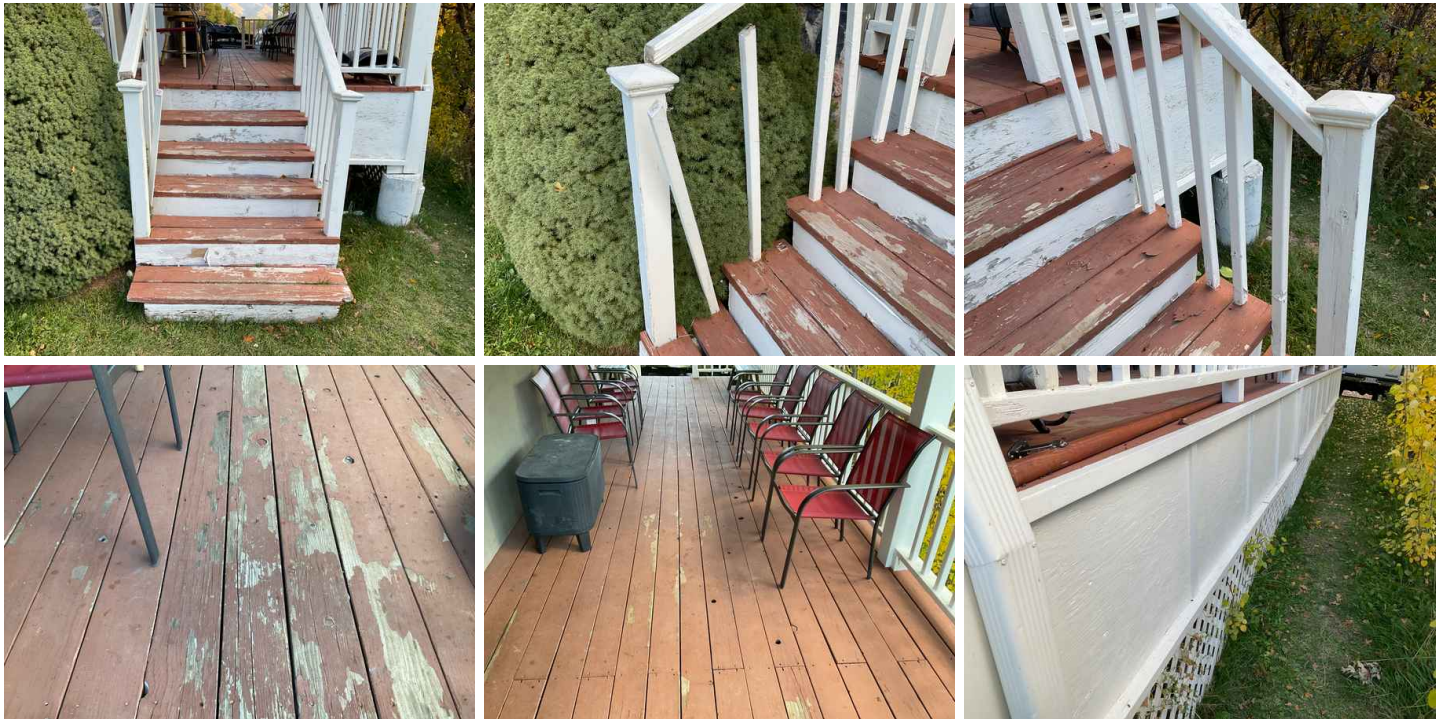
**DETERIORATED CONDITION AT DECK**

 Recommendation

I observed indications of deteriorated conditions at the deck components.

Recommendation

Contact a qualified deck contractor.



3.8.3 Porches, Patios, Decks, Balconies & Carports

**MISSING HANDRAIL**

 Safety Hazard

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



5.1.1 Cooling System Information

**COOLING SYSTEM DID NOT OPERATE**

 Recommendation

I observed that the heating system did not operate. Correction and further evaluation is recommended.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Cooling System Information

**POWER WAS SHUT OFF PRIOR TO INSPECTION**

 Recommendation

I observed that the cooling system was turned off prior to my home inspection.

Condensing unit can be damaged if it's operated immediately after power is restored. Recommend power be restored for at least 8 hours and unit evaluated by licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.







6.6.1 Water Supply & Distribution Systems  
**TOILET TANK COMPONENT DEFECT**

 Recommendation

I observed indications of a toilet that had tank components that did not operate.

Recommendation  
Contact a qualified plumbing contractor.

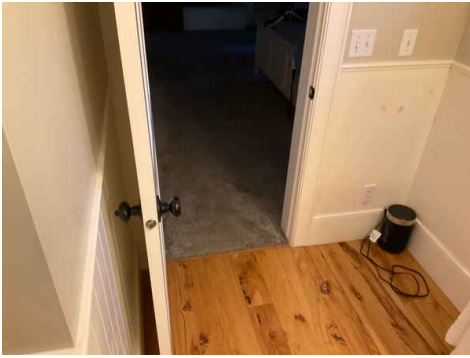


9.1.1 Doors  
**DOOR STICKS**

 Recommendation

I observed that the door sticks.

Recommendation  
Contact a qualified handyman.



9.2.1 Windows

**MOISTURE AT WINDOW**



I observed indications of excessive moisture or water intrusion at a window. Further evaluation is recommended.

Recommendation  
Contact a qualified window repair/installation contractor.



9.2.2 Windows

**FOGGED / BROKEN SEALS**

 Recommendation

I observed more than one fogged windows and broken seals that caused condensation between window panes.

Recommendation

Contact a qualified window repair/installation contractor.



9.3.1 Switches, Fixtures & Receptacles

**LIGHT INOPERABLE, COULD BE BULB**

 Recommendation

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

Recommendation

Contact a qualified electrical contractor.

9.3.2 Switches, Fixtures & Receptacles

**MAJOR DEFECT**

 Recommendation

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.



## 9.4.1 Floors, Walls, Ceilings

**POSSIBLE MOLD**

## LIVING ROOM FRONT EXTERIOR WINDOWS

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

## Recommendation

Contact a qualified mold inspection professional.



## 9.5.1 Stairs, Steps, Stoops, Stairways &amp; Ramps

**RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")**

I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

## Recommendation

Contact a qualified professional.

## 9.7.1 Presence of Smoke and CO Detectors

**MISSING CO DETECTOR**

I observed indications of a missing carbon monoxide detector. Hazard.

## Recommendation

Contact a qualified professional.

## 12.3.1 Windows

**DAMAGED**

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

## Recommendation

Contact a qualified window repair/installation contractor.



## 12.3.2 Windows

**MISSING SCREEN** Recommendation

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

## 12.7.1 Lighting Fixtures, Switches &amp; Receptacles

**LIGHT INOPERABLE** Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

## 13.1.1 Bathroom Toilets

**DEFECT AT FLUSHING MECHANISM** Recommendation

I observed indications of a defect at the flushing mechanism in the toilet tank.

Recommendation

Contact a qualified plumbing contractor.

## 13.2.1 Sinks, Tubs &amp; Showers

**HOT & COLD WAS REVERSED** Recommendation

I observed that the hot and cold water supply at the fixture was reversed. The standard for a fixture is to have the hot water supply controlled by the valve or handle on the left and the cold water by the right-side handle.

Recommendation

Contact a qualified plumbing contractor.

## 13.2.2 Sinks, Tubs &amp; Showers

**TUB STOPPER DEFECT** Recommendation

I observed that the tub stopper does not work. Defect.

Recommendation

Contact a qualified plumbing contractor.

## 13.4.1 GFCI &amp; Electric in Bathroom

**RECEPTACLE WITHIN TUB/SHOWER DEFECT**

There is a receptacle within or directly over a tub or shower space. This is a hazardous condition.

## Recommendation

Contact a qualified electrical contractor.



## 13.4.2 GFCI &amp; Electric in Bathroom

**LIGHT WITHIN SHOWER/TUB DEFECT**

I observed a lighting fixture within close proximity of a shower/tub fixture. It does not appear to be an approved lighting fixture that is permitted in this zone.

This zone is 3 feet horizontal by 8 feet vertical above the threshold of a shower or the rim of a bathtub. This is a hazardous condition.

A recessed or surface mounted light fixture is allowed in this zone, but it must be designed for use in a damp location. I will not be able to confirm or deny this type of fixture. It's beyond the scope of a home inspection. Further evaluation is recommended in order to be safe.

## Recommendation

Contact a qualified electrical contractor.

## 14.3.1 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.

## Recommendation

Contact a qualified window repair/installation contractor.

## 14.8.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

## Recommendation

Contact a qualified electrical contractor.

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## 15.3.1 Windows

**MISSING SCREEN** Recommendation

Window missing screen. Recommend replacement.

## Recommendation

Contact a qualified window repair/installation contractor.

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## 15.8.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED** Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

## Recommendation

Contact a qualified electrical contractor.

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## 16.8.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED** Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

## Recommendation

Contact a qualified electrical contractor.

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## 16.10.1 Carbon Monoxide Detectors

**LOW BATTERY** Recommendation

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

## Recommendation

Recommended DIY Project

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## 17.1.1 Structural Components &amp; Observations in Attic

**MISSING LIGHTING FOR ATTIC STORAGE** Recommendation

I observed a lack of lighting for the attic storage area.

Areas used for storage require a switched lighting outlet.

## Recommendation

Contact a qualified electrical contractor.

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