Lockbox Insights Home Inspections
(951) 445-6524
info@lockboxinsights.com
https://lockboxinsights.com



RESIDENTIAL INSPECTION

123 Sample Street, Anytown, CA 00000

Sample Client

Sample Inspection Date

KF

Inspector

Kenny F.

Internachi CPI

(951) 445-6524

info@lockboxinsights.com

HB

Buyer Agent

[Buyer Agent]

[Agent Phone]

[Agent Email]

MK

Listing Agent

[Listing Agent]

[Agent Phone]

[Agent Email]

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9. Garage

10. Heating

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13. Roof

1.0 ATTIC, INSULATION & VENTILATION

SUBSECTION	# DEFECTS/ DEFICIENCIES
Attic Insulation	—
Exhaust Systems	—
General	—
Ventilation	—

INFORMATION

1.1 Attic Insulation

Insulation Type: Batt






1.2 Exhaust Systems

Exhaust Fans: None

1.3 General

Dryer Power Source: 110 Volt

1.4 General

Dryer Vent: Metal

1.5 General

Flooring Insulation: None

1.6 Ventilation

Ventilation Type: Whole House Fan, Passive

2.0 BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

SUBSECTION	# DEFECTS/ DEFICIENCIES
Foundation	—
General	—
Roof Structure & Attic	—

INFORMATION

2.1 Foundation
Material: Slab on Grade

2.2 General
Inspection Method: Visual

2.3 Roof Structure & Attic
Material: Plywood

2.4 Roof Structure & Attic
Type: Gable, Hip





3.0 BUILT-IN APPLIANCES

SUBSECTION	# DEFECTS/ DEFICIENCIES
Dishwasher	—
Range/Oven/Cooktop	—

INFORMATION

3.1 Dishwasher

Brand: Maytag



3.2 Range/Oven/Cooktop

Exhaust Hood Type: None

3.3 Range/Oven/Cooktop

Range/Oven Energy Source: Gas

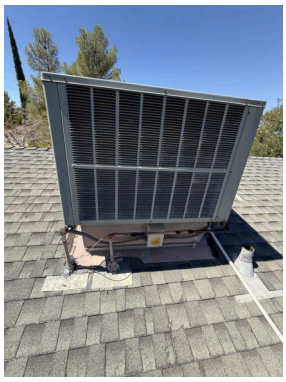
4.0 COOLING

SUBSECTION	# DEFECTS/ DEFICIENCIES
Cooling Equipment	—
Distribution System	—

INFORMATION

4.1 Cooling Equipment

Brand: Goodman










4.2 Cooling Equipment

Energy Source/Type: Central Air Conditioner, Swamp Cooler

4.3 Cooling Equipment

Location: Roof

4.4 Distribution System

Configuration: Central

5.0 DOORS, WINDOWS & INTERIOR

SUBSECTION	# DEFECTS/ DEFICIENCIES
Ceilings	—
Countertops & Cabinets	1
Doors	1 3
Floors	1 1
Windows	1 2

INFORMATION

5.1 Ceilings
Ceiling Material: Drywall

5.2 Countertops & Cabinets
Cabinetry: Wood

5.3 Countertops & Cabinets
Countertop Material: Granite, Tile





5.4 Floors
Floor Coverings: Carpet, Tile

5.5 Windows
Window Manufacturer: Unknown

5.6 Windows
Window Type: Sliders

DEFECTS/ DEFICIENCIES

5.7 Countertops & Cabinets
Grout Deteriorating

Recommendations

Grout lines were cracked or severely deteriorated.

Recommend a qualified contractor repair or replace grout.






5.8 Doors

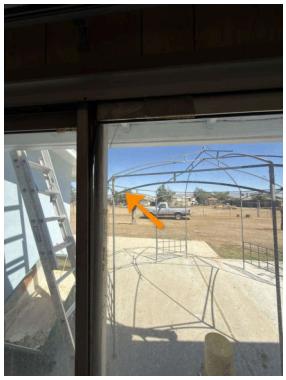
Sliding Glass Door Separation

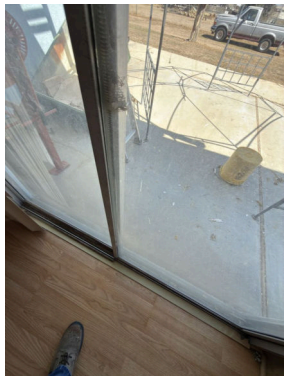
Recommendations

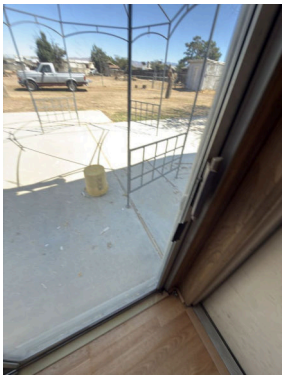
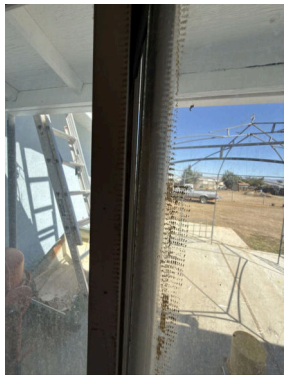
OBSERVATION: The sliding glass door was observed to be separated from its frame.

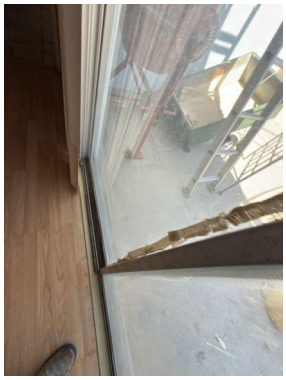
EVALUATION: This condition creates a safety hazard and may allow the door or glass to become unstable or disengage unexpectedly.

RECOMMENDATION: Discontinue use of the door until it has been secured and repaired by a qualified door or glazing contractor.



Glazing a no longer secure


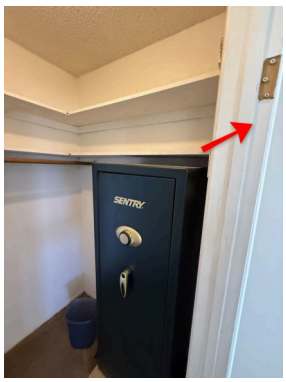


5.9 Doors

Missing door

Safety Concerns

Entry to room is missing door







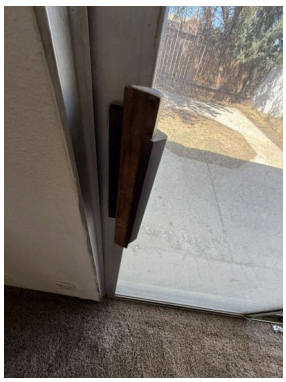
5.10 Doors

Door Doesn't Latch

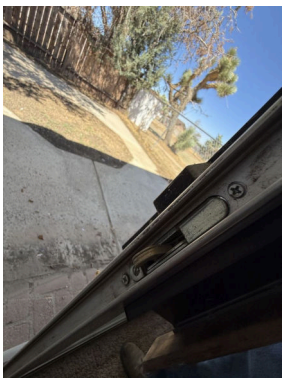
Recommendations

Door doesn't latch properly.

Recommend handyman repair latch and/or strike plate.



No latch to secure door



5.11 Doors

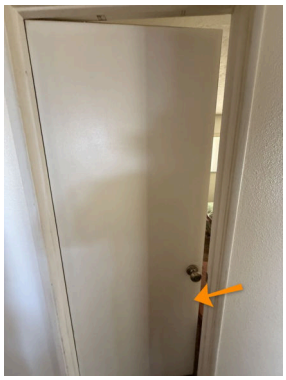
Door Sticks

Recommendations

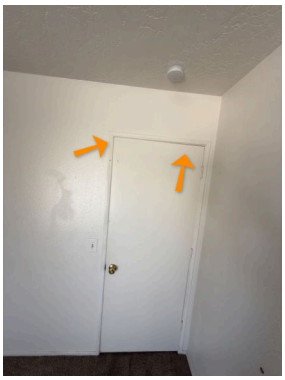
Door sticks and is tough to open.

Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.







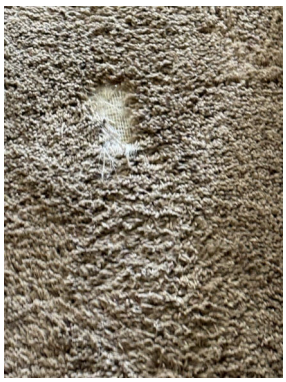
Gaps

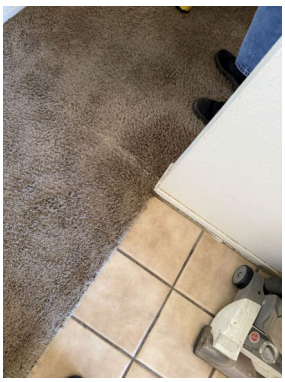


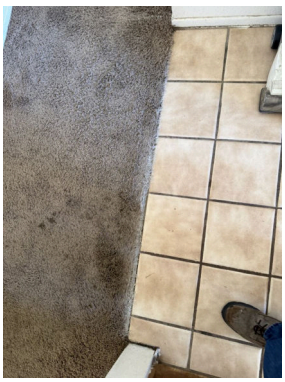
5.12 Floors

Carpet Frayed And Severely Worn

Safety Concerns







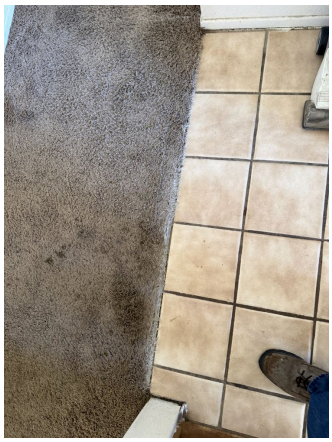
5.13 Floors

Carpet Stains

Recommendations

Carpet had areas of staining or discoloration.

Recommend a thorough steam clean by a qualified carpet cleaning company



5.14 Windows

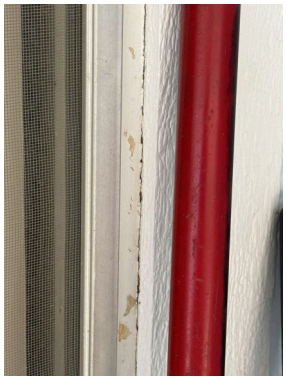
Caulking Missing Or Deteriorated

Safety Concerns

Service: Handyman/DIY

Caulking is missing or deteriorated from windows







5.15 Windows

Screen Damaged

Recommendations

Service: Handyman/DIY

Screen is not in its original form to protect from

Intrusion of insects or pests.





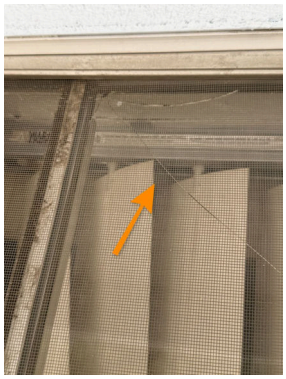
5.16 Windows

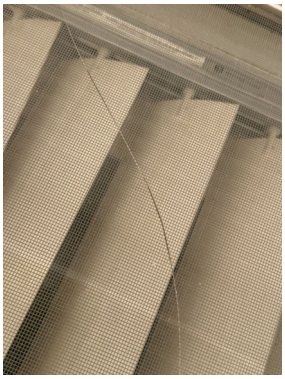
Damaged

Recommendations

One or more windows appears to have general damage, but are operational.

Recommend a window professional clean, lubricate & adjust as necessary.





6.0 ELECTRICAL

SUBSECTION	# DEFECTS/ DEFICIENCIES
Branch Wiring Circuits, Breakers & Fuses	1 1
Carbon Monoxide Detectors	1
GFCI & AFCI	1
Lighting Fixtures, Switches & Receptacles	1 3
Main & Subpanels, Service & Grounding, Main Overcurrent Device	1
Service Entrance Conductors	1
Smoke Detectors	2

INFORMATION

6.1 Branch Wiring Circuits, Breakers & Fuses
Wiring Method: Romex

6.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Main Panel Location: Garage

6.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Capacity: 100 AMP

6.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Manufacturer: Unknown

6.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Type: Circuit Breaker

6.6 Service Entrance Conductors
Electrical Service Conductors: Overhead

DEFECTS/ DEFICIENCIES

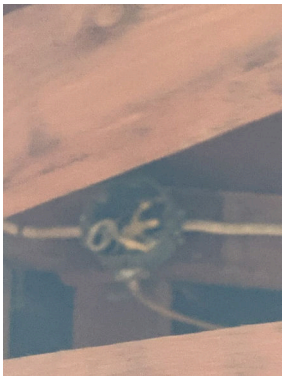
6.7 Branch Wiring Circuits, Breakers & Fuses
: Unsafe Electrical Wiring Observed. Exposed

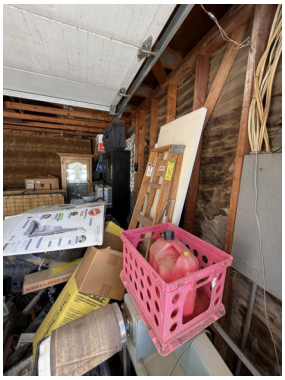
Recommendations

OBSERVATION: Exposed wire splices without approved junction boxes, excessive bundling of NM cables, and unprotected wire spans subject to physical damage were observed at the garage ceiling. Localized signs of moisture intrusion were also present in the area.

EVALUATION: These conditions can expose wiring to physical damage, overheating, accidental contact, and moisture-related deterioration, increasing the risk of electrical shock or fire.

RECOMMENDATION: Immediate evaluation and correction by a licensed electrician is recommended, including installing approved junction boxes with covers, correcting cable bundling, and protecting exposed wiring. The source of the localized moisture intrusion should also be identified and corrected by a qualified contractor.

6.8 Branch Wiring Circuits, Breakers & Fuses

Romex Buried in Dirt

Safety Concerns

Service: Electrical Contractor

OBSERVATION: Romex wiring was observed buried directly in soil without required conduit or insulation.

EVALUATION: This condition can expose the wiring to moisture and physical damage, creating a potential shock or fire hazard.

RECOMMENDATION: Have a licensed electrician evaluate and correct the installation using wiring methods and burial protection that comply with current electrical requirements.



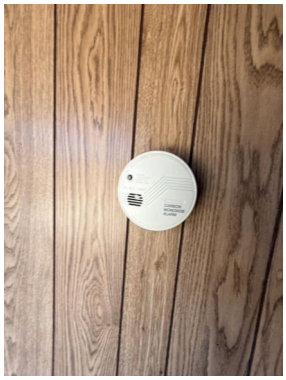

6.9 Carbon Monoxide Detectors

Low Battery

Recommendations

Carbon monoxide detector failed to respond when tested.

Recommend battery be replaced.





6.10 GFCI & AFCI

GFCI Receptacles Not Resetting

Safety Concerns

Service: Electrical Contractor

OBSERVATION: GFCI devices in the required areas did not reset when tested.

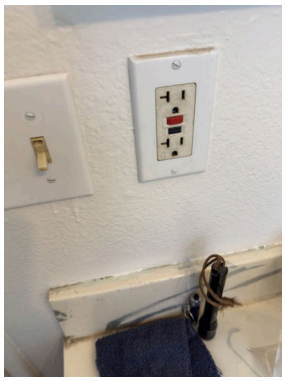
EVALUATION: This condition may indicate malfunctioning devices, wiring issues, or a problem with the connected electrical circuits. The affected receptacles may not provide the intended protection against electrical shock.

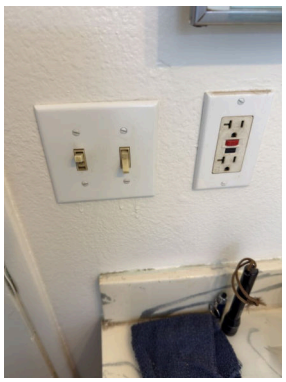
RECOMMENDATION: Have a licensed electrician evaluate the GFCI devices and associated wiring, and repair or replace components as needed.



Bathroom 1









6.11 Lighting Fixtures, Switches & Receptacles

Light Bulbs Need Replacement

Recommendations

Service: DIY

OBSERVATION: One or more light bulbs in the fixtures were not present or were in need of replacement.

EVALUATION: This condition limits available lighting and may reduce visibility in the affected areas.

RECOMMENDATION: Replace the bulbs with compatible, properly rated bulbs and verify that the fixtures operate as intended.







6.12 Lighting Fixtures, Switches & Receptacles

Open Neutral Outlet

Safety Concerns

Service: Electrical Contractor

OBSERVATION: An open neutral condition was identified at an electrical receptacle.

EVALUATION: This condition can prevent the receptacle and connected devices from operating properly and may create an electrical shock or equipment-damage hazard.

RECOMMENDATION: Have a licensed electrician evaluate the circuit and repair the neutral connection as needed. The receptacle should be retested after repairs are completed.



Bedroom

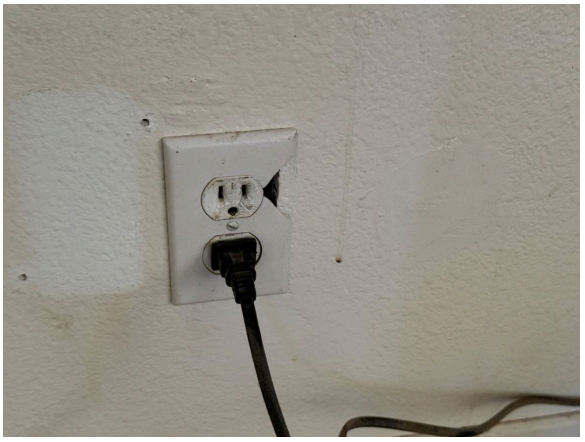
6.13 Lighting Fixtures, Switches & Receptacles

Cover Plates Damaged

Recommendations

One or more receptacles have a damaged cover plate.

Recommend replacement.



6.14 Lighting Fixtures, Switches & Receptacles

Cover Plates Missing

Recommendations

Service: DIY

One or more receptacles are missing a cover plate.

This causes short and shock risk.

Recommend installation of plates.





6.15 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendations

Exposed Wires at Knockout

OBSERVATION: Exposed wires were observed terminating at a knockout opening in the electrical panel.

EVALUATION: This condition may leave wiring inadequately protected and can increase the risk of accidental contact, physical damage, or electrical shock.

RECOMMENDATION: Have a licensed electrician evaluate the wiring and properly secure, protect, and terminate it in accordance with applicable electrical requirements.



6.16 Service Entrance Conductors

Safety Concerns

Improper Drip Loop Termination

Service: Electrical Contractor

OBSERVATION: The drip loop on the overhead service conductors was not terminated correctly to help prevent water from entering the electrical service equipment.

EVALUATION: This condition can allow water intrusion into the service equipment, potentially causing corrosion, electrical faults, or a shock and fire hazard.

RECOMMENDATION: Have a licensed electrician correct the drip loop termination and verify that the service entrance conductors are properly configured to direct water away from the electrical equipment.



6.17 Smoke Detectors

Recommendations

Missing Smoke Detectors

OBSERVATION: Smoke detectors were not present in the observed areas where they would typically be installed.

EVALUATION: Missing smoke detectors can delay warning of a fire and may reduce occupant safety.

RECOMMENDATION: Install properly located and functioning smoke detectors in accordance with current safety standards and the manufacturer's instructions.

6.18 Smoke Detectors

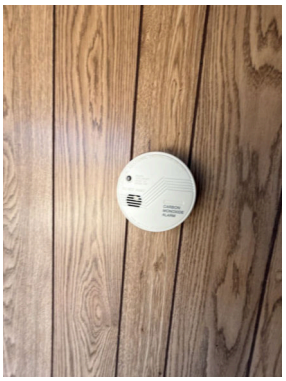
Low Battery

Recommendations

Smoke detector failed to respond when tested.

Recommend battery be replaced.











7.0 EXTERIOR

SUBSECTION	# DEFECTS/ DEFICIENCIES
Eaves, Soffits & Fascia	1
Exterior Doors	1
General	—
Siding, Flashing & Trim	2
Vegetation, Grading, Drainage & Retaining Walls	1
Walkways, Patios & Driveways	4
Fencing & gates	1 2

INFORMATION

7.1 Exterior Doors
Exterior Entry Door: Wood

7.2 General
Inspection Method: Attic Access, Visual

7.3 Siding, Flashing & Trim
Siding Material: Vinyl

7.4 Walkways, Patios & Driveways
Driveway Material: Concrete

7.5 Fencing & gates
Gate Material: Chain link, brick, wood

7.6 Fencing & gates
Gate Type: Swing

DEFECTS/ DEFICIENCIES

7.7 Eaves, Soffits & Fascia

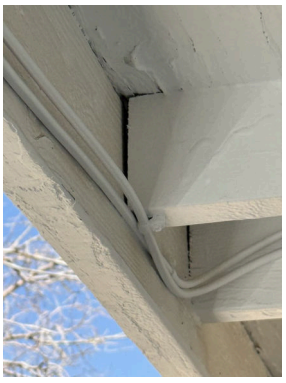
Recommendations

Fascia - Loose

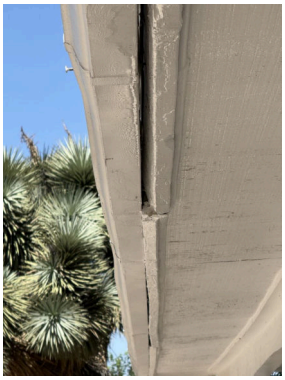
One or more sections of the fascia are loose.

Recommend qualified roofer evaluate & repair.








7.8 Exterior Doors

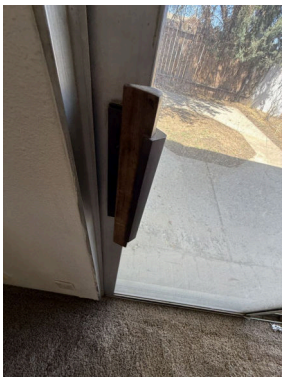
Door Does Not Close or Latch

Recommendations

Door does not close or latch properly.

Recommend qualified handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.

7.9 Siding, Flashing & Trim

Stucco-to-Concrete Gap

Recommendations

Service: Siding Contractor

OBSERVATION: A gap was observed between the stucco wall and the adjacent concrete surface. The gap was not sealed.

EVALUATION: This condition can allow water to enter behind the stucco and may contribute to moisture damage or deterioration of concealed materials.

RECOMMENDATION: Seal the gap with an appropriate exterior-grade sealant compatible with stucco and concrete. Have the condition evaluated and repaired by a qualified contractor.







7.10 Siding, Flashing & Trim

Cracking - Major

Recommendations

Moderate to major cracking was observed at one or more points on the exterior.

This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil.

Recommend consulting with a structural engineer and/or soil expert.





7.11 Vegetation, Grading, Drainage & Retaining Walls

Garden Brick Border – Loose Bricks

Recommendations

OBSERVATION: Loose bricks were observed along the garden border.

EVALUATION: The unstable bricks may shift further and create a trip hazard, particularly in areas used for walking or maintenance.

RECOMMENDATION: Have a qualified landscaping contractor reset and secure the loose bricks to provide a stable border and reduce the risk of injury.





7.12 Walkways, Patios & Driveways

Driveway Cracking - Major

Recommendations

Major cracks observed.

Recommend driveway contractor evaluate and replace.







7.13 Walkways, Patios & Driveways

Driveway Trip Hazard

Recommendations

Trip hazards observed.

Patch or repair recommended.








7.14 Walkways, Patios & Driveways

Patio Cracking - Major

Recommendations

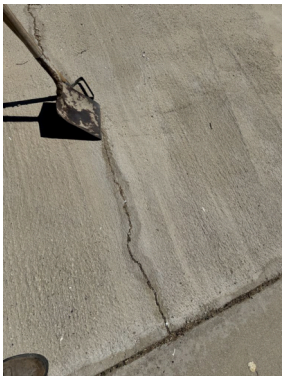
Significant settling & cracking observed.

Further deterioration could result.

Recommend concrete contractor evaluate & repair.













7.15 Walkways, Patios & Driveways

Walkway Cracking - Minor

Recommendations

Minor cosmetic cracks observed.

Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

7.16 Fencing & gates

Brick Wall Damage

Recommendations

OBSERVATION: Cracks, holes, and loose bricks were observed at the top of the brick wall.

EVALUATION: These conditions may reduce the wall's stability and can allow water intrusion, further masonry deterioration, or falling debris.

RECOMMENDATION: Have a qualified masonry contractor evaluate the wall and repair or replace the damaged and loose brick as needed.







7.17 Fencing & gates

Damaged Wood Fence Panel

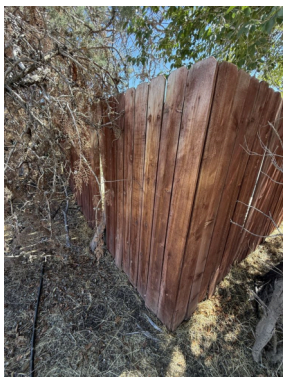
Recommendations

Service: DIY

OBSERVATION: A wood fence panel was observed to be damaged.

EVALUATION: This condition may reduce the fence's security, stability, and ability to provide privacy. The damaged panel can also allow further deterioration if exposed to moisture and weather.

RECOMMENDATION: Repair or replace the damaged panel, as appropriate, by a qualified fencing contractor.







7.18 Fencing & gates

Chain Link Fence – Severe Damage

Safety Concerns

OBSERVATION: The chain link fence was observed to be severely damaged, with significant deterioration affecting its condition and function.

EVALUATION: This condition may reduce the fence's ability to provide security, containment, and property separation, and could create sharp or unstable sections.

RECOMMENDATION: Repair or replacement by a qualified fencing contractor is recommended.



8.0 FIREPLACE

SUBSECTION	# DEFECTS/ DEFICIENCIES
Cleanout Doors & Frames	2
General	—
Lintels	1
Vents, Flues & Chimneys	4

INFORMATION

8.1 General

Type: Gas

DEFECTS/ DEFICIENCIES

8.2 Cleanout Doors & Frames

Recommendations

Creosote Buildup

There was a notable amount of creosote buildup in the flue.

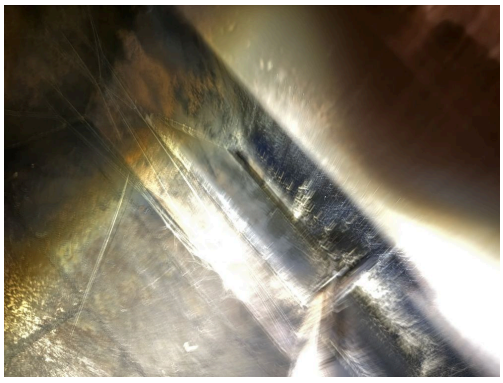
Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.





View of damper door





Damper door open





Creosote build up on wall

8.3 Cleanout Doors & Frames

No Fireplace Screen

Recommendations

Fireplace screen was missing in front of fireplace.

Fire logs can split, so this is recommended as a safety precaution.

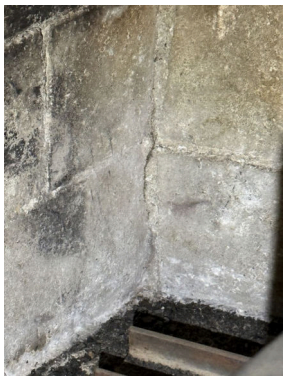
8.4 Lintels

Firewall Cracked

Recommendations

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home.

Recommend a qualified fireplace contractor evaluate and repair.

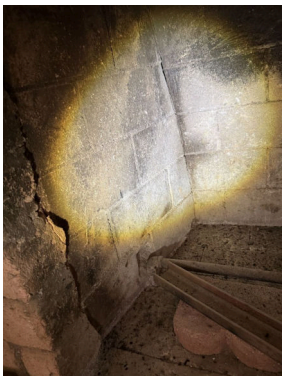
















8.5 Vents, Flues & Chimneys

Improper installed Chimney Flashing

Recommendations

Service: Chimney Repair Contractor

OBSERVATION: Chimney flashing was observed to be improperly installed at the roof-to-chimney intersection.

EVALUATION: Improperly installed flashing may allow water intrusion into the roof assembly, attic, or interior finishes, potentially causing concealed damage.

RECOMMENDATION: Have a qualified roofing contractor evaluate and properly install or repair the chimney flashing to provide a weather-resistant seal.









8.6 Vents, Flues & Chimneys

Corroded Spark Arrestor

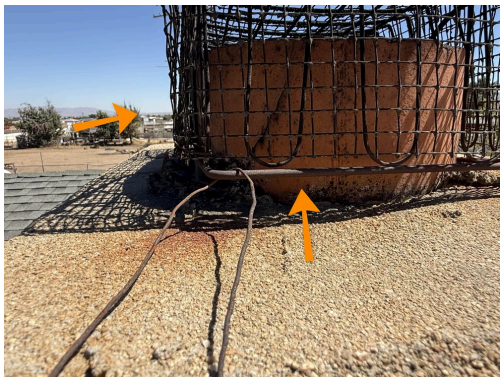
Recommendations

OBSERVATION: The spark arrestor was observed to be corroded, and its cap was missing.

EVALUATION: This condition may reduce protection from sparks and embers and can allow precipitation and debris to enter the chimney system, potentially contributing to further deterioration.

RECOMMENDATION: Have a qualified chimney professional evaluate and repair or replace the spark arrestor and install a properly fitted cap.






8.7 Vents, Flues & Chimneys

Chimney Cap Mortar Cracking

Recommendations

OBSERVATION: Severe cracking was observed in the mortar at the chimney cap.

EVALUATION: This condition can allow water intrusion and may contribute to deterioration of the chimney masonry and interior components.

RECOMMENDATION: Have a qualified masonry or chimney contractor evaluate and repair the cracked mortar, including any necessary repointing or cap repairs.









8.8 Vents, Flues & Chimneys

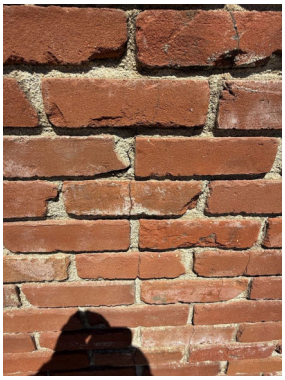
Chimney Cracked Bricks

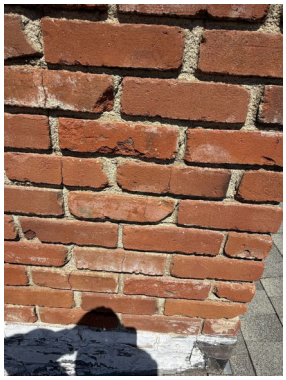
Recommendations

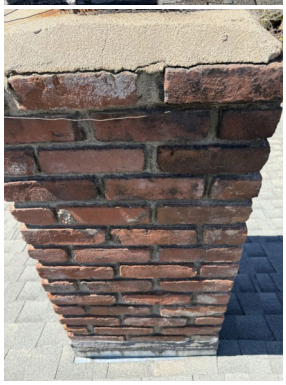
OBSERVATION: Cracks were observed in the chimney bricks.

EVALUATION: Cracked masonry can allow moisture intrusion and may contribute to further deterioration, especially during freeze-thaw conditions. The extent and significance of the cracking could not be determined from visual observation alone.

RECOMMENDATION: Have the chimney evaluated and repaired as needed by a qualified masonry contractor.



9.0 GARAGE

SUBSECTION	# DEFECTS/ DEFICIENCIES
Floor	—
Garage Door	1
Garage Door Opener	1
Walls & Firewalls	2

INFORMATION

9.1 Garage Door
Material: Aluminum

9.2 Garage Door
Type: Up-and-Over

LIMITATIONS

9.3 Floor

Garage Floor Obstructed

OBSERVATION: Items placed by the seller covered a majority of the garage floor at the time of inspection.

EVALUATION: The covered areas could not be fully observed for cracking, settlement, staining, or other surface conditions.

RECOMMENDATION: The garage floor should be evaluated after the items are removed to identify any concealed conditions.





DEFECTS/ DEFICIENCIES

9.4 Garage Door

Garage Door Automatic Operation

Recommendations

OBSERVATION: The garage door operated manually but did not operate using the automatic opener.

EVALUATION: This condition may indicate a problem with the opener, controls, power supply, or related operating components. The door may not provide reliable or convenient operation and could present a safety concern if the cause is not addressed.

RECOMMENDATION: Have the garage door and automatic opener evaluated and repaired by a qualified garage door contractor.

9.5 Garage Door Opener

Inoperable Wall Switch

Recommendations

Garage wall switch was inoperable at time of inspection.

Recommend testing the wall switch and possible replacement.

Here is a DIY link that shows you how.

9.6 Walls & Firewalls

Damaged Drywall

Recommendations

Garage wall had damaged drywall.

Recommend drywall contractor repair.

9.7 Walls & Firewalls

Firewall Not Up To Code

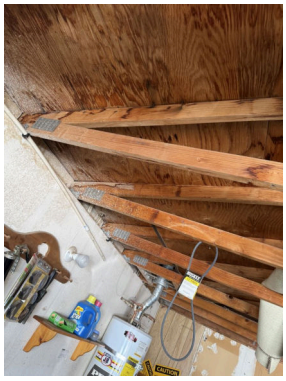
Recommendations

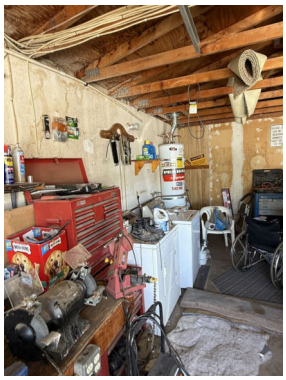
Firewall separating the home and garage is not compliant with modern building standards.

Firewalls should be built with materials to prevent the spreading of a fire into the home living space.

Recommend a qualified contractor evaluate and bring firewall up to standards.

Link for more info.









10.0 HEATING

SUBSECTION	# DEFECTS/ DEFICIENCIES
Distribution Systems	1
Equipment	—
General	—

INFORMATION

10.1 Equipment
Brand: Goodman

10.2 Equipment
Energy Source: Gas

10.3 Equipment
Heat Type: Forced Air

10.4 General
Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation.

They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system.

The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year.

And if you're system as an air filter, be sure to keep that filter cleaned.

DEFECTS/ DEFICIENCIES

10.5 Distribution Systems
Corroded Gas Pipe

Recommendations

OBSERVATION: Corrosion was observed on the gas pipe serving the heater.

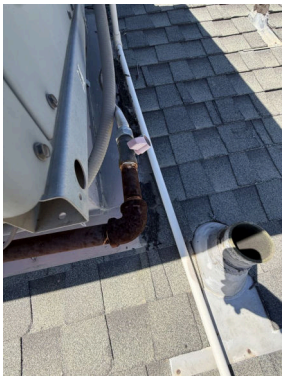
EVALUATION: Corrosion can weaken the piping and may result in a gas leak or unsafe operation.

RECOMMENDATION: Have a qualified, licensed gas-fitter or HVAC contractor evaluate the gas pipe and repair or replace the affected section as needed.

Gas service should be checked for leaks after the repair is completed.







12.0 PLUMBING

SUBSECTION	# DEFECTS/ DEFICIENCIES
Drain, Waste, & Vent Systems	1
Fuel Storage & Distribution Systems	1
General	—
Hot Water Systems, Controls, Flues & Vents	2
Water Supply, Distribution Systems & Fixtures	6

INFORMATION

12.1 Drain, Waste, & Vent Systems
Drain Size: 1 1/2"

12.2 Drain, Waste, & Vent Systems
Material: ABS

12.3 Fuel Storage & Distribution Systems
Main Gas Shut-off Location: Gas Meter

12.4 General
Filters: None

12.5 General
Water Source: Public

12.6 Hot Water Systems, Controls, Flues & Vents
Capacity

40
Gallon

12.7 Hot Water Systems, Controls, Flues & Vents
Location: Garage

12.8 Hot Water Systems, Controls, Flues & Vents
Manufacturer: Penhall

I recommend flushing & servicing your water heater tank annually for optimal performance.

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

12.9 Hot Water Systems, Controls, Flues & Vents
Power Source/Type: Gas

12.10 Water Supply, Distribution Systems & Fixtures
Distribution Material: Copper

12.11 Water Supply, Distribution Systems & Fixtures
Water Supply Material: Copper

DEFECTS/ DEFICIENCIES

12.12 Drain, Waste, & Vent Systems
Leaking Pipe

Recommendations

A drain, waste and/or vent pipe showed signs of a leak.

Recommend a qualified plumber evaluate and repair.

Location: Bathroom








12.13 Fuel Storage & Distribution Systems

Uncapped Gas Line

Recommendations

OBSERVATION: An uncapped gas line was observed.

EVALUATION: An uncapped gas line may allow gas to escape, creating a fire, explosion, or health hazard.

RECOMMENDATION: Have a licensed plumber or qualified gas contractor properly cap the line and verify the gas system is safe before use.



12.14 Hot Water Systems, Controls, Flues & Vents

No Drip Pan

Recommendations

No drip pan was present.

Recommend installation by a qualified plumber.

12.15 Hot Water Systems, Controls, Flues & Vents

No Expansion Tank

Recommendations

No expansion tank was present.

Expansion tanks allow for the thermal expansion of water in the pipes.

These are required in certain areas for new installs.

Recommend a qualified plumber evaluate and install.

12.16 Water Supply, Distribution Systems & Fixtures

Broken And Non-Working Slickers

Recommendations

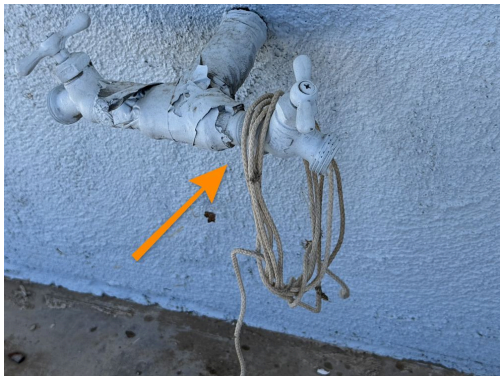
OBSERVATION: Broken and non-working slickers were observed at the plumbing fixtures.

EVALUATION: This condition may prevent proper operation and can contribute to water leakage or difficulty controlling the water supply.

RECOMMENDATION: Repair or replace the affected slickers, as needed, by a qualified plumbing contractor.







12.17 Water Supply, Distribution Systems & Fixtures

Kitchen Sink Drain Unsealed

Recommendations

OBSERVATION: The kitchen sink drain connection was observed to be unsealed.

EVALUATION: An unsealed drain connection can allow water leakage, moisture intrusion, and damage to the cabinet or surrounding materials.

RECOMMENDATION: Have a qualified plumber properly seal and secure the drain connection, then verify that it does not leak.



12.18 Water Supply, Distribution Systems & Fixtures

Sink Faucet Leaking

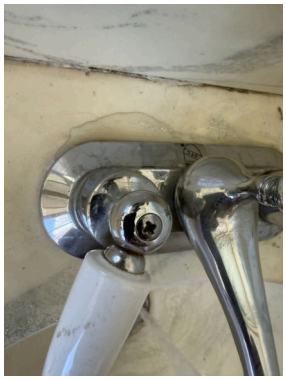
Recommendations

OBSERVATION: The sink faucet was observed leaking during the inspection.

EVALUATION: Continued leakage can waste water and may contribute to moisture damage or deterioration of the cabinet and surrounding materials.

RECOMMENDATION: Have a qualified plumbing contractor repair or replace the faucet and verify that the leak has been corrected.

Location: Bathroom





12.19 Water Supply, Distribution Systems & Fixtures

Unsealed Tub Knobs And Diverter

Recommendations

OBSERVATION: The bathtub knobs and diverter were not sealed where they penetrate the wall, and water was observed or may be able to leak back into the wall during use.

EVALUATION: This condition can allow moisture intrusion behind the fixture, potentially contributing to concealed water damage, deterioration, or microbial growth.

RECOMMENDATION: Have a qualified plumbing contractor properly seal around the bathtub knobs and diverter, and evaluate the adjacent wall area for signs of moisture damage or deterioration.











12.20 Water Supply, Distribution Systems & Fixtures

Shower Head Leaking

Recommendations

OBSERVATION: The shower head was observed to be leaking.

EVALUATION: Continued leakage can waste water and may contribute to moisture damage or mineral buildup around the fixture.

RECOMMENDATION: Have a qualified plumber evaluate and repair or replace the shower head as needed.





12.21 Water Supply, Distribution Systems & Fixtures

Toilet Needs Caulking

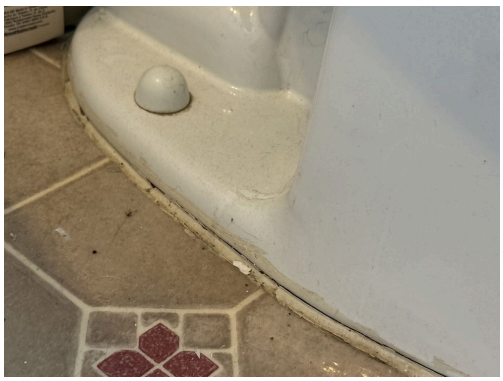
Recommendations

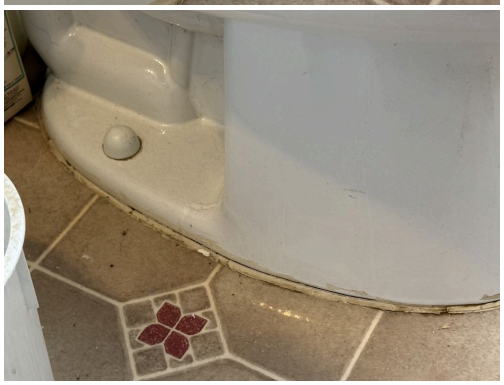
OBSERVATION: The toilet base was observed without caulking where it meets the finished floor.

EVALUATION: This condition can allow water and debris to collect beneath the toilet and may conceal or contribute to moisture-related damage.

RECOMMENDATION: Have a qualified plumbing contractor apply an appropriate bathroom-grade sealant around the toilet base, while maintaining any required opening at the rear for leak detection.









13.0 ROOF

SUBSECTION	# DEFECTS/ DEFICIENCIES
Coverings	2
Flashings	2
General	—
Roof Drainage Systems	2
Skylights, Chimneys & Other Roof Penetrations	1

INFORMATION

13.1 Coverings
Material: Asphalt

13.2 Flashings
Material: Aluminum

13.3 General
Inspection Method: Roof

13.4 General
Roof Type/Style: Gable, Hip

13.5 Roof Drainage Systems
Gutter Material: Vinyl

DEFECTS/ DEFICIENCIES

13.6 Coverings
Ridge Cap Shingle Wear

Recommendations

OBSERVATION: Shingles on the ridge cap were observed showing signs of wear or deterioration.

EVALUATION: Deteriorated ridge cap shingles may be less effective at shedding water and could allow moisture intrusion into the roof assembly.

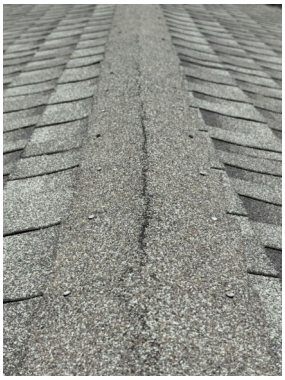
RECOMMENDATION: Have a qualified roofing contractor evaluate the ridge cap shingles and repair or replace affected materials as needed.

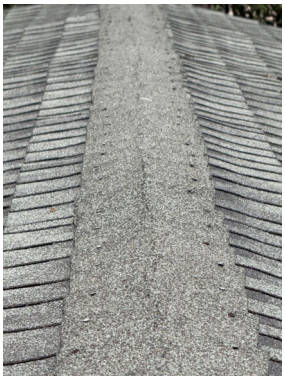
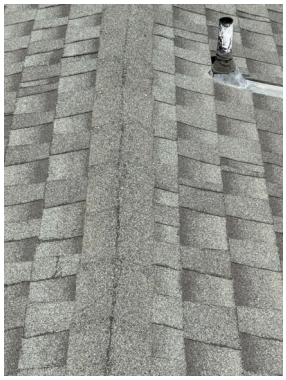












13.7 Coverings

Under-Driven Nails

Recommendations

Observed one or more under-driven nails/fasteners.

Recommend a qualified roofing contractor evaluate and repair.











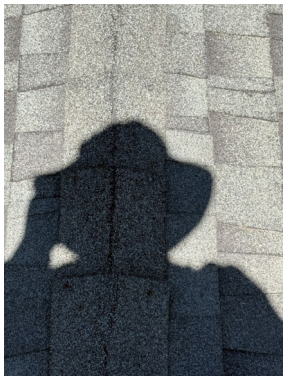




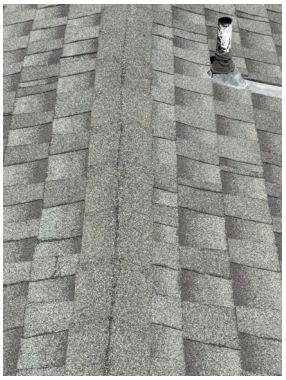




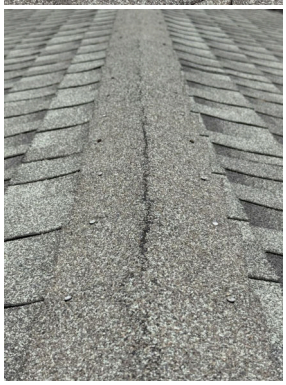




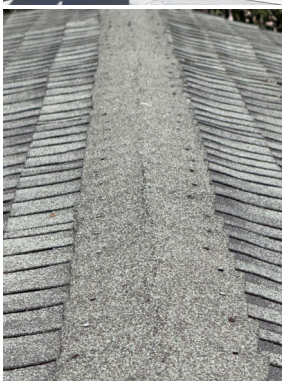


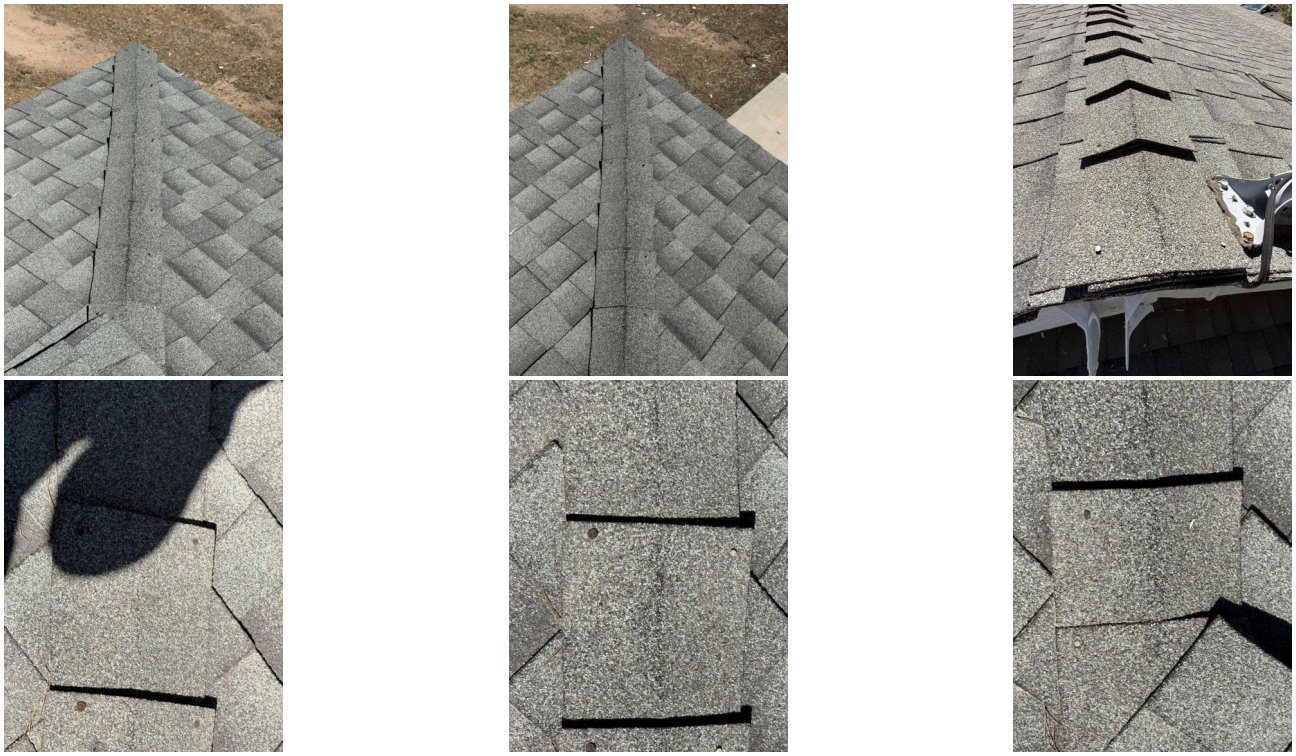








13.8 Flashings

Roof Vents – Exposed Nails

Recommendations

OBSERVATION: Nails were exposed at the roof vents.

EVALUATION: Exposed fasteners can allow water intrusion and may corrode over time, potentially contributing to roof deck or interior damage.

RECOMMENDATION: Have a qualified roofing contractor seal the exposed nails and evaluate the roof vent installations for proper flashing and watertightness.









13.9 Flashings

Missing

Recommendations

Flashings were missing at time of inspection.

Flashings provide protection against moisture intrusion.

Recommend a qualified roofing contractor evaluate and remedy.

Location: Roof near antenna






13.10 Roof Drainage Systems

Downspouts Drain Near House

Recommendations

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.

Here is a helpful DIY link and video on draining water flow away from your house.



13.11 Roof Drainage Systems

Gutters Missing

Recommendations

There are no gutters present on the structure.

Gutters are recommended because they collect rain water from the roof and direct it away form the building.



13.12 Skylights, Chimneys & Other Roof Penetrations

Chimney Flue Dirty

Recommendations

Service: Chimney Sweep

Chimney flue was excessively dirty, which can pose a serious fire hazard.

Recommend a qualified chimney contractor clean the build up in the flue.