

Inspection Summary

123 Sample Street, Sample City, FL 00000
Sample Customer · July 10, 2026

Inspector
Inspector Network
(855) 984-0941

2

Low Severity

14

Medium Severity

2

High Severity

0

Safety Hazard

● LOW SEVERITY 2 items

Site & Grounds — Fencing

02.D7 Gates – Missing Self-Closing/Self-Latching Feature

LOW SEVERITY

A gate was observed to be missing self-closing and/or self-latching hardware. Gates providing access to pool or yard enclosures are commonly expected to include self-closing and self-latching mechanisms to help ensure the gate returns to a secured position without manual intervention. Without these features, the gate may be left open unintentionally, reducing the effectiveness of the enclosure as a barrier.

Correction by a qualified contractor or fence professional is recommended to restore proper self-closing and self-latching function to the gate.

Recommendation: Install

Inspector's Note

Always recommended, but not necessarily required on this property.

Master Bathroom — Tub / Shower

13.D1 Showerhead – Leaking

LOW SEVERITY

The showerhead was leaking at the time of inspection. Left unaddressed, plumbing conditions of this kind can allow moisture to reach surrounding materials, and moisture-related damage typically grows more costly over time.

Recommend repair by a qualified professional.



Recommendation: Repair

Site & Grounds — Driveway

02.D2 Driveway – Trip Hazard

MEDIUM SEVERITY

A trip hazard was observed at the driveway surface. The condition appears consistent with displacement or settlement of the paving material, resulting in an uneven surface edge or elevation change.

Trip hazards at driveways present a safety concern for occupants and visitors. The condition may worsen over time if contributing factors continue to affect the surface.

Correction by a qualified contractor is recommended to reduce the potential for injury and prevent further deterioration of the affected area.

Recommendation: Service / Maintain

Site & Grounds — Vegetation

02.D3 Vegetation – Encroaching Structure

MEDIUM SEVERITY

Vegetation was observed in contact with or encroaching upon the structure. Plant material in direct contact with a building can retain moisture against exterior surfaces and may provide a pathway for insects or pests to access the structure.

Trimming vegetation back from the structure is recommended to maintain clearance and reduce the potential for moisture-related deterioration at affected exterior surfaces. A qualified landscaping professional or general contractor can perform this work as conditions warrant.



Recommendation: Service / Maintain

Site & Grounds — Vegetation

02.D4 Vegetation – Tree Limbs Overhanging Roof

MEDIUM SEVERITY

Tree limbs were observed overhanging the roof surface. Overhanging branches can deposit debris such as leaves and organic material onto the roof, which may contribute to moisture retention and accelerated deterioration of roofing materials. Branch contact or movement during wind events may also cause abrasion to the roof surface. Trimming or removal of overhanging limbs by a qualified arborist or tree service professional is recommended to reduce the potential for debris accumulation and surface wear.

Site & Grounds — Fencing

02.D5 Fencing – Fence Movement

MEDIUM SEVERITY

Movement was observed at the fence. This condition is commonly associated with post instability and may allow the fence to shift or lean further over time, reducing its effectiveness as a boundary or enclosure.

Evaluation and correction by a qualified fencing contractor is recommended as conditions warrant.

Recommendation: Service / Maintain

Inspector's Note

The fence has seen better days. It's not in terrible shape, but it is showing some wear and tear. Over time, you're going to need to replace portions of the fence – especially in areas in close proximity to trees or when vegetation is permitted to grow on the fence.

Site & Grounds — Fencing

02.D6 Fencing – Damaged or Missing Sections

MEDIUM SEVERITY

Damaged or missing sections were observed at the fencing. This condition may reduce the effectiveness of the fence as a boundary barrier and can allow unintended access to the property. Left unaddressed, the affected areas may be subject to continued deterioration.

Evaluation and correction by a qualified fencing contractor is recommended to restore the fence to proper condition.



Recommendation: Service / Maintain

Exterior — Wall Covering

04.D1 Wall Covering – Wall Covering Contacting Soil

MEDIUM SEVERITY

Wall covering material at the home exterior was observed in direct contact with the soil. This condition is inconsistent with standard installation practices, as exterior wall coverings are intended to terminate above grade.

When wall covering materials contact soil, they are exposed to sustained moisture, which may contribute to deterioration of the material over time. This condition may also increase the potential for moisture intrusion at the base of the wall assembly and can create conditions conducive to wood-destroying organism activity.

It is recommended that a qualified contractor evaluate the condition and correct as needed. Correction typically involves adjusting the grade or addressing the termination height of the wall covering to establish appropriate clearance above soil.



Recommendation: Improve Grading

Attic, Insulation & Ventilation — Attic Access

06.D1 Hatch Insulation – Missing

MEDIUM SEVERITY

No hatch insulation was observed where one would be expected. Insulation and ventilation work together to manage heat and moisture; a shortfall in either can raise energy costs and promote condensation-related problems. Recommend installation by a qualified professional.



Recommendation: Install

Electrical — Service Information

08.D1 Overhead Conductors – Too Close to Trees

MEDIUM SEVERITY

Overhead electrical conductors were observed in close proximity to tree branches at the time of inspection. Contact between tree limbs and overhead conductors presents a safety concern, as movement of branches during wind or storm events can result in damage to the conductors or service equipment.

It is recommended that a qualified arborist be engaged to trim or remove the encroaching tree branches, and that the serving utility company be contacted to evaluate conductor clearance and perform any necessary adjustments to the service lines.

08.D2 GFCI Protection (Laundry) – Unable to Verify

MEDIUM SEVERITY

Unable to verify was observed at the GFCI protection (laundry). Because this component serves a protective function, a condition affecting it means the protection it provides may not be available when needed. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

08.D4 Panel Location – In Bedroom/Closet

MEDIUM SEVERITY

In bedroom/closet was observed at the panel location. Electrical conditions of this kind can contribute to shock or overheating concerns and tend to be inexpensive to correct when addressed early. Recommend correction by a licensed electrician.

Recommendation: Consult Licensed Electrician

10.D1 Water Pressure – Low (<40 PSI)

MEDIUM SEVERITY

Low (<40 PSI) was observed at the water pressure. Conditions of this kind tend to progress if left unaddressed, and correction is generally most economical when performed early. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

10.D2 Hot Water Temperature – Below Minimum (Below 120°F)

MEDIUM SEVERITY

Below minimum (below 120°F) was observed at the hot water temperature. Left unaddressed, plumbing conditions of this kind can allow moisture to reach surrounding materials, and moisture-related damage typically grows more costly over time. Recommend adjustment by a qualified professional.



Recommendation: Adjust

11.D1 Interior Windows – Hard to Operate

MEDIUM SEVERITY

Hard to operate was observed at the interior windows. Beyond day-to-day function, openings in the building envelope also affect weather resistance and energy efficiency, so conditions here tend to have both convenience and moisture implications. Recommend adjustment by a qualified professional.



Recommendation: Adjust

Laundry — Clothes Washer

14.D1 GFCI Protection – Not Verified

MEDIUM SEVERITY

Not verified was observed at the GFCI protection. Because this component serves a protective function, a condition affecting it means the protection it provides may not be available when needed. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

● HIGH SEVERITY 2 items

Site & Grounds — Driveway

02.D1 Driveway – Moderate Cracking

HIGH SEVERITY

Cracking and vertical displacement were observed in the concrete driveway slab at the time of inspection. Displacement of approximately 1 inch was noted at affected crack locations, with heaving of the slab surface present in multiple areas. The driveway surface is not severely deteriorated overall, but the displacement and cracking represent a notable departure from acceptable condition.

A qualified concrete or flatwork contractor should be consulted to evaluate the affected sections and recommend appropriate corrective action, which may include slab grinding, mudjacking, or panel replacement.



Electrical — Panel Condition

08.D3 SPD – Wired Direct to Main & Not On Breaker

HIGH SEVERITY

The surge protective device (SPD) was observed to be wired directly to the main lugs of the electrical panel rather than connected through a dedicated circuit breaker. Without an overcurrent protective device on the SPD circuit, the wiring and device are not protected in the event of a fault condition.

A licensed electrician should be consulted to evaluate the installation and reconnect the SPD through an appropriately rated circuit breaker in accordance with the manufacturer's installation requirements and applicable electrical standards.

