

SUMMARY

1234 Main Street FL

Buyer Name

07/14/2026 9:00AM

James Kupiec
Royalty Inspections, Inc
+14075586212
jkupiec0222@gmail.com

3.2.1 Roof Drainage Systems

DOWNSPOUTS W/O EXTENSIONS - DRAIN NEAR HOUSE



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.



Gutter Downspout w/o Extension



Gutter Downspout w/o Extension



Gutter Downspout w/o Extension



Gutter Downspout w/o Extension

3.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT WATER PENETRATION

Recommendation

There are signs that the flashing materia at or near the skylights and exhaust vents are in need of restoration. Recommend a qualified roofing contractor evaluate to prevent future leakage.



Skylight / Vent Flashing



Skylight / Vent Flashing

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE

Recommendation

OUTSIDE BACKYARD SCREEN ENCLOSURE

The right side drain in the stainless steel sink was leaking due to a crack in the drain pipe. Recommend a qualified plumber evaluate and repair.



Outside Sink - Screen Enclosure



Crack in Pipe - Under Right Sink

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

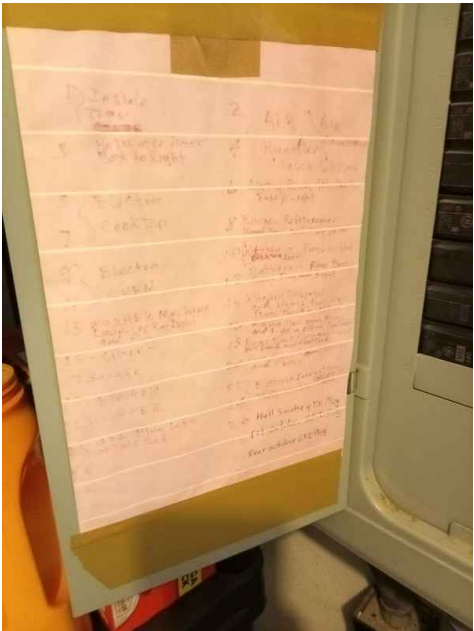
 Recommendation

LEGEND

CIRCUIT BREAKER

Recommend rewriting circuit breaker Legend to illustrate more clearly locations for each breaker.

Recommendation
Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

INOPERABLE RECEPTACLE

Receptacle nearest front entry door is not operable. Recommend a qualified contractor evaluate.



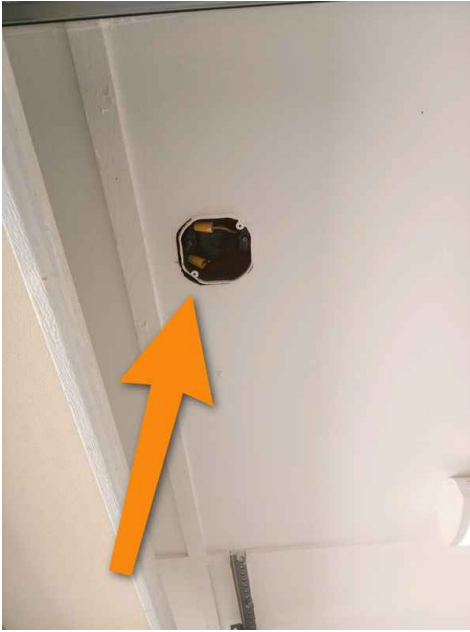
Inoperable Receptacle - Nearest Front Entry Door

8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATE MISSING

Cover plate of receptacle garage ceiling missing.



Missing Cover Plate - Receptacle Garage Ceiling

8.4.3 Lighting Fixtures, Switches & Receptacles

LOW VOLTAGE WIRES EXPOSED



Low voltage wires exposed near water heater in laundry room.
Recommend a qualified contractor evaluate.



Low Voltage Wires Exposed - Laundry Room