



SUMMARY

1234 Main St. Moore OK 73160

Buyer Name
01/13/2019 9:00AM

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2.3.1 Wall Structure

GARAGE WALL MOVEMENT NOTED

ABOVE GARAGE - NORTHEAST CORNER

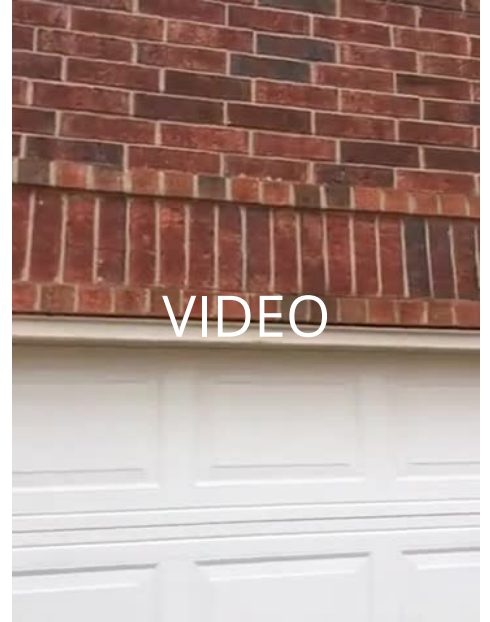
There was movement noted at the sides of the garage door. This is a common area for cracks and gaps at the brick veneer. This home had movement noted that was patched, the movement has continued above the garage, at the garage door header, along with shifting at the top right corner of the wall. Have evaluated and repaired by a qualified foundation specialist.

Recommendation

Contact a foundation contractor.



Repair Recommendation



3.1.1 Siding, Flashing, Trim, Soffit, & Facias

STEP CRACK

SOUTH WALL

This typically is an indication of structural movement. We recommend patching and monitoring unless otherwise stated in the structural section of the report.

Recommendation

Contact a qualified masonry professional.



Repair Recommendation



South Wall

3.1.2 Siding, Flashing, Trim, Soffit, & Facias

MORTAR/BRICK CRACKING - UNDER 1/4"

WEST WALL



Repair Recommendation

Siding showed cracking in one or more places. This cracking appears to be above average for this area. See Structure section under the wall area for recommendations.

Recommendation

Contact a foundation contractor.



West Wall Close Up



West Wall

3.1.3 Siding, Flashing, Trim, Soffit, & Facias

HOLES / GAPS AT EXTERIOR ENVELOPE

NORTHWEST CORNER

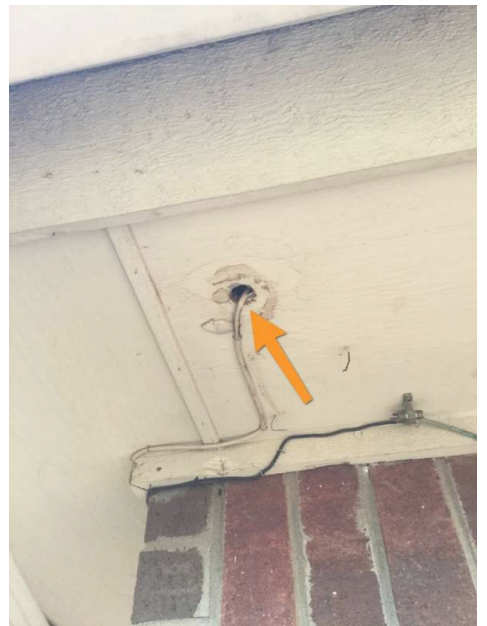
A hole was observed in an exterior wall. We recommend having this patched to prevent pest intrusion into.

Recommendation

Contact a handyman or DIY project



Repair Recommendation



Northwest Corner Soffit

3.1.5 Siding, Flashing, Trim, Soffit, & Facias

EXPANSION JOINT MISSING

SOUTH, NORTH WALLS

Walls over 20' long are recommended to have expansion joints installed. This allows movement with the expanding and contracting soils we have in the are. Recommend installing.

Recommendation

Contact a qualified professional.



Repair Recommendation

3.2.1 Decks, Balconies, Porches

PERGOLA TOUCHING GUTTERS

Repair Recommendation

WEST WALL

The pergola is touching the gutters and causing damage to them and the roof structure. Have pergola beams trimmed 2" from gutter.

Recommendation
Contact a qualified carpenter.

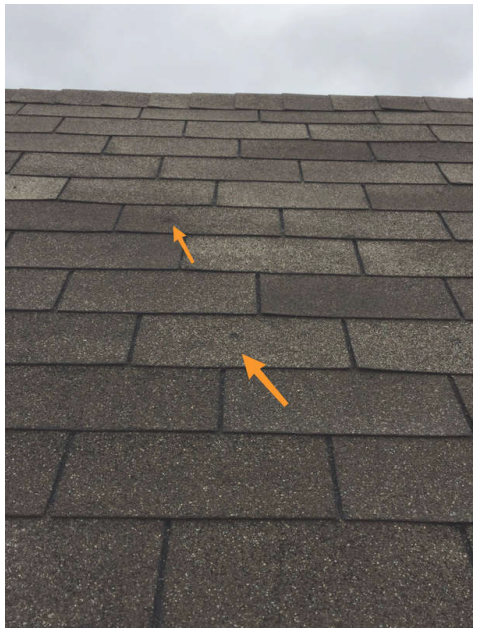
4.2.1 Coverings

DAMAGED (GENERAL)

Repair Recommendation

Roof coverings showed general shingle damaged with a hole extending to the decking, hail damage, and significant granule loss around the roof. Recommend a qualified roofing professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.



4.2.2 Coverings

NAIL POPS

ALL AROUND ROOF

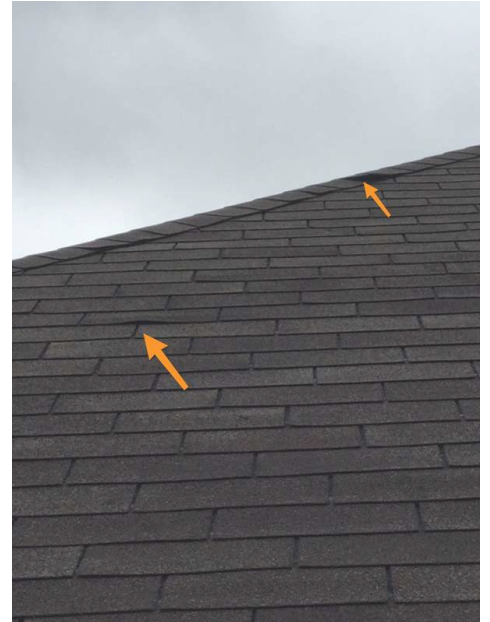
The roofing material showed signs of nail pops. This is evident by shingles lifting from nails that back out over time. Left un-repaired these will often lead to shingle damage and holes from the nail head. Have these areas repaired as needed

Recommendation

Contact a qualified roofing professional.



Repair Recommendation



East Slope

4.2.3 Coverings

LOSS OF GRANULES

ALL AROUND ROOF

The roofing appears to have severe granule loss noted. Replacement will become necessary in the future. It would be wise to budget for the replacement.

Recommendation

Contact a qualified roofing professional.



Repair Recommendation



4.4.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

NORTHWEST CORNER

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.

Recommendation

Contact a qualified gutter contractor



Repair Recommendation



Northwest Corner

4.4.3 Roof Drainage Systems

GUTTER DAMAGED

EAST, WEST WALLS

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor



Repair Recommendation



West Wall

4.5.1 Skylights, Chimneys & Other Roof Penetrations

WOOD DECAYING / PEELING PAINT

Wood decay was observed on the fireplace trim. We recommend repairs/replacement to all decayed wood and repainting to properly prevent further deterioration and creating conducive conditions for wood destroying insect activity.

Recommendation

Contact a qualified carpenter.



Repair Recommendation



5.2.1 Attic Insulation

ALTHOUGH INSULATION MAY BE SUFFICIENT FOR TIME PERIOD OF HOUSE

I would recommend additional insulation be installed by a qualified professional to reduce utility costs.

Recommendation

Contact a qualified professional.

 Repair Recommendation

5.2.2 Attic Insulation

DISTURBED/UNLEVELED INSULATION

Insulation had areas where it was not as thick as others. Without insulation, the thermal boundary is incomplete causing the loss of heating and cooling and increasing utility costs

Recommendation

Contact a qualified insulation contractor.

 Repair Recommendation



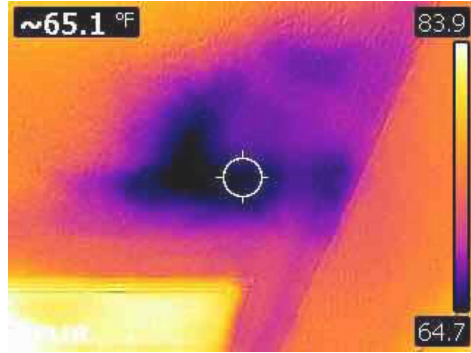
Above Laundry Room Hallway



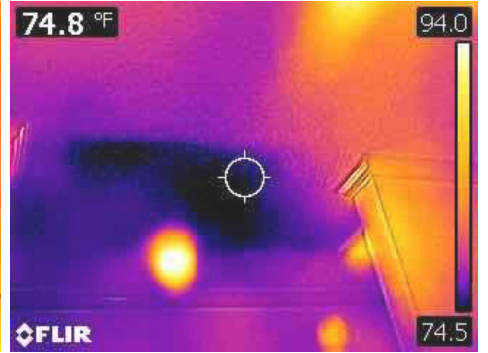
Above Bedroom Hallway



Bedroom Hallway



Bedroom Hallway



Laundry Room Hallway



Laundry Room Hallway

6.4.1 Duct Systems, Chases, and Vents

DUCT ON ATTIC FLOOR

 Repair Recommendation

Air ducts were placed on the attic floor. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside the ductwork. We recommend having the strapped and elevated.

Recommendation

Contact a qualified heating and cooling contractor



7.1.1 Water Supply, Distribution Systems & Fixtures

 Repair Recommendation

BLOCKED AERATOR

MASTER, HALLWAY BATHROOMS

A blocked aerator was noted at a faucet during the inspection. We recommend cleaning to allow for proper flow.

Recommendation

Contact a qualified plumbing contractor.



7.1.2 Water Supply, Distribution Systems & Fixtures

LOOSE TOILET

MASTER, HALLWAY BATHROOMS

A loose toilet was noted. If the subfloor is wood there is the possibility for water damage. We recommend having the necessary repairs made.

Recommendation

Contact a qualified plumbing contractor.



7.1.3 Water Supply, Distribution Systems & Fixtures

FAUCET STEM LEAKING

The faucet stems were leaking when the tub was operating. This may allow water intrusion into the wall and we recommend this be corrected.

Recommendation

Contact a qualified plumbing contractor.



7.1.4 Water Supply, Distribution Systems & Fixtures

LEAK AT SHOWER HEAD

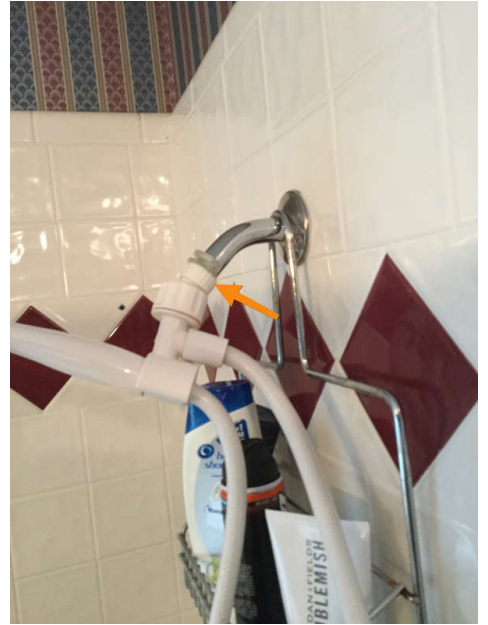
MASTER SHOWER

We observed a leak at a shower head at the time of inspection. We recommend having this repaired.

Recommendation

Contact a handyman or DIY project





Master Bathroom

7.3.1 Hot Water, Controls, Flues & Vents

FLUE HAS IMPROPER CLEARANCE

Repair Recommendation

Exhaust flue was improperly installed needs 1" clearance around combustibles. Recommend a qualified Plumbing contractor evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Hot Water, Controls, Flues & Vents

NO DRIP PAN

Repair Recommendation

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.3.4 Hot Water, Controls, Flues & Vents

 Repair Recommendation

VISIBLE SCORCHING

Scorching of the water heater exterior visible near the burn chamber access cover indicated a need for servicing. We recommend repair.

Recommendation

Contact a qualified plumbing contractor.



7.3.5 Hot Water, Controls, Flues & Vents

 Repair Recommendation

BURN CHAMBER CORROSION

Corrosion visible around the burn chamber indicates a moisture problem. We recommend having this serviced.

Recommendation

Contact a qualified plumbing contractor.

7.3.6 Hot Water, Controls, Flues & Vents

 Repair Recommendation

NOISY WATER HEATER

The water heater appeared to be excessively noisy during the inspection with gurgling sounds. This is common with sediment build up on the inside of the water heater. I recommend budgeting for replacement.

Recommendation

Contact a qualified professional.



8.2.1 Branch Circuits, Connected Devices, and Fixtures

 Repair Recommendation

LOOSE EXTERIOR LIGHT FIXTURE

EAST WALL

Loose fixtures can result in damage to the wiring for the fixture. Have this securely attached.

Recommendation
Contact a qualified electrical contractor.



8.2.2 Branch Circuits, Connected Devices, and Fixtures

LOOSE OUTLET

There are multiple outlets loose throughout the house marked with dots on upper right corner. Have Repaired.

Recommendation
Contact a handyman or DIY project



8.2.3 Branch Circuits, Connected Devices, and Fixtures

COVER PLATES MISSING

ATTIC

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Contact a handyman or DIY project



Front right of furnace

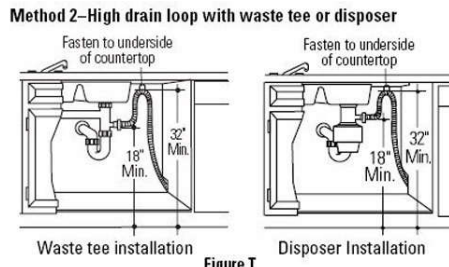
9.3.1 Dishwasher

NO HIGH LOOP INSTALLED

The dishwasher drain line (discharge hose) did not have an air gap or a high loop. The dishwasher drain line usually attaches to the garbage disposal. The drain line should either arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. We recommend the drain line be elevated or a back flow device installed.

Recommendation
Contact a qualified appliance repair professional.





High Loop Examples

9.9.1 Garage Door Opener

SAFETY REVERSING SENSOR IS NOT MOUNTED IN ITS CORRECT LOCATION



Repair Recommendation

Safety reversing sensors installed anywhere but 6-8 inches above the floor on either side of the overhead door offer no safety protection whatsoever. Reposition to its correct location to improve safety effectiveness.

Recommendation

Contact a qualified garage door contractor.



10.1.1 Ceilings

HAIRLINE CRACKS

BETWEEN KITCHEN/LIVING ROOM

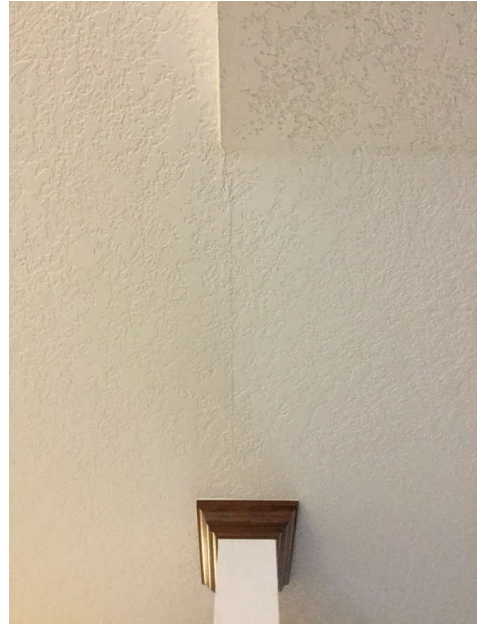


Repair Recommendation

Hairline cracks which were by nature mainly cosmetic were noted on the ceiling. We recommend having these caulked and painted.

Recommendation

Contact a qualified drywall contractor.



Living Room

10.1.2 Ceilings

NAILPOPS

MULTIPLE LOCATIONS

Nailpops which are by nature cosmetic were noted. We recommend these be re-secured, caulked and painted.

Recommendation

Contact a qualified drywall contractor.

 Repair Recommendation

