



TOP 10 HOME INSPECTION FINDINGS

These are some of the most commonly found conditions along with suggestions on how to prevent further damage. It is better to address these items before the actual home inspection.

EXTERIOR

- Cracked, chipped, or Slipped Cement Roof Tiles
 - Recommendation: Repair/replace damaged tiles. Check sheathing. Inspect roof on regular basis.
- Granular Loss, Improper Slope on Asphalt Roof Shingles.
 - Recommendation: Repair/replace damaged shingles. Check sheathing. Make sure material is correct for slope of roof.
- Lower Stucco Damage
 - Recommendation: Add gutters. Adjust sprinklers.
- Missing or Damaged A/C Refrigerant Line Insulation.
 - Recommendation: Replace damaged insulation.

INTERIOR

- Low or Displaced Attic Insulation
 - Recommendation: Add insulation (10-14in) / Restore displaced areas.
- Under Sink Moisture Damage
 - Recommendation: Check/repair plumbing and base of cabinet.
- Loose Toilet
 - Recommendation: Check seal/secure.
- Improperly Plumbed Temperature Pressure Relief Valve.
 - Recommendation: 3/4 in metal or high heat plastic/extended to 6 in above the floor, in plain sight
- Cracked Seals on Plumbing Stacks
 - Recommendation: Seal with caulking. Replace collar.
- Missing or Clogged Airgap
 - Recommendation: Check/clear plumbing. Make sure disposal plug is open.

EXPERT RECOMMENDATIONS:

- Inform the inspector of any non-functioning systems.
- Provide the inspector with any recent repair documentation.

FOR QUESTIONS, CONTACT

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