

# Home Inspection Report



**Property:** 1 ABC Drive Lekki Lagos

**Client:** ABC Realtors

**Inspector:** Casper Chidubem

**Date:** 05 September 2025

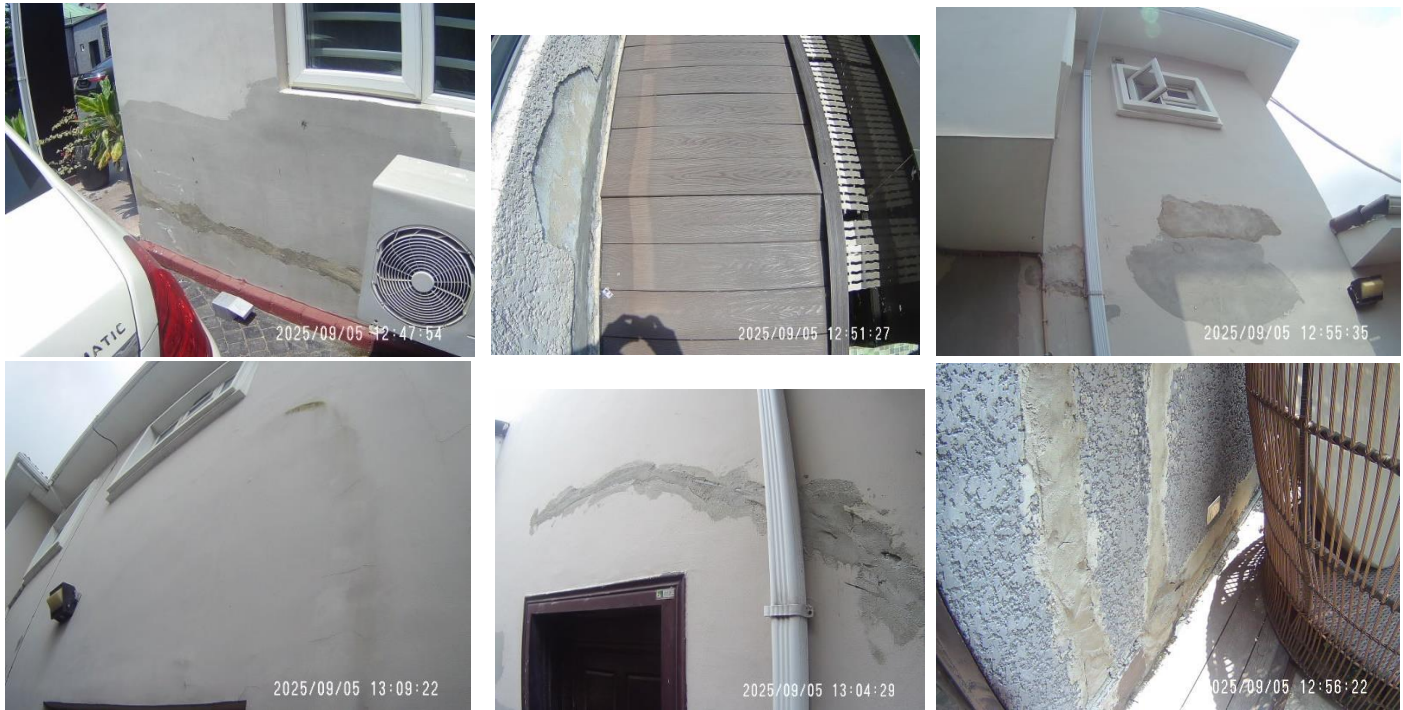
## Issue Summary (Moderate and Severe Issues)

Component/Area	Issue Description	Recommended Action	Professional to Contact
<b>Foundation &amp; Damp Proofing</b>	Evidence of rising damp despite prior repair ( <b>Severe</b> ).	Recommend thorough assessment of foundation moisture ingress and installation of proper damp-proofing or drainage solutions.	Structural engineer / Waterproofing specialist
<b>Site Drainage</b>	Roof runoff discharges at foundation; open drains present ( <b>Severe</b> ).	Recommend installing gutters/downspouts to direct water away from the foundation and enclosing drainage channels for proper water diversion.	Roofer / Drainage specialist
<b>Gutters &amp; Downspouts</b>	Downspouts dumping water near foundation ( <b>Severe</b> ).	Extend or redirect downspouts to discharge at a safe distance from the foundation or into proper drain lines.	Roofer / Gutter installer
<b>Load-Bearing Walls</b>	Damp ingress observed in walls ( <b>Moderate</b> ).	Investigate and repair the moisture source; (repair work seen to be done).	Waterproofing specialist / General contractor
<b>Electrical Service Entry/Meter/Surge Protection</b>	Installation not up to standard. And lights don't work ( <b>Moderate</b> ).	Have the service entry, Surge protector and other devices corrected to meet safety standards (secure mounting, proper enclosure & labeling). Fix lights.	Licensed electrician
<b>Main Distribution Board</b>	Missing RCD (safety breaker) and labels; mounted too high or out of reach; Open breaker slots. ( <b>Moderate</b> ).	Install appropriate circuit breakers (MCB) and a residual current device (RCD) for safety, label all circuits, and reposition or modify the board for safe access.	Licensed electrician
<b>Electrical Earthing</b>	Inadequate grounding of electrical system ( <b>Severe</b> ).	Install or repair the grounding electrode/system and bond all metal components to ensure proper electrical safety.	Licensed electrician
<b>Internal Wiring</b>	Exposed electrical wires noted. Suspected load imbalance ( <b>Moderate</b> ).	Enclose or reroute exposed wiring in conduits; repair any unsafe electrical connections, and also balance the load to meet code.	Licensed electrician
<b>Lighting Fixtures</b>	No wet-rated fixtures in bathrooms open/loose outlets in some; Also some lights not working ( <b>Moderate</b> ).	Replace non-waterproof switches/fixtures in wet areas with rated units; repair or replace defective light fixtures. Cover open outlets.	Licensed electrician
<b>Interior Walls</b>	Efflorescence build up, and peeling paint at	Address moisture intrusion (likely rising damp); apply appropriate	Waterproofing specialist / Painter

	base of Ground floor walls ( <b>Moderate</b> ).	wall treatments and improve ventilation to prevent mold.	
<b>Fire Safety Equipment</b>	No fire extinguisher or fire blanket on site ( <b>Moderate</b> ).	Provide appropriate fire extinguishers on each level and a kitchen fire blanket; ensure they are accessible and serviced regularly.	Fire safety equipment supplier/service
<b>Main Entry Door</b>	Door lockset not functioning properly ( <b>Moderate</b> ).	Repair or replace the main door lockset to ensure secure locking and smooth operation.	Locksmith / Door specialist
<b>Smoke Detectors</b>	No smoke alarms installed in home ( <b>Moderate</b> ).	Install smoke detectors in bedrooms, hallways, and the kitchen; test them regularly once installed.	Electrician / Fire safety installer
<b>GFCI Protection</b>	No GFCI/RCD in wet areas; poor earthing in those circuits ( <b>Moderate</b> ).	Install ground-fault circuit interrupters on bathroom and kitchen circuits and improve earthing for safety.	Licensed electrician

## Exterior

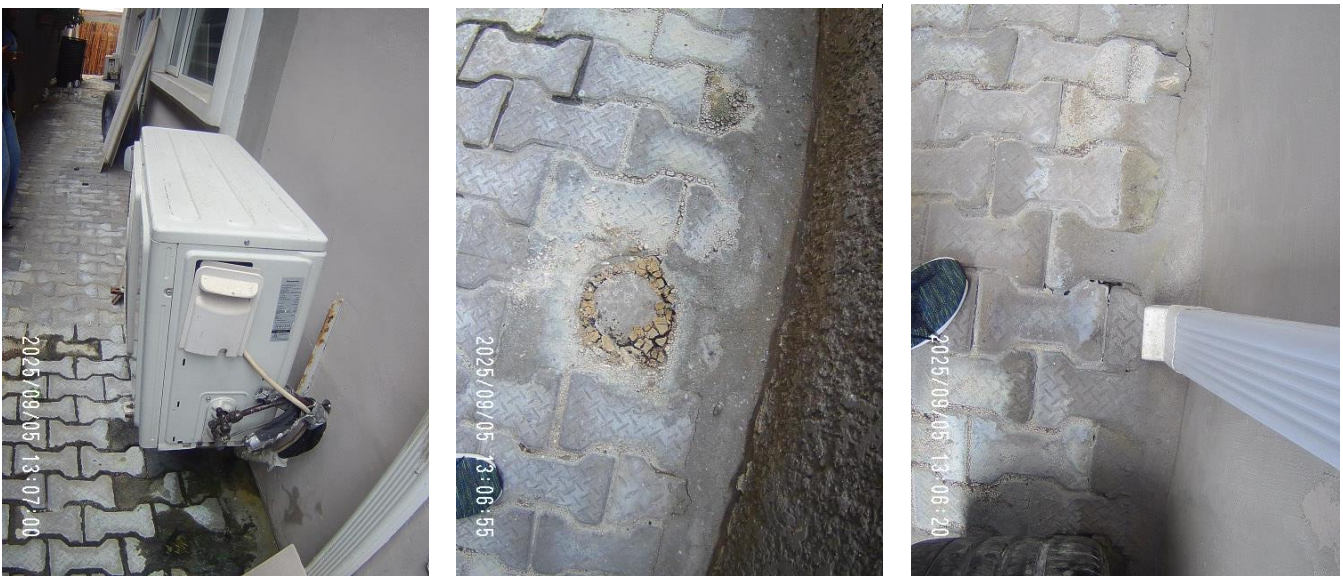
- **Walls:** Notable hairline cracks, improperly finished repair work, and peeling wall finish, were observed on exterior wall surfaces (low severity, for improved aesthetics). Below are a few related pictures:



- **Foundation:** Evidence of past repairs covering suspected rising damp was noted at the base of the exterior walls (severe moisture concern for the foundation).



- **Drainage:** Roof drainage is inadequate – rainwater from the roof is discharging near the foundation, and the back walkway is not properly sloped to drain water away (severe water management issue).



- **Driveway/Walkways/Carport:** The driveway was in need of light repair, the carport was rusted and in need of anti-rust treatment. The walkway by the pool is too narrow (low severity but functional).



- **Fence/Gate:** The perimeter fence appears sound and plumb. The gate shows light rust, and the pedestrian gate hinges are somewhat weak (low severity, but functional).



- **Exterior Lighting:** Lighting is installed around the exterior; a few fixtures are defective and will need repair or replacement for full coverage.



## Roofing

- **Roof Covering:** The roof is a clay tile type but could not be fully evaluated from the ground. No obvious missing or broken tiles were visible from below, but a closer inspection is recommended (inspection limitation).
- **Flashings:** Flashings and roof penetrations (vents, etc.) were not clearly visible. Their condition could not be confirmed, so further inspection from on the roof is advised to ensure they are properly sealed.
- **Roof Structure:** Visible eaves and soffits show no sagging or damage. Attic/truss areas were not accessible to fully inspect, but from man-hole access the structures visible didn't look professionally done and the waterproofing membrane seemed to be coming loose at some joints, un-sleeved wires running across dry wood constitutes fire hazard, but no severe issues at this time.
- **Gutters/Downspouts:** Gutters are installed along roof edges, but most downspouts discharge too close to the building foundation, contributing to moisture around the structure, also one drain pipe had wires going through it, which is a shock hazard (severe concern – see Drainage issue above).

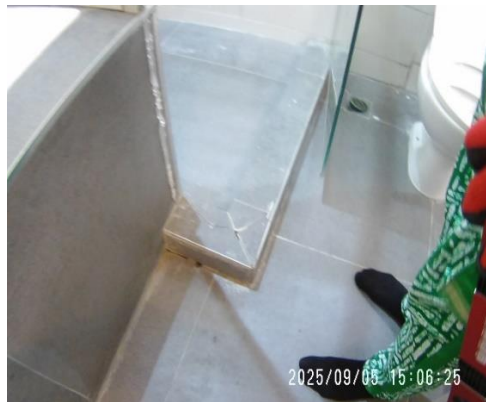
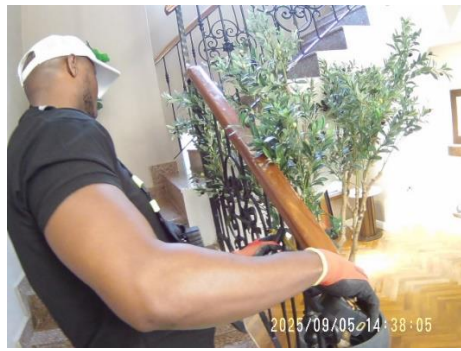
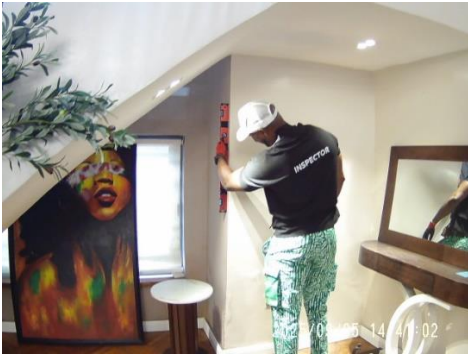


- **Soffit/Fascia:** Soffit and fascia boards are intact and secure, with only minor paint swear, joint cracks and few water stains. No significant rot or pest damage observed on these elements.

## Structural

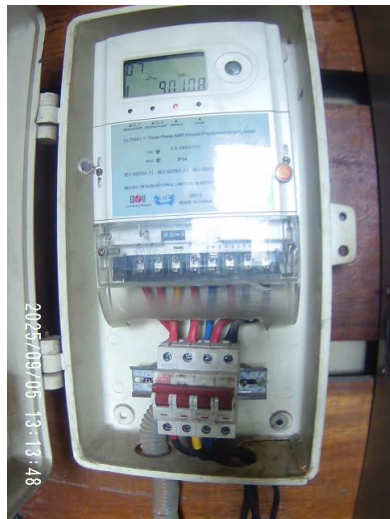
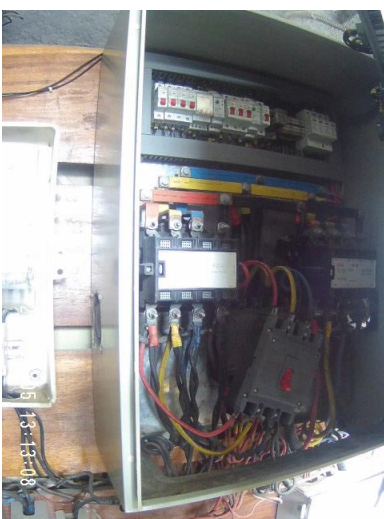
- **Load-Bearing Walls:** Walls are generally plumb with no major cracks. However, dampness was detected in some ground-floor wall sections (moderate concern for potential moisture intrusion weakening the wall).
- **Columns & Beams:** No major cracks, spalling, or exposed rebar were observed in the visible columns and beams. These structural elements appear in good condition.
- **Floor Slabs:** No significant cracks or settlement were noted in the floor slabs. Floor tiles were mostly solid; only a few sounded hollow or loose (no widespread issue indicating slab problems).
- **Staircase:** The concrete staircase is solid with no undue flex. No cracks at the stair stringers or landings were seen, and the staircase feels secure underfoot.
- **Handrails:** Stair and balcony handrails are at an acceptable height (~1m) and firmly anchored. Baluster spacing is mostly under 10cm, though one decorative opening slightly exceeds that (minor child-safety note).





## Electrical

- **Service Entry:** The main electrical service/meter is in place but the installation is not ideal. The meter box is secure but open, other components appear to be functional but general installations and conditions are less than ideal. (moderate issue, recommend evaluation).



- **Main Panel (Distribution Board):** The main distribution board is functioning but lacks a Residual Current Device (RCD/GFCI) for wet-area circuit protection. All circuit breakers were unlabeled and

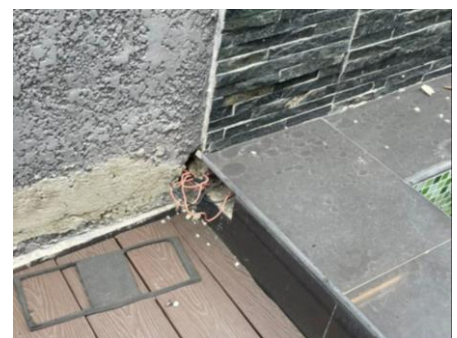
some breaker slots were open/uncovered (moderate safety issue). The panel is also mounted higher than convenient for access, with one within a narrow wooden cabinet surrounded by flammables and without cover.



- **Grounding (Earthing):** The home's electrical grounding is inadequate (severe safety concern). The grounding / earthing system need improvement to ensure the system is safely earthed.



- **Internal Wiring:** Internal wiring is mostly routed through conduit/trunking and apart from a couple of outlets seem to be properly done. However, an uncomfortable number of exposed wiring were noted (e.g., above the ceiling or near fixtures) – these should be enclosed for safety (moderate issue).



- **Outlets/Switches:** The outlets and switches are generally secure and showed only a couple burn signs marks or overheating. A few had loose or missing cover plates or were poorly installed (minor maintenance issue, easy fix).



- **Lighting:** Most light fixtures (indoor and outdoor) were operational. However, fixtures in wet areas (bathrooms, exterior) are not the moisture-resistant type and a few lights were not working (low concern for upgrade).



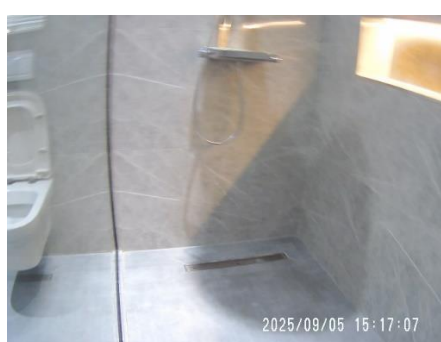
- **Backup Power:** A generator is on-site and was partially tested – it started and ran with normal sound and exhaust. The generator is partially enclosed leaving most parts of it exposed to the elements (adequate ventilation observed). There is also an inverter system installed, though it was not tested during this standard inspection.
- **Surge Protection:** A surge protector device was noted at the main panel for whole-house protection. But didn't seem to be installed or maintained professionally.



# Plumbing

- **Water Source:** Water is supplied via a borehole (private well) on the property, with a filtration/treatment system observed. Main water shut-off in disrepair, and bathroom supply shut off installed too high.
- **Storage Tanks:** Two storage tanks are present (ground level and rooftop). The ground-level tank cover was in place but not fastened, the tank interior needs cleaning. The rooftop tank was not directly accessible, but it is assumed to be functional given water flow, and it should be checked for secure mounting and leaks.
- **Water Pressure & Flow:** Water pressure at taps is slightly below ideal. When multiple fixtures run simultaneously, the flow diminishes even more but is still serviceable (low severity issue; possibly pump pressure can be adjusted).
- **Leaks:** No active plumbing leaks were observed at visible pipes, beneath sinks, or around toilets at the time of inspection. Ceilings below bathrooms show no water staining (indicating no recent leaks from upstairs plumbing).
- **Drains:** All tested sinks, showers, and tubs drained quickly without backup or gurgling, indicating that drain lines are clear.
- **Toilets:** Toilets flushed properly and shut off as expected. No leaks were detected at the toilet bases or tank seals.
- **Septic/Soakaway:** The septic tank/soakaway is located at a safe distance from the borehole (appears compliant). No surface seepage or odors were detected, suggesting the system is functioning normally. Loose soil and paving noticed above slab.
- **Water Heater:** An electric water heater is installed at the roof top. It was powered on and producing hot water in some bedrooms. We couldn't assess safely for further inspection.
- **Kitchen Plumbing:** The kitchen sink plumbing (faucet and trap) is in good condition with no leaks. (Note: The kitchen range hood was found not operational, which is an appliance issue rather than plumbing).
- **Outdoor Plumbing:** One outdoor tap is missing and was leaking when tested. Additionally, exterior taps do not have catch basins.
- **Treatment System:** The water treatment/filtration system is installed and operational.



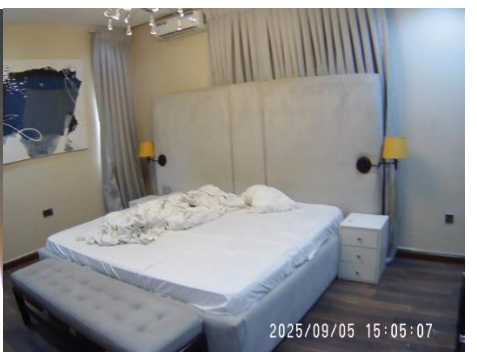
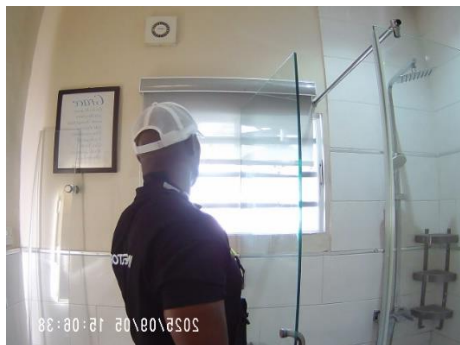
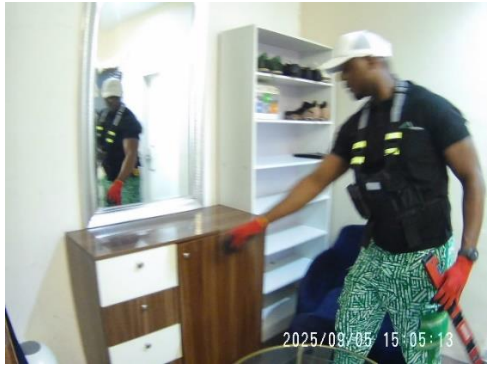
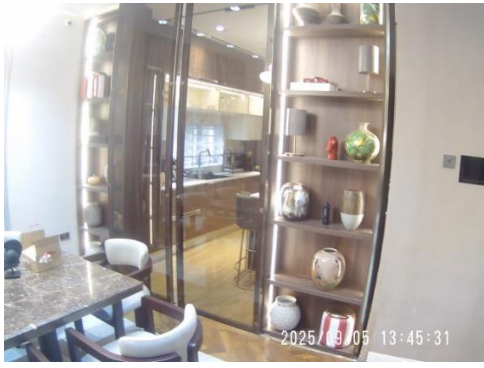


## Interior

- **Walls & Ceilings:** Interior walls are mostly in good condition with even paint finishes. However, in a few ground floor areas, at the base of walls we noticed signs of rising damp. Ceilings show moisture stains in MBR walk in closet.
- **Floors:** Floor surfaces are generally level and solid. Tiles are mostly well-adhered except a couple near the kitchen entrance that were found loose (should be re-bonded). A few notable trip hazards was observed in bedroom 2 upstairs and ground floor living area.

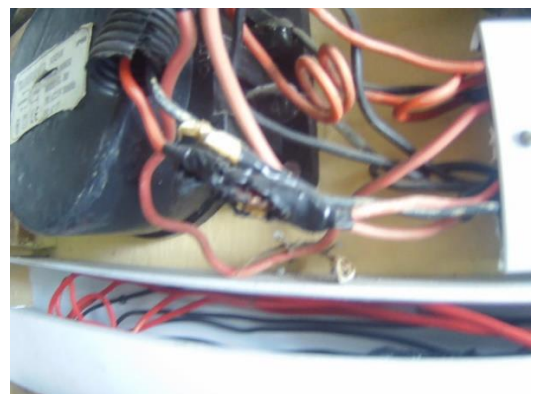
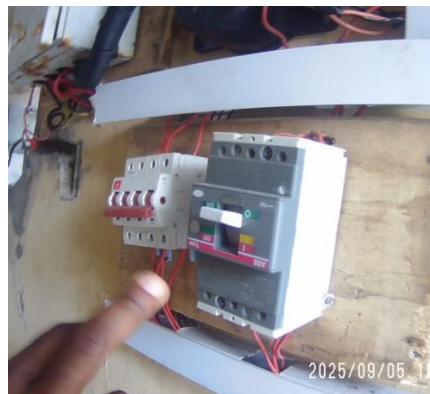
- **Doors:** Interior doors (bedrooms, bathrooms) open and close properly. Two bathroom doors do not lock securely (minor hardware adjustment needed). The lobby entry door frame to Bedroom 2 and 3 is unfinished. Some exterior doors are rusted and in a state of disrepair.
- **Windows:** Windows are aluminum-framed and slide smoothly in most areas. A few window locks and insect screens are slightly misaligned or stuck and could use adjustment/repair for full functionality. No water intrusion was seen around the window frames.
- **Ventilation:** Natural ventilation is available via windows. Bathrooms and kitchen have mechanical extractors: the visitor bathroom's exhaust fan did not turn on (needs repair), and the kitchen extractor hood fan was non-functional. Adequate ventilation is important to reduce humidity and odors, so repairs are recommended.
- **Cabinets & Wardrobes:** Built-in cabinets and wardrobes are securely fixed. No signs of mold or pest damage inside cabinets. Hinges and drawer runners operate smoothly, indicating good condition of cabinetry.
- **Kitchen:** The kitchen is equipped with a gas hob and electric oven. Gas supply line and regulator appear properly installed and no gas leak was or unhealthy EMF was detected on test. Appliances were not tested as part of this inspection as their condition was confirmed by the cook. Only the range hood was defective.
- **Bathrooms:** Bathroom fixtures are generally in good shape. Tile grout and silicone sealant in showers/tubs are intact, helping prevent leaks. Most bathrooms had hot water at the faucets during testing. Bathroom 2 cubicle was in a state of disrepair.
- **Pest Evidence:** No significant pest infestations were noted. No termite mud tubes or wood dust were observed on exposed wood.
- **Finishes:** Overall interior finish quality is fair. Some sealing painting and touch-ups are needed. Evidence of recent patching/painting in areas suggests that minor cosmetic renovations are in progress.





## Mechanical

- **Air Conditioning:** Split and standing air-conditioning units (where installed) were tested and found to be cooling effectively. They ran quietly with no vibrations, and no indoor water drips were seen (condensate draining properly, but close to the foundation). Outdoor condenser units are stable on their mounts and free of debris.
- **Ceiling Fans:** None Installed.
- **Exhaust Fans:** The kitchen's exhaust hood fan did work and appears faulty (should be repaired for proper kitchen ventilation). Bathroom exhaust fans were tested– most drew air moderately except the guest toilet fan, which did not turn on (needs repair or replacement).
- **Generator:** A backup generator is present. A brief test showed it starts reliably and runs with normal vibration and exhaust smoke color. The generator's exhaust is directed away from living areas. The automatic transfer switch (if installed) was not specifically tested, but manual startup functioned.
- **Inverter/Battery Backup:** An inverter system with battery backup is installed to provide power during outages. The system was not tested, but the inverter unit was observed and the battery bank terminals are clean and the enclosure is ventilated, however the electrical aspect of the set up needs attention.
- **Gate Motor:** The property has a motorized gate. The gate was operated and completed open/close cycles properly. The safety to prevent the gate from closing on obstacles wasn't tested.
- **Water Pump:** The water pump system engages smoothly.
- **Fire Equipment:** No fire sprinkler system or alarm system is installed (typical for a residential home). Notably, no fire extinguishers were found on site (moderate safety concern; see Safety & Security section). It is strongly recommended to add basic fire-fighting equipment.





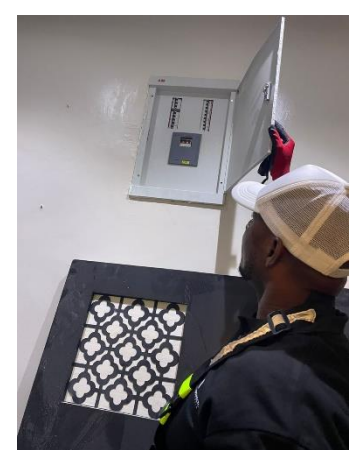
## Environmental & Lagos-Specific

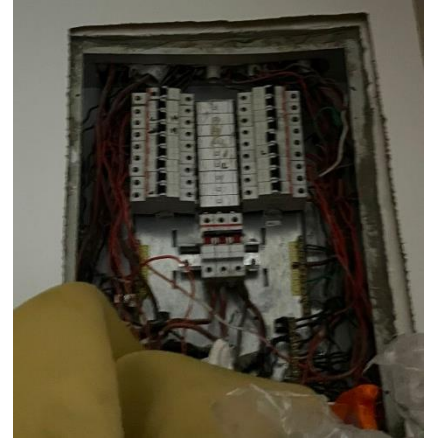
- **Flood Risk:** The property's elevation relative to the street is slightly raised. No visible water tide marks or mud lines around the exterior walls, which suggests the property has not recently experienced significant flooding.
- **Damp/Mold Hotspots:** Aside from the swollen and peeling paint noted indoors, and rising damp repairs outdoors, no obvious mold growth was seen in typical problem spots. The detected damp areas should be addressed to avoid future mold development.
- **Corrosion Potential:** Given Lekki's coastal air, metal components are at risk of rust. At this property, metal burglar bars, carport, exterior railings, flower pot holders, exterior doors etc., had different degrees of rust.
- **Noise:** During the inspection, the neighborhood was relatively quiet. There were no loud generators or music observed.
- **Power Reliability:** Public power supply in the area is above average for Lagos. The presence of a generator and inverter indicates preparation for outages.
- **Pests & Vectors:** The compound is generally clean with no standing water (thus minimal mosquito breeding risk). No termite mounds or ant hills were observed in the garden areas.
- **Soil & Erosion:** The soil around the house shows slight erosion in a few spots where roof water has been falling. Once gutters are fixed, these areas should be regraded and stabilized. No signs of major subsidence were found around the foundation or fence line; everything appears stable at this time.

## Safety & Security

- **Main Door Security:** The main entry is a security-grade wood w/metal door. Its lockset was found to not engage (moderate security issue). This should be repaired or replaced to ensure reliable locking. Hinge screws appear secure and of proper length.

- **Window Bars/Egress:** Ground floor windows have fixed burglar bars for security. They are firmly anchored and mostly aluminum (anti rust) a steel burglary showed only minor corrosion, while one was missing some rungs. However, note that bedrooms with barred windows do not have quick-release mechanisms, which means they are not usable as emergency exits (safety consideration). It's recommended to install at least one emergency egress option upstairs.
- **Perimeter Security:** The property's fence height combined with electric wiring on top provides a strong deterrent. There was CCTV seen around the building, – if a system is installed.
- **Exterior Lighting:** The compound and exterior are fairly illuminated by wall-mounted lights and flood lights. Some dark corners were noted due to a couple of non-functional fixtures.
- **Smoke Detectors:** There are **no smoke detectors** installed inside the home (moderate fire safety concern).
- **Fire Extinguishers:** No fire extinguishers or fire blankets were found (moderate fire preparedness issue). At minimum, an ABC-rated fire extinguisher should be mounted on each floor.
- **Stair/Balcony Safety:** Staircase and balcony guards are of adequate height and secure. As mentioned, stair rail design has some gaps wider than ideal for child safety.
- **Electrical Protection:** The home lacks Ground-Fault Circuit Interrupter (GFCI) protection in wet areas (bathrooms, kitchen). This is a moderate electrical safety improvement that is recommended – GFCI outlets or breakers greatly reduce shock hazards near water. Also the Earthing system needs an upgrade. A thunder arrestor seemed to be installed at the time of inspection.
- **Gas Safety:** The home uses cooking gas, the cylinder is located outside with current setup incorrect as it's crowded with flammable items. The gas hose and regulator looked to be in good condition with no leaks detected at the time.
- **Emergency Egress:** Aside from the main and rear entrances, there are limited emergency exits due to barred windows. It's important that occupants have an emergency plan, and consider making one upstairs window openable or breakable in case of fire.
- **Alarm/CCTV:** There was no active alarm system noted. But CCTV were found in the house.





**Inspector's Note:** The *Severe* items should be addressed **immediately** to ensure the structural integrity and safety of the home. *Moderate* issues, while not urgent emergencies, should be repaired in the near term to prevent further deterioration or safety risks. All repair work should be performed by qualified professionals. Once the above issues are resolved, the overall condition of the property will be significantly improved, providing a safe and secure home for the client.

Thank you for choosing Home Inspectors Nigeria Ltd. for your inspection. Please feel free to reach out with any questions about the findings or recommendations in this report.

**CASPER CHIDUBEM**  
CEO