



BEST HOME INSPECTIONS

555-555-5555

best@inspections.com

<https://www.spectora.com>



HOME INSPECTION REPORT

1234 Main St
Denver CO 80210

NOVEMBER 21, 2016



Inspector

John Smith

sample@spectora.com



Buyer

Michael Wagstaff

buyer@spectora.com



Agent

Kevin Wagstaff

555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: STRUCTURAL COMPONENTS	6
3: EXTERIOR	8
4: ROOFING	10
5: PLUMBING	13
6: ELECTRICAL	16
7: HEATING	18
8: AIR CONDITIONING	19
9: INTERIORS	20
10: BUILT-IN APPLIANCES	23
11: INSULATION AND VENTILATION	24
12: FIREPLACES AND FUEL-BURNING APPLIANCES	25

SUMMARY



ITEMS INSPECTED



DEFICIENCIES

- Structural Components Foundation, Basement & Crawlspaces: Foundation Cracks - Minor
- Exterior Siding, Flashing & Trim: Warping/Buckling
- Exterior Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- Exterior Vegetation, Grading, Drainage & Retaining Walls: Standing Water
- Roofing Coverings: Shingles Missing
- Roofing Roof Drainage Systems: Debris
- Roofing Roof Drainage Systems: Downspouts Drain Near House
- Roofing Flashings: Loose/Separated
- Plumbing Fixtures / Faucets: Bathtub paint peeling
- Plumbing Fixtures / Faucets: Faucet drip
- Plumbing Fixtures / Faucets: Toilet leaking
- Plumbing Water Heater: Irregular Flame
- Electrical Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior): Cover Plates Damaged
- Electrical Carbon Monoxide Detectors: Low Battery
- Heating Heating Equipment: Filter requires replacement
- Heating Heating Equipment: Manifolds dirty
- Air Conditioning Distribution System: Loose Connection
- Interiors Floors: Tiles Loose
- Interiors Countertops & Cabinets (Representative number): Countertop Cracked/Chipped
- Interiors Doors (Representative number): Hinges Loose
- Interiors Windows (Representative number): Missing Screen
- Insulation and Ventilation Exhaust Systems: Ducts loose



SAFETY HAZARDS &
IMMEDIATE ATTENTION ITEMS

Structural Components Wall Structure: Evidence of Structural Damage

Roofing Skylights, Chimneys & Roof Penetrations: Skylight Cracked

Electrical Smoke Detectors: Defective

Fireplaces and Fuel-Burning Appliances Fireplaces, Stoves & Inserts: Firewall Cracked

1: INSPECTION DETAILS

Information

In Attendance Buyer Agent, Buyer	Occupancy Vacant, Furnished	Style Multi-level
Temperature (approximate) 80 Fahrenheit (F)	Type of Building Detached, Single Family	Weather Conditions Clear

2: STRUCTURAL COMPONENTS

Information

Inspection Method Infrared, Visual, Attic Access	Foundation, Basement & Crawlspaces: Material Concrete	Floor Structure: Material Wood I-Joists
Floor Structure: Sub-floor OSB	Floor Structure: Basement/Crawlspace Floor Concrete	Ceiling Structure: Material Wood

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspaces	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			X
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

Deficiencies

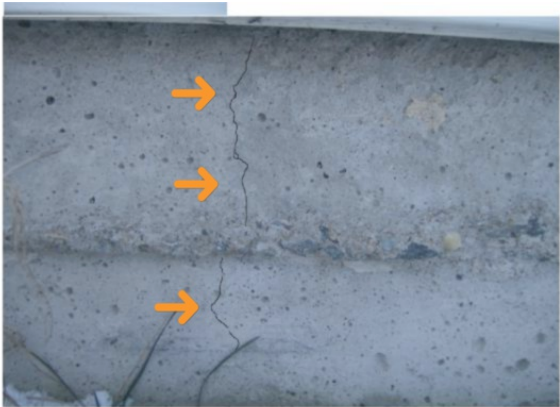
2.1.1 - FOUNDATION, BASEMENT & CRAWLSPACES: FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified professional.



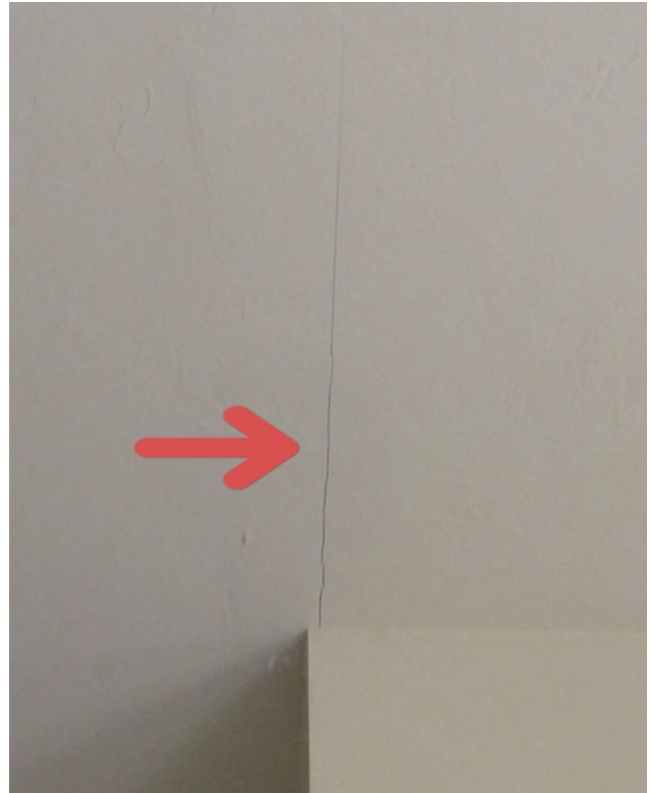
2.3.1 - WALL STRUCTURE: EVIDENCE OF STRUCTURAL DAMAGE

 Safety Hazard and/or Requires Immediate Attention

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



3: EXTERIOR

Information

Inspection Method Infrared, Visual, Attic Access	Siding, Flashing & Trim: Siding Material Vinyl, Brick	Siding, Flashing & Trim: Siding Style Lap
Decks, Balconies, Porches & Steps: Appurtenance Deck, Front Porch	Decks, Balconies, Porches & Steps: Material Wood, Concrete	

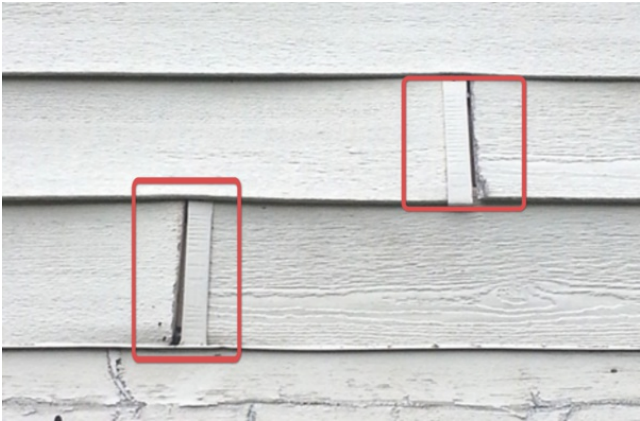
		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			

Deficiencies

3.1.1 - SIDING, FLASHING & TRIM: WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation
Contact a qualified professional.



3.3.1 - DECKS, BALCONIES, PORCHES & STEPS: DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.5.1 - VEGETATION, GRADING, DRAINAGE & RETAINING WALLS: STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaper or gardener.



Water pooling in yard; recommend drainage

4: ROOFING

Information

Inspection Method		Coverings: Material	Flashings: Material			
Ground, Ladder, Roof		Asphalt	Aluminum			
		IN	NI	NP	D	
4.1	Coverings	X			X	
4.2	Roof Drainage Systems	X			X	
4.3	Flashings	X			X	
4.4	Skylights, Chimneys & Roof Penetrations	X			X	

Deficiencies

4.1.1 - COVERINGS: SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation
Contact a qualified roofing professional.



4.2.1 - ROOF DRAINAGE SYSTEMS: DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Contact a qualified roofing professional.



4.2.2 - ROOF DRAINAGE SYSTEMS: DOWNSPOUTS 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.

Recommendation

Contact a qualified roofing professional.



4.3.1 - FLASHINGS: LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



4.4.1 - SKYLIGHTS, CHIMNEYS & ROOF PENETRATIONS: SKYLIGHT CRACKED

⚠ Safety Hazard and/or Requires Immediate
Attention

Skylight was cracked in one or more
places. Recommend a qualified roofing
contractor repair.

Recommendation

Contact a qualified roofing professional.



Broken skylight presents risk of water entry and glass
shards entering house.

5: PLUMBING

Information

Filters None	Material - Distribution Pex, Copper	Material - Water Supply Copper
Source Public	Drain, Waste, & Vent Systems: Drain Size 2"	Drain, Waste, & Vent Systems: Material PVC
Water Heater: Manufacturer Whirlpool	Water Heater: Power Source Gas	Water Heater: Capacity 50 Gallons
Water Heater: Location Basement		

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors	X			
5.6	Fuel Storage & Distribution Systems	X			

Deficiencies

5.1.1 - FIXTURES / FAUCETS: BATHTUB PAINT PEELING

Bathtub paint is peeling off. Recommend replacement or qualified repair.

Recommendation

Contact a qualified professional.



5.1.2 - FIXTURES / FAUCETS: FAUCET DRIP

A faucet is dripping. Recommend qualified handyman or plumber repair.

Recommendation

Contact a qualified plumber.



5.1.3 - FIXTURES / FAUCETS: TOILET LEAKING

Toilet is dripping near water supply. Recommend qualified handyman or plumber repair.

Recommendation

Contact a qualified plumber.



5.3.1 - WATER HEATER: IRREGULAR FLAME

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.

Recommendation

Contact a qualified plumber.



6: ELECTRICAL

Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Conduit

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior)	X			X
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			X
6.8	Carbon Monoxide Detectors	X			X

Deficiencies

6.4.1 - CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER OF SWITCHES AND RECEPTACLES IN THE HOME, GARAGE & EXTERIOR): COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrician.



Scorch marks on cover plate

6.7.1 - SMOKE DETECTORS: DEFECTIVE

⚠ Safety Hazard and/or Requires Immediate
Attention

Smoke detector is connected, but not
functioning properly. Recommend
replacement.

Recommendation

Recommended DIY Project



6.8.1 - CARBON MONOXIDE DETECTORS: LOW BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

7: HEATING

Information

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

		IN	NI	NP	D
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

Deficiencies

7.1.1 - HEATING EQUIPMENT:
FILTER REQUIRES
REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation
Contact a qualified HVAC professional.



7.1.2 - HEATING EQUIPMENT:
MANIFOLDS DIRTY

Cleaning manifolds will result in better air quality.

Recommendation
Contact a qualified HVAC professional.



8: AIR CONDITIONING

Information

Cooling Equipment: Brand	Cooling Equipment: Energy Source/Type	Cooling Equipment: Location
Amana	Gas	Roof
Distribution System: Configuration		
Central		

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Distribution System	X			X

Deficiencies

8.2.1 - DISTRIBUTION SYSTEM: LOOSE CONNECTION

There are loose connections on ducts, resulting in energy loss. Recommend licensed HVAC contractor resecure.

Recommendation
Contact a qualified HVAC professional.



Loose connection; recommend sealing.

9: INTERIORS

Information

Walls: Wall Material Gypsum Board	Ceilings: Ceiling Material Gypsum Board	Floors: Floor Coverings Hardwood, Carpet, Tile
Countertops & Cabinets (Representative number): Countertop Material Granite	Countertops & Cabinets (Representative number): Cabinetry Laminate	Windows (Representative number): Window Type Sliders

		IN	NI	NP	D
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets (Representative number)	X			X
9.6	Doors (Representative number)	X			X
9.7	Windows (Representative number)	X			X
9.8	Garage Door	X			

Deficiencies

9.3.1 - FLOORS: TILES LOOSE

Loose tiles are present. Recommend re-attach and seal.



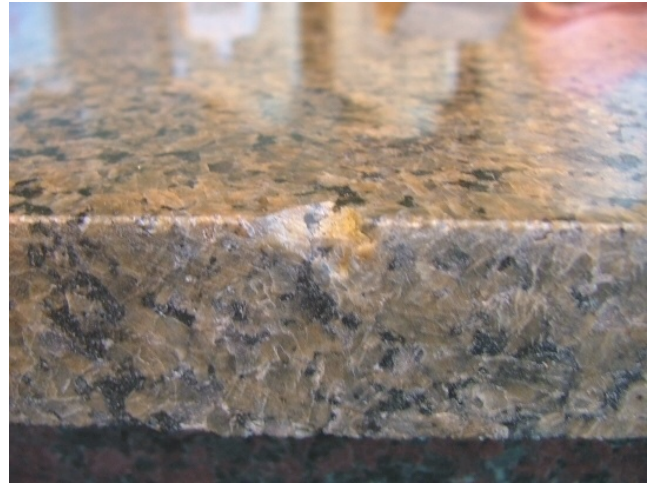
9.5.1 - COUNTERTOPS & CABINETS (REPRESENTATIVE NUMBER): COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.



9.6.1 - DOORS (REPRESENTATIVE NUMBER): HINGES LOOSE

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a quality handyman.



9.7.1 - WINDOWS (REPRESENTATIVE NUMBER): MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



10: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kitchenaid

Refrigerator: Brand
Kenmore

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Exhaust Hood Type
Vented

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			

11: INSULATION AND VENTILATION

Information

Dryer Power Source 220 Electric	Dryer Vent Metal	Flooring Insulation Loose Fill
Attic Insulation: R-value 40	Attic Insulation: Insulation Type Blown	Ventilation: Ventilation Type Passive
Exhaust Systems: Exhaust Fans None		

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			X

Deficiencies

11.4.1 - EXHAUST SYSTEMS: DUCTS LOOSE

Ductwork in the attic is loose or disconnected. Recommend repair.

Recommendation

Contact a qualified HVAC professional.



12: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Type
Wood

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-buring Accessories	X			
12.3	Chimney & Vent Systems	X			

Deficiencies

12.1.1 - FIREPLACES, STOVES & INSERTS: FIREWALL CRACKED

 Safety Hazard and/or Requires Immediate Attention

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation
Contact a qualified fireplace contractor.

