



BEST HOME INSPECTIONS

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HOME INSPECTION REPORT

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NOVEMBER 21, 2016



Inspector

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Agent

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SUMMARY

65

ITEMS INSPECTED

22

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.

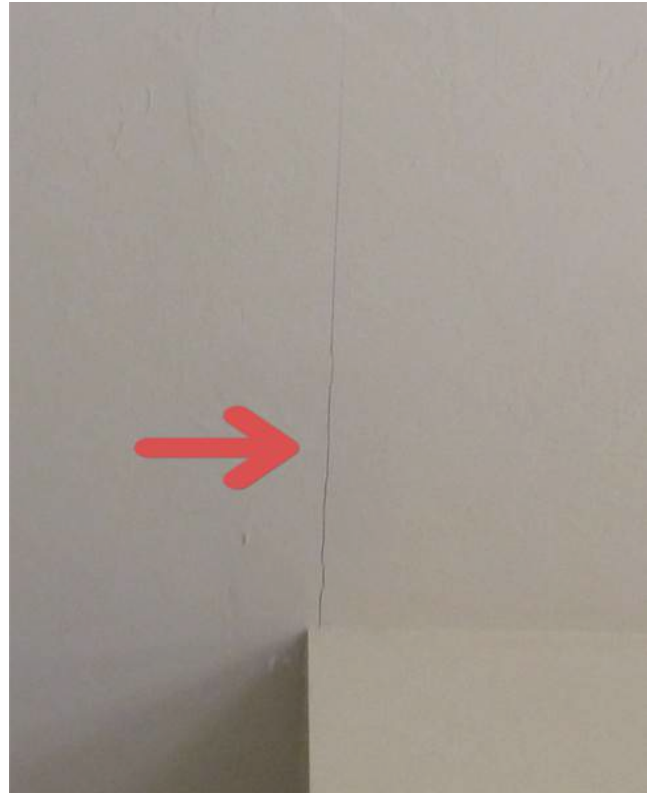
2.3.1 - WALL STRUCTURE: EVIDENCE OF STRUCTURAL DAMAGE

⚠ 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

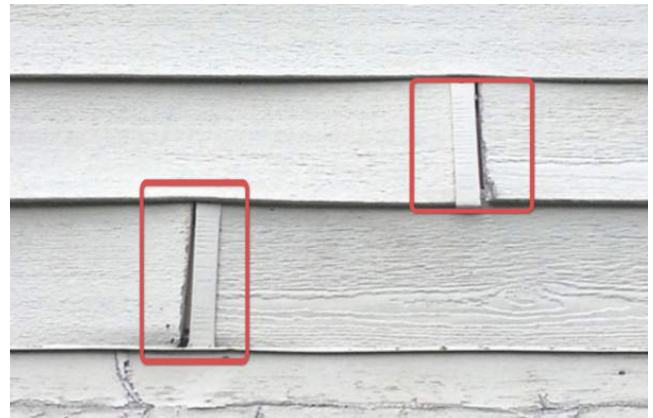
Wood, Concrete

		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

Ground, Ladder, Roof

Coverings: Material

Asphalt

Flashings: Material

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

Amana

Cooling Equipment: Energy Source/Type

Gas

Cooling Equipment: Location

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

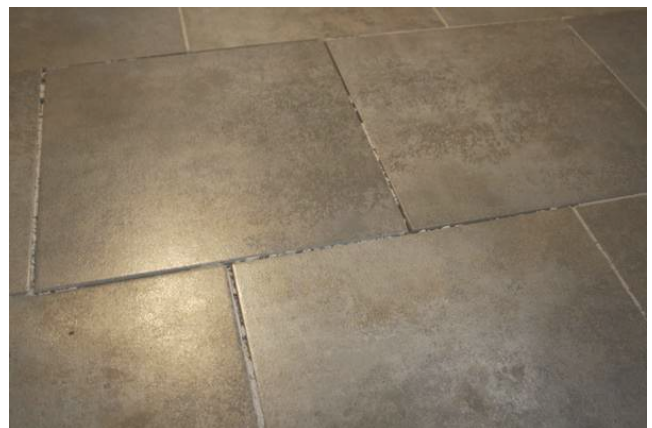
Sliders

		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.



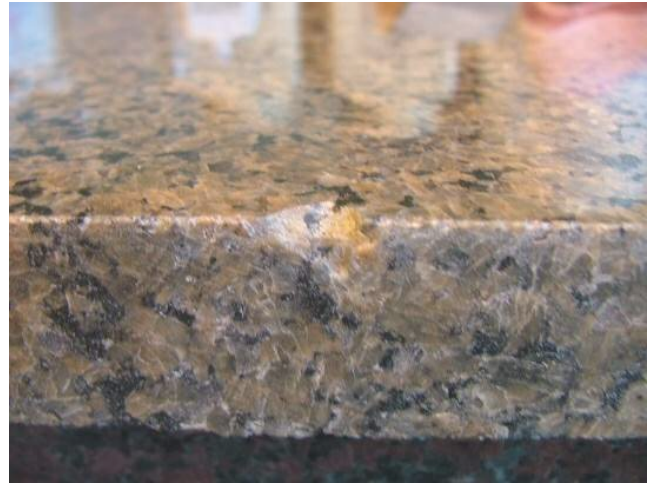
9.5.1 - COUNTERTOPS & CABINETS (REPRESENTATIVE NUMBER): COUNTERTOP CRACKED/CHIPPED

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.