

1234 Sample Ridge Road, Evergreen, CO 80439



INSPECTOR



Harry

INSPECTED

2026-05-14

CLIENT

Jordan & Casey Sample

AGENT/S

Alex Example — Front Range Realty

Summary

SEVERITY: ■ Level I ■ Level II ■ Level III

The following is a list of reportable conditions discovered during the inspection that warrant your attention at this time. The conditions are categorized into descending levels of severity, which are designed to assist the reader in distinguishing significant conditions from those of lesser importance. Some of these items may require further attention by licensed tradespeople. Others may be handled by a homeowner such as yourself. This summary does not contain every detailed observation or condition, and we encourage you to read the entire Inspection Report carefully for additional comments, conditions, and information.

LEVEL I Items of typically high priority that warrant immediate attention such as potential health and safety concerns, systems which are defective, or those potentially requiring costly repairs.

EXTERIOR

Decks, balconies & porches

The rear deck guardrail is loose at two posts and moves noticeably under hand pressure, and baluster spacing exceeds 4 inches along the stair run. With a walk-out drop of about 9 feet, this is a fall hazard — repair before the deck sees regular use. The ledger attachment (through-bolted and flashed) is sound.

LEVEL II Items that warrant attention, such as systems which are not operating properly, or those requiring maintenance or repair.

GROUNDS / SITE

Grading & drainage

West — Soil along the west foundation wall slopes toward the home. On the Front Range's expansive clay soils, water at the foundation drives most structural movement — regrade this side to fall away from the house (about 6 inches over the first 10 feet) and keep it that way.

ROOF

Roof covering

South, West — The architectural asphalt shingles show moderate granule loss and scattered hail bruising on the south- and west-facing slopes, consistent with age (~14 years) and past storm exposure. No active leaks were observed in the attic below. Anticipate replacement planning within the next 3–5 years; have a roofing contractor evaluate after the next significant hail event.

Penetrations

The rubber boot at the master bathroom plumbing vent penetration is cracked and weathered through. This is an active leak path during rain and snowmelt. Repair is simple and inexpensive — replace the boot before the next wet season.

ELECTRICAL

Main panel

Two circuit conductors are landed under a single breaker lug ("double tap") at breaker #14 in the main panel. The lug is not rated for two conductors; the connection can loosen and overheat. An electrician can correct this quickly by adding a breaker or an approved tandem.

GFCI protection

Interior — The kitchen counter receptacles and the hall bathroom receptacle are not GFCI-protected. Ground-fault protection is a meaningful shock safeguard anywhere water and electricity meet. Retrofitting GFCI devices at these locations is inexpensive and recommended.

PLUMBING

Water heater

The 50-gallon gas water heater (2015 per data plate) is functional but past its expected 10–12 year service life, with sediment rumble audible on recovery. The TPR valve and discharge pipe are correctly configured. Budget for replacement on your own schedule rather than waiting for a failure.

GARAGE / CARPORT

Vehicle / overhead door(s)

The overhead door opener's auto-reverse did not respond to resistance and no photo-eye sensors are installed (opener predates the 1993 requirement). Both are child/pet safety features — replace the opener or have a garage door technician retrofit sensors.

LEVEL III Items that are relatively minor in nature, such as deferred maintenance, minor repairs, and upgrades and improvements that are considered discretionary.

GROUNDS / SITE

Hose bibs / exterior faucets

The rear hose bib is not a frost-free type and shows a past freeze-repair coupling. Disconnect hoses before the first hard freeze, or upgrade to a frost-free sillcock.

ROOF

Gutters & downspouts

North, East — The northeast downspout terminates at the foundation with no extension, discharging roof runoff directly against the basement wall. Add a 4–6 ft extension or splash block to move water away — cheap insurance for the foundation.

FOUNDATION & STRUCTURE

Crawlspace

The crawlspace vapor barrier has displaced seams and torn sections exposing bare soil across roughly a third of the area. Re-lap and patch — bare soil pumps ground moisture (and radon) into the house.

HEATING

Filter(s)

The furnace filter is heavily loaded. Replace now and every 1–3 months — the cheapest thing you can do for the life of this system.

ATTIC, INSULATION & VENTILATION

Insulation

Blown-in insulation averages ~8 inches ($\approx R-24$) — roughly half of the R-49–R-60 recommended for our climate zone. Topping up is a high-payback improvement and the best defense against ice dams. Air-seal attic penetrations first.

INTERIOR

Bathrooms

The hall bathroom exhaust fan moves little air (would not hold tissue). Weak exhaust invites moisture problems — clean or replace the fan and confirm it ducts to the exterior, not the attic.

Our comments are not intended to suggest which party is responsible for any corrections. Any unsatisfactory items or objectionable conditions should be discussed with your real estate professional.

Report Information

Weather & ground conditions

Clear

Spring

50–70°F

Dry

Building type & style

Single-family

2

Style: Mountain contemporary, wood + stone veneer

Approximate age

Year 1994

Occupancy & furnishings

Occupied

Furnished

Utilities at inspection

Water, Gas, Electric

Public

Public sewer

Attendees present

Buyer, Buyer's agent

Scope & limitations

Storage Blocking View

Notes: Garage shelving limited visibility of the north garage wall. Furnishings limited floor visibility in bedrooms 2–3.

Grounds / Site

Grading & drainage

MARGINAL **West** — Soil along the west foundation wall slopes toward the home. On the Front Range's expansive clay soils, water at the foundation drives most structural movement — regrade this side to fall away from the house (about 6 inches over the first 10 feet) and keep it that way.



West side — soil slopes back toward the foundation wall.

Driveways

Satisfactory

Walkways & patios

Satisfactory

Steps, stoops & railings

Satisfactory

Retaining walls

Satisfactory

Vegetation

Satisfactory

Fencing & gates

Satisfactory

Exterior receptacles & lighting

Satisfactory

Hose bibs / exterior faucets

Marginal

MAINTENANCE

The rear hose bib is not a frost-free type and shows a past freeze-repair coupling. Disconnect hoses before the first hard freeze, or upgrade to a frost-free sillcock.

Roof

Roof covering

MARGINAL

South, West — The architectural asphalt shingles show moderate granule loss and scattered hail bruising on the south- and west-facing slopes, consistent with age (~14 years) and past storm exposure. No active leaks were observed in the attic below. Anticipate replacement planning within the next 3–5 years; have a roofing contractor evaluate after the next significant hail event.



South slope — granule loss and scattered hail bruising visible at arrows.

Note: Walked the roof; decking felt sound underfoot throughout.

Flashing

Satisfactory

Gutters & downspouts

Marginal

MAINTENANCE

North, East — The northeast downspout terminates at the foundation with no extension, discharging roof runoff directly against the basement wall. Add a 4–6 ft extension or splash block to move water away — cheap insurance for the foundation.

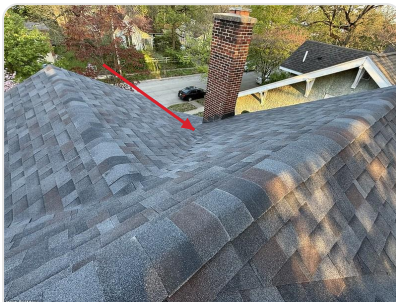


NE downspout ends at the foundation — extend 4–6 ft.

Penetrations

MAJOR
DEFECT

The rubber boot at the master bathroom plumbing vent penetration is cracked and weathered through. This is an active leak path during rain and snowmelt. Repair is simple and inexpensive — replace the boot before the next wet season.



Cracked vent-boot seal at the arrow — active leak path.

Exterior

Wall cladding / siding

Satisfactory

Trim, fascia & soffit

Satisfactory

Eaves & overhangs

Satisfactory

Exterior doors

Satisfactory

Windows (exterior)

Satisfactory

MONITOR One failed (fogged) double-pane unit at the dining room south window. Cosmetic/efficiency issue — glass unit is replaceable without replacing the window.

Caulking & sealants

Satisfactory

Decks, balconies & porches

SAFETY HAZARD The rear deck guardrail is loose at two posts and moves noticeably under hand pressure, and baluster spacing exceeds 4 inches along the stair run. With a walk-out drop of about 9 feet, this is a fall hazard — repair before the deck sees regular use. The ledger attachment (through-bolted and flashed) is sound.



Guardrail movement at the boxed posts; baluster spacing >4" at the stairs.

Exterior wall penetrations

Satisfactory

Foundation & Structure

Foundation type

Satisfactory

Foundation walls

Satisfactory

MONITOR Typical hairline vertical shrinkage cracks in the poured foundation walls; no displacement, moisture staining, or stair-step patterns observed. Normal for age — monitor and photograph annually.

Movement / settlement

Satisfactory

Basement

Satisfactory

Crawlspace

Marginal

MAINTENANCE The crawlspace vapor barrier has displaced seams and torn sections exposing bare soil across roughly a third of the area. Re-lap and patch — bare soil pumps ground moisture (and radon) into the house.



Vapor barrier displaced at seams — bare soil exposed.

Structural framing

Satisfactory

Wood-to-soil contact

Satisfactory

Sump pump

Satisfactory

Visible pest / WDO evidence

Satisfactory

Electrical

Service entrance

Satisfactory

Service size & main disconnect

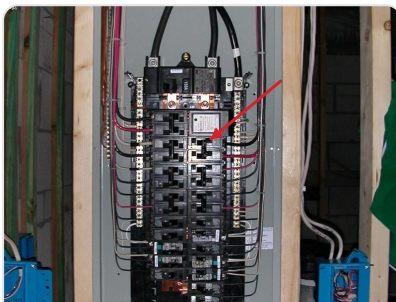
Satisfactory

Amperage 150

Main panel

MAJOR DEFECT

Two circuit conductors are landed under a single breaker lug ("double tap") at breaker #14 in the main panel. The lug is not rated for two conductors; the connection can loosen and overheat. An electrician can correct this quickly by adding a breaker or an approved tandem.



Double-tapped breaker at the arrow (breaker #14).

Sub-panels

Satisfactory

Branch wiring

Satisfactory

Copper

Receptacles / outlets

Satisfactory

Switches & lighting

Satisfactory

GFCI protection

**SAFETY
HAZARD**

Interior — The kitchen counter receptacles and the hall bathroom receptacle are not GFCI-protected. Ground-fault protection is a meaningful shock safeguard anywhere water and electricity meet. Retrofitting GFCI devices at these locations is inexpensive and recommended.



Kitchen counter receptacle — no GFCI protection present.

AFCI protection

Satisfactory

Smoke detectors

Satisfactory

Note: Alarms present in each bedroom and hallway; test dates unknown — recommend fresh batteries at move-in.

CO detectors

Satisfactory

Plumbing

Main water shut-off

Satisfactory

Water supply

Satisfactory

Supply piping

Satisfactory

Copper

Functional flow & pressure

Satisfactory

Distribution piping

Satisfactory

Drain-Waste-Vent

Satisfactory

Water heater

Natural gas

Capacity 50

Age 11

MARGINAL The 50-gallon gas water heater (2015 per data plate) is functional but past its expected 10–12 year service life, with sediment rumble audible on recovery. The TPR valve and discharge pipe are correctly configured. Budget for replacement on your own schedule rather than waiting for a failure.



Data plate: 2015 manufacture
— 11 years old at inspection.

Fuel / gas supply

Satisfactory

Sump / sewage ejector

Satisfactory

Heating

System type

Satisfactory

Furnace

Energy source

Satisfactory

Natural gas

Approx. age & capacity

Satisfactory

Age 9

Distribution (ducts / hydronic)

Satisfactory

Thermostat(s)

Satisfactory

Flue / venting

Satisfactory

Combustion air

Satisfactory

Filter(s)

Marginal

MAINTENANCE The furnace filter is heavily loaded. Replace now and every 1–3 months — the cheapest thing you can do for the life of this system.

Operation & condition

Satisfactory



Burner compartment — clean flame, serviced Oct 2025.

Note: Service sticker shows annual maintenance, most recently Oct 2025. Responded promptly to thermostat call; steady flame pattern.

Cooling

System type

Satisfactory

Central AC

Condenser / compressor

Satisfactory

Evaporator coil

Satisfactory

Refrigerant lines

Satisfactory

Approx. age

Satisfactory

Distribution & airflow

Satisfactory

Thermostat

Satisfactory

Condensate drainage

Satisfactory

Operation & condition

Not inspected

Note: Outdoor temperature below 60°F at inspection — running the compressor in cold weather risks damage. Recommend operating it during your first warm week and reporting any concerns promptly.

Attic, Insulation & Ventilation

Attic access

Satisfactory

Insulation

Marginal

Blown-in

Depth 8

MAINTENANCE

Blown-in insulation averages ~8 inches ($\approx R-24$) — roughly half of the R-49–R-60 recommended for our climate zone. Topping up is a high-payback improvement and the best defense against ice dams. Air-seal attic penetrations first.



Insulation depth ~8" at the ruler — recommend topping up to R-49+.

Ventilation

Satisfactory

Exhaust termination

Satisfactory

Vapor barrier

Satisfactory

Roof framing & sheathing

Satisfactory

Moisture / leak evidence

Satisfactory

Pest / wildlife evidence

Satisfactory

Fireplace / Chimney

Type

Satisfactory

Gas

Firebox

Satisfactory

Damper

Satisfactory

Hearth & clearances

Satisfactory

Flue (visible portion)

Satisfactory

Gas logs / insert

Satisfactory

Note: Lit and operated normally from the wall switch; pilot stable.

Chimney exterior

Satisfactory

Interior

Walls & ceilings

Satisfactory

Floors

Satisfactory

Interior doors

Satisfactory

Windows

Satisfactory

Stairs & steps

Satisfactory

Railings & guardrails

Satisfactory

Trim & finishes

Satisfactory

Bedrooms

Satisfactory

Bathrooms

Marginal

MAINTENANCE

The hall bathroom exhaust fan moves little air (would not hold tissue). Weak exhaust invites moisture problems — clean or replace the fan and confirm it ducts to the exterior, not the attic.

Kitchen

Satisfactory

Laundry

Satisfactory

Built-in Appliances

Range / oven / cooktop

Satisfactory

Range hood / exhaust

Satisfactory

Dishwasher

Satisfactory

Garbage disposal

Satisfactory

Built-in microwave

Satisfactory

Other built-ins

Satisfactory

Garage / Carport

Vehicle / overhead door(s)

**SAFETY
HAZARD**

The overhead door opener's auto-reverse did not respond to resistance and no photo-eye sensors are installed (opener predates the 1993 requirement). Both are child/pet safety features — replace the opener or have a garage door technician retrofit sensors.

Door to living space

Satisfactory

Firewall / fire separation

Satisfactory

Floor

Satisfactory

Garage electrical

Satisfactory

Walls & ceiling

Satisfactory

Occupant (man) door

Satisfactory

Structure

Satisfactory