BEST HOME INSPECTIONS
555-555-5555
best@inspections.com
https://www.spectora.com

SAMPLE REPORT

1234 Main Street
Denver, CO 80209

Buyer Name
08/20/2026 9:00AM



Inspector
John Smith
Certified Property Inspector
sample@spectora.com



Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details 5
2: Structural Components 6
3: Exterior 8
4: Roofing 9
5: Plumbing 11
6: Electrical 13
7: Heating 14
8: Air Conditioning 15
9: Interiors 16
10: Built-in Appliances 19
11: Insulation and Ventilation 20
12: Fireplaces and Fuel-Burning Appliances 22
Standards of Practice 23

A home inspection is a **non-invasive, visual examination of the accessible areas of a residential property** (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2.1.1 Structural Components - Foundation, Basement & Crawlspaces: Foundation Cracks - Minor
2.3.1 Structural Components - Wall Structure: Cracks - Minor
2.3.2 Structural Components - Wall Structure: Evidence of Structural Damage
3.1.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
3.3.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Standing Water
4.1.1 Roofing - Coverings: Shingles Missing
4.2.1 Roofing - Roof Drainage Systems: Debris
4.2.2 Roofing - Roof Drainage Systems: Downspouts Drain Near House
4.3.1 Roofing - Flashings: Loose/Separated
4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Skylight Cracked
5.1.1 Plumbing - Fixtures / Faucets: Bathtub paint peeling
5.1.2 Plumbing - Fixtures / Faucets: Faucet drip
5.1.3 Plumbing - Fixtures / Faucets: Toilet leaking
5.3.1 Plumbing - Water Heater: Irregular Flame

6.4.1 Electrical - Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior): Cover Plates Damaged
6.8.1 Electrical - Carbon Monoxide Detectors: Low Battery
7.1.1 Heating - Heating Equipment: Filter requires replacement
7.1.2 Heating - Heating Equipment: Manifolds dirty
8.1.1 Air Conditioning - Cooling Equipment: Unusually noisy
8.2.1 Air Conditioning - Distribution System: Loose Connection
9.1.1 Interiors - Walls: Poor Patching
9.3.1 Interiors - Floors: Moderate Wear
9.3.2 Interiors - Floors: Tiles Loose
9.5.1 Interiors - Countertops & Cabinets (Representative number): Countertop Cracked/Chipped
9.6.1 Interiors - Doors (Representative number): Hinges Loose
9.7.1 Interiors - Windows (Representative number): Missing Screen
11.1.1 Insulation and Ventilation - Attic Insulation: Insufficient Insulation
11.4.1 Insulation and Ventilation - Exhaust Systems: Ducts loose
12.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked

1: INSPECTION DETAILS

Information

In Attendance
Buyer, Buyer Agent

Occupancy
Furnished, Vacant

Style
Multi-level

Temperature (approximate)
80 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Clear

2: STRUCTURAL COMPONENTS

Information

Inspection Method
Attic Access, Infrared, Visual

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

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Deficiencies

2.1.1 Foundation, Basement & Crawlspaces

Deficiencies

FOUNDATION CRACKS - MINOR

SOUTH EXTERIOR

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

Maintenance Item

CRACKS - MINOR

DINING ROOM, LIVING ROOM

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

Recommended DIY Project





2.3.2 Wall Structure

Safety Hazard

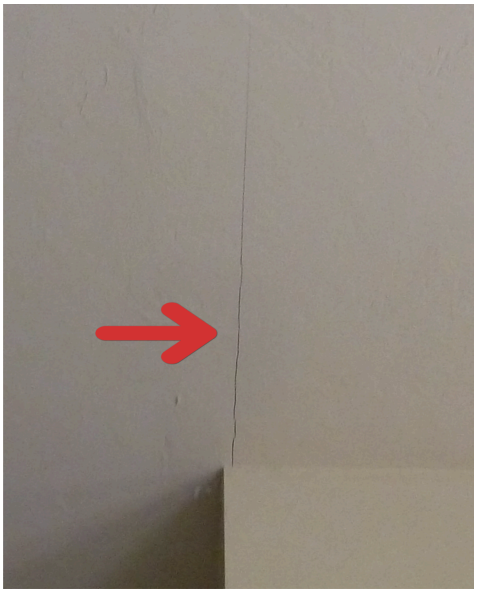
EVIDENCE OF STRUCTURAL DAMAGE

DINING ROOM, MASTER BEDROOM

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
Attic Access, Infrared, Visual

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
Concrete, Wood

Deficiencies

3.1.1 Siding, Flashing & Trim

Deficiencies

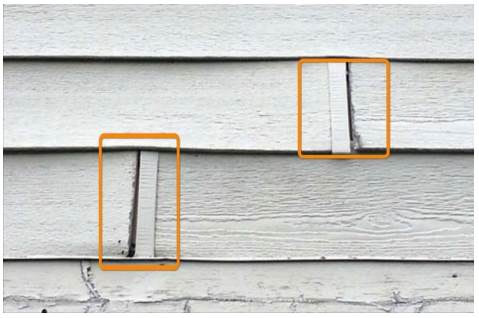
WARPING/BUCKLING

NORTH EXTERIOR

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

Deficiencies

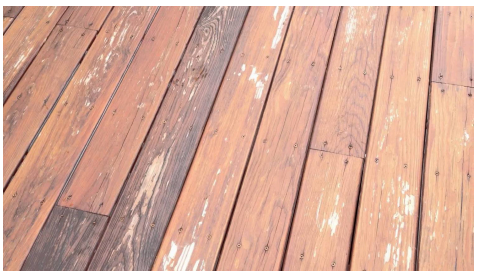
DECK - WATER SEALANT REQUIRED

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

Deficiencies

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 landscaping contractor



Water pooling in yard; recommend drainage

4: ROOFING

Information

Inspection Method
Ground, Ladder, Roof

Coverings: Material
Asphalt

Flashings: Material
Aluminum

Deficiencies

4.1.1 Coverings

Deficiencies

SHINGLES MISSING

SOUTH FACING

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

Deficiencies

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

Deficiencies

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

Deficiencies

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

Safety Hazard

SKYLIGHT CRACKED

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

Source
Public

Water Heater: Manufacturer
Whirlpool

Water Heater: Location
Basement

Material - Distribution
Copper, Pex

Drain, Waste, & Vent Systems: Drain Size
2"

Water Heater: Power Source
Gas

Material - Water Supply
Copper

Drain, Waste, & Vent Systems: Material
PVC

Water Heater: Capacity
50 Gallons

Deficiencies

5.1.1 Fixtures / Faucets

Deficiencies

BATHTUB PAINT PEELING

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

Recommendation

Contact a qualified professional.



5.1.2 Fixtures / Faucets

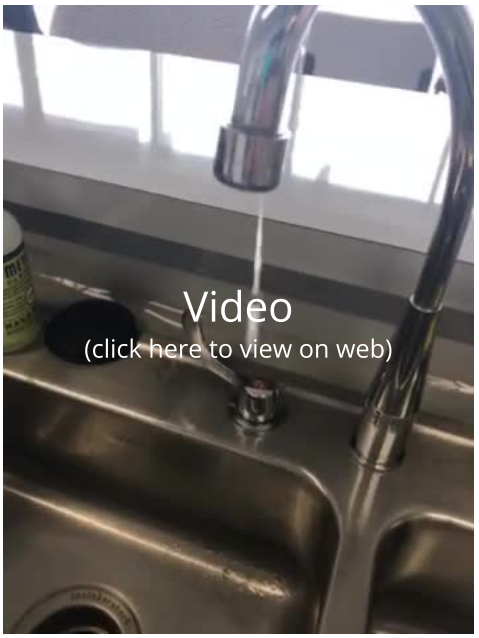
Deficiencies

FAUCET DRIP

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

Recommendation

Contact a qualified plumbing contractor.



5.1.3 Fixtures / Faucets

Deficiencies

TOILET LEAKING

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

Recommendation

Contact a qualified plumbing contractor.



5.3.1 Water Heater

Deficiencies

IRREGULAR FLAME

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

Recommendation

Contact a qualified plumbing contractor.



6: ELECTRICAL

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Conduit

Deficiencies

6.4.1 Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior)

Deficiencies

COVER PLATES DAMAGED

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

Recommendation

Contact a qualified electrical contractor.



Scorch marks on cover plate

6.8.1 Carbon Monoxide Detectors

Deficiencies

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

Deficiencies

7.1.1 Heating Equipment

Deficiencies

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

Deficiencies

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

Deficiencies

8.1.1 Cooling Equipment

Maintenance Item

UNUSUALLY NOISY

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.

8.2.1 Distribution System

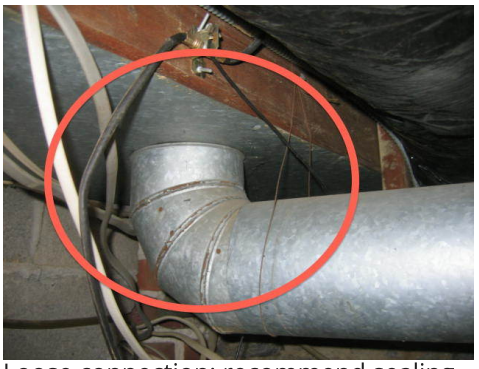
Deficiencies

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

Deficiencies

9.1.1 Walls

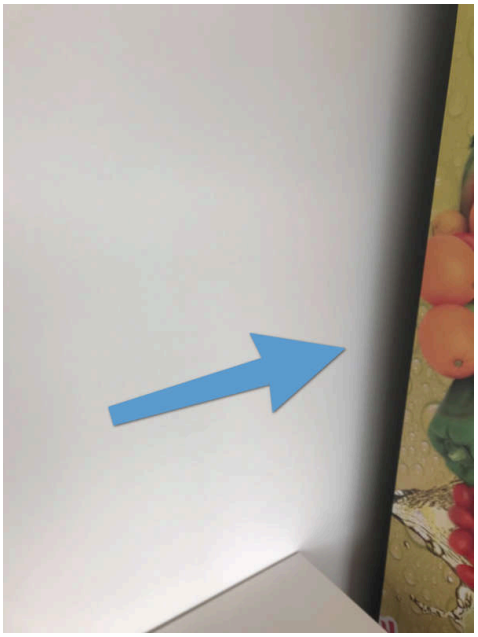
Maintenance Item

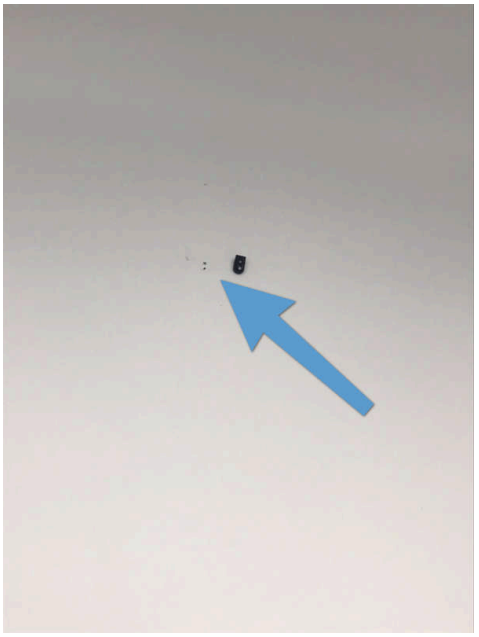
POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.





9.3.1 Floors

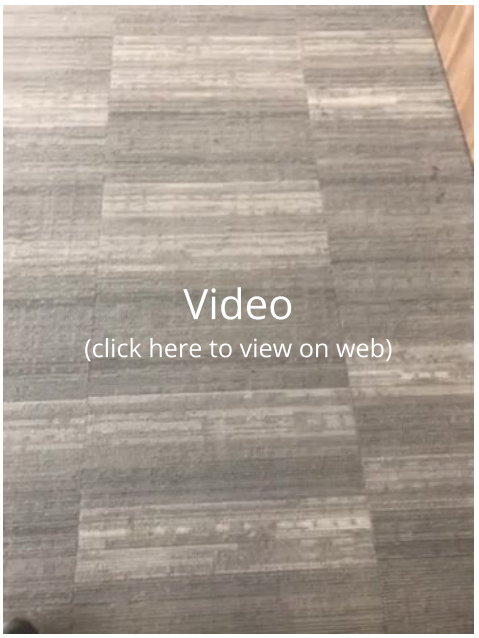
Safety Hazard

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

Deficiencies

TILES LOOSE

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

Recommendation

Contact a qualified flooring contractor



9.5.1 Countertops & Cabinets (Representative number)

Deficiencies

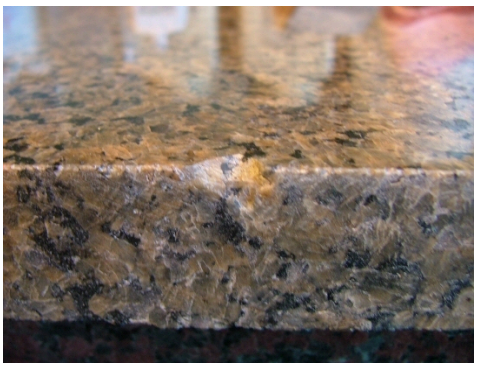
COUNTERTOP CRACKED/CHIPPED

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)

Deficiencies

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 qualified handyman.



9.7.1 Windows (Representative number)

Deficiencies

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

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

Deficiencies

11.1.1 Attic Insulation

Deficiencies

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.





11.4.1 Exhaust Systems

Deficiencies

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

Deficiencies

12.1.1 Fireplaces, Stoves & Inserts

Safety Hazard

FIREWALL CRACKED

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.



STANDARDS OF PRACTICE

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and drive- ways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, ues, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply ow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, ues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidi ers and dehumidi ers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required

to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, wa- ter-source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in un nished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located out- side the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.