



SUMMARY
 1234 Main St. Colorado Springs CO
 80916
 Buyer Name
 03/14/2018 9:00AM

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A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in the evaluation of the overall condition of the dwelling only. A Home Inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or unpermitted work prior to closing on the home. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

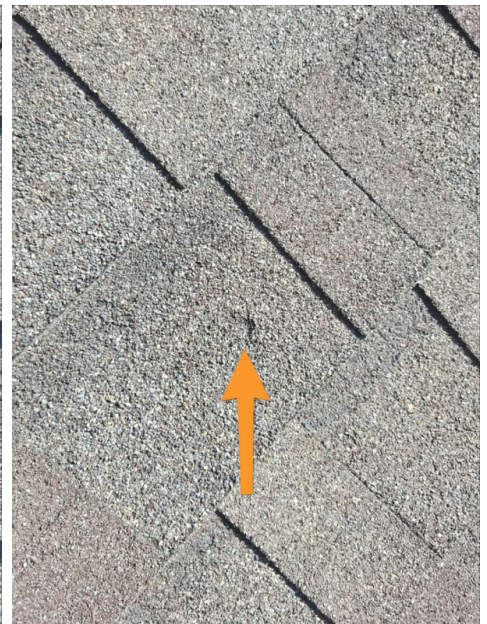
2.1.1 Coverings

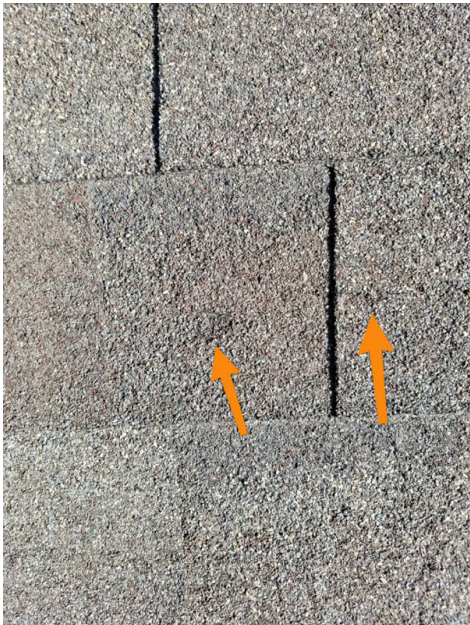
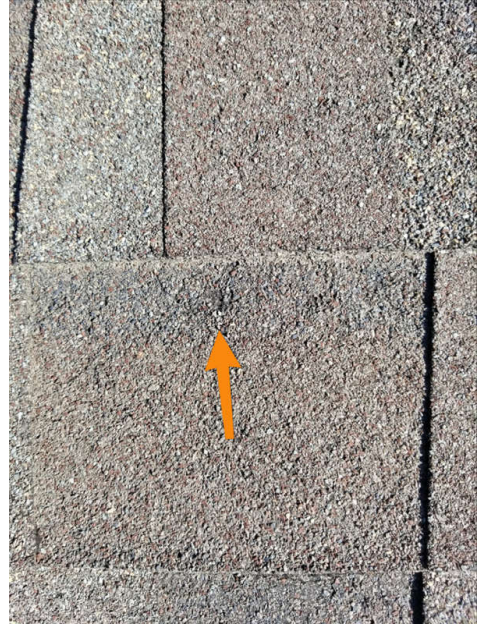
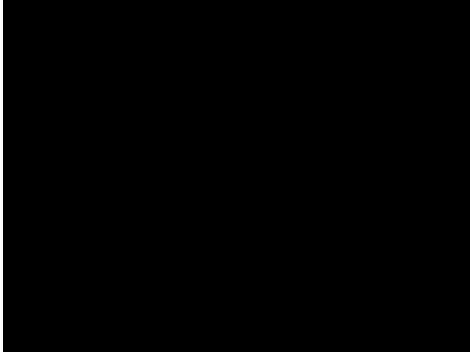
DAMAGED (HAIL)



Roof coverings showed moderate damage. Consistent with hailstorm damage Recommend a qualified roofing professional evaluate and repair.

Recommendation
 Contact a qualified roofing professional.





2.1.2 Coverings

NAIL HEADS NEED CAULKING

 Maintenance Item

There are some exposed nailheads on the roof. Recommend sealing.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Maintenance Item

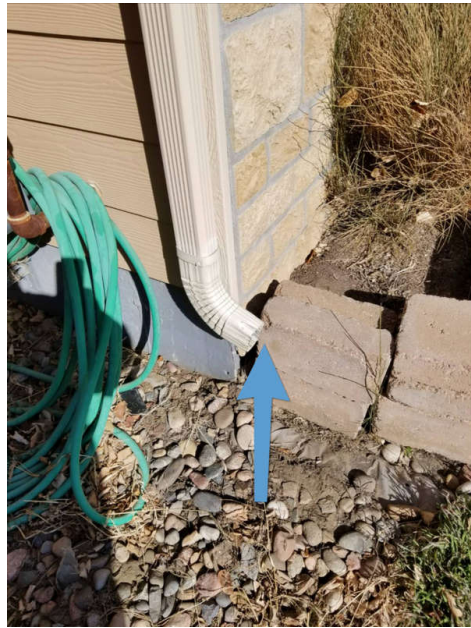
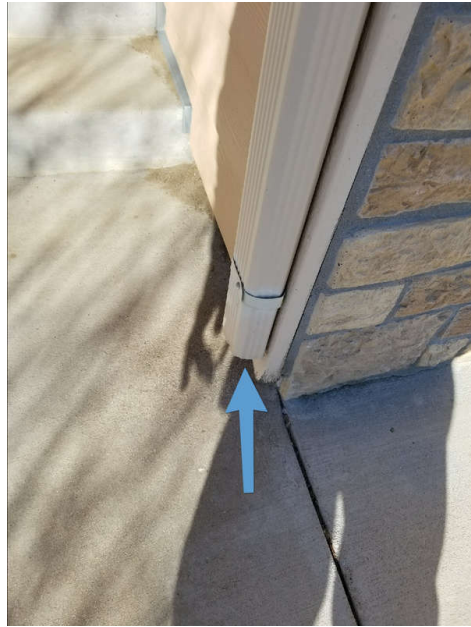
NORTH SOUTH WEST EAST

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.



3.1.1 Siding, Flashing & Trim

SPLITTING

NORTH EAST

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation
Contact a qualified professional.

 Recommendation



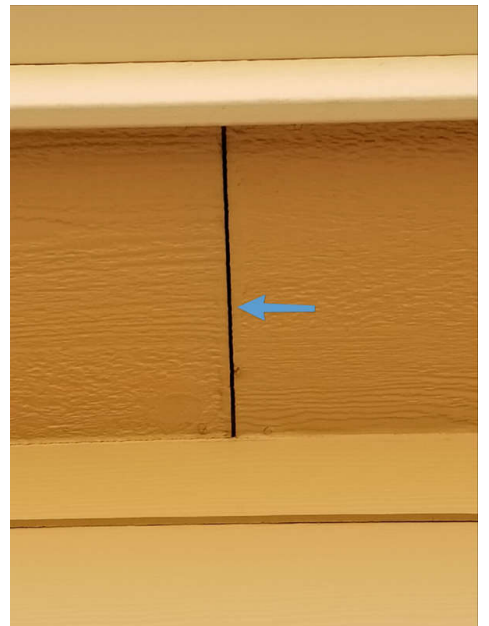
3.1.2 Siding, Flashing & Trim **CAULKING AND SEALING**

 Maintenance Item

NORTH SOUTH WEST EAST

Recommend caulking maintenance around the exterior windows, door frames, trim and plumbing penetrations as needed.

Recommendation
Recommended DIY Project

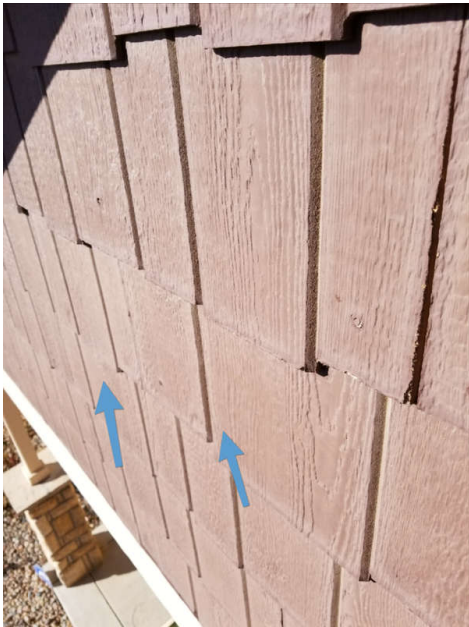
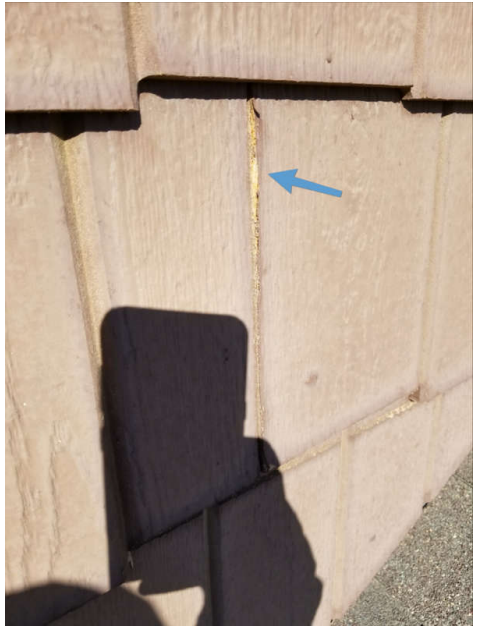


3.1.3 Siding, Flashing & Trim **PEELING/FADDING EXTERIOR PAINT**

 Maintenance Item

There appears to be some exposed wood/peeling/fading paint recommend repainting as needed.

Recommendation
Contact a qualified painter.



3.1.4 Siding, Flashing & Trim

ROTTING TRIM

NORTH

The exterior trim boards Around the exterior of the home appear to have some visible rot recommend replacement as needed.

Recommendation

Contact a qualified professional.





3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Maintenance Item

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

 Recommendation

NORTH

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.3.3 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation
Recommended DIY Project

 Maintenance Item





3.3.4 Walkways, Patios & Driveways

WORN WOOD STEPS

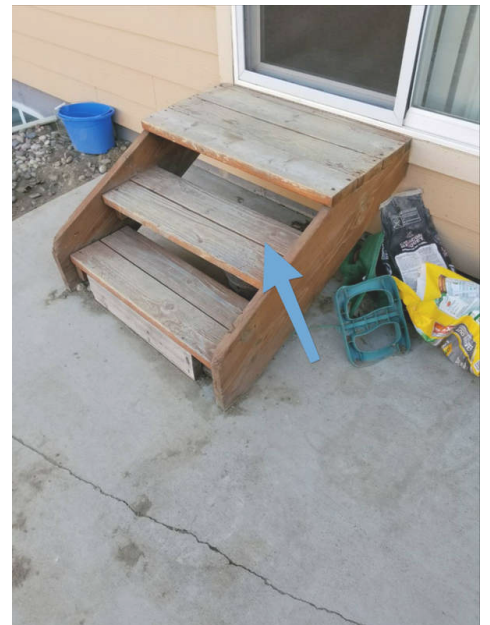
SOUTH

There appears to be some worn wooden steps recommend sealing.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



3.5.1 Eaves, Soffits & Fascia

GAP

NORTHEAST

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

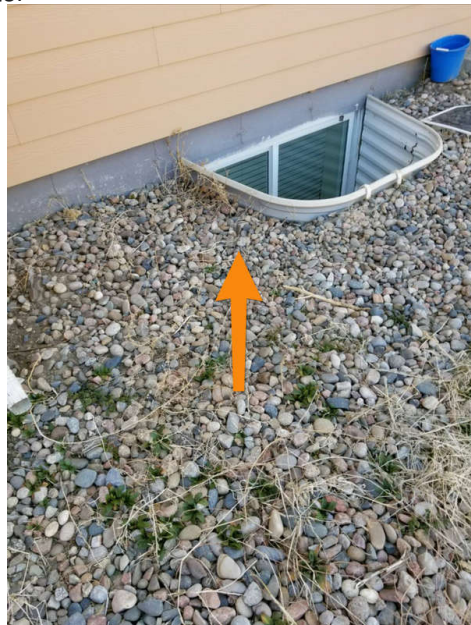
NORTH WEST EAST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor





3.6.2 Vegetation, Grading, Drainage & Retaining Walls
EXTERIOR FENCING WORN, DAMAGED

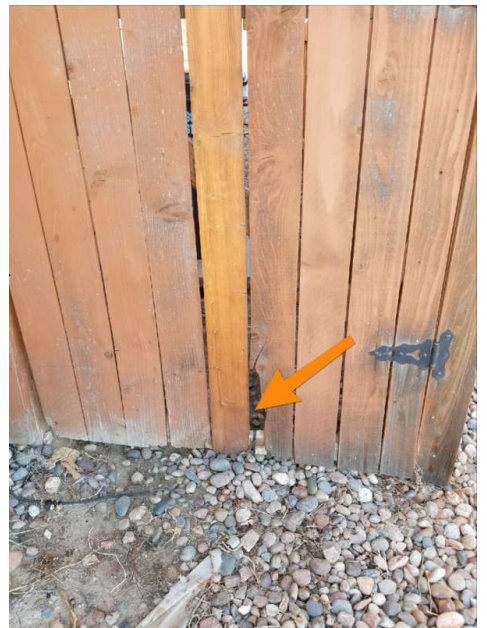
 Recommendation

NORTH WEST EAST

The exterior fencing had some wear and damaged pickets. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



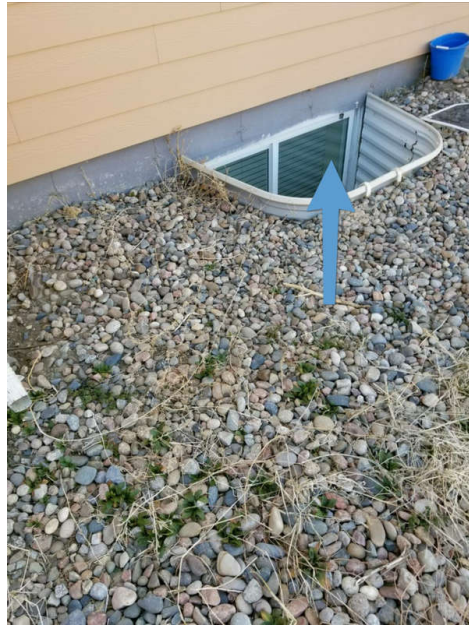
WINDOW WELL COVERS

NORTH EAST WEST

Recommend adding window well covers as needed.

Recommendation

Contact a handyman or DIY project



4.3.1 Floor Structure

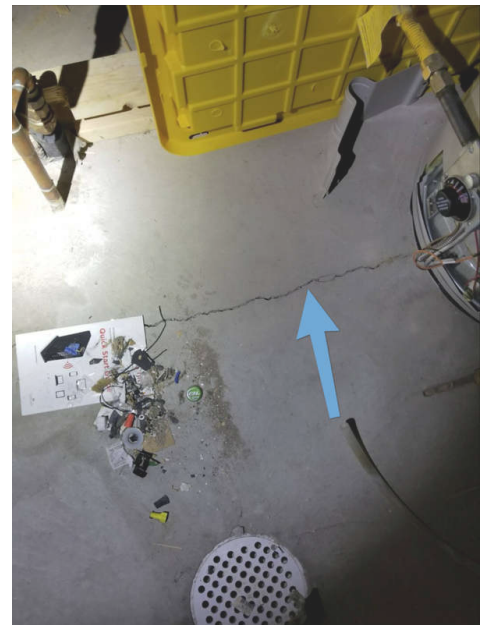
MINOR CONCRETE SLAB SHIFTING/CRACKING

BY WATER HEATER

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by soil movement. Recommend sealing the crack and monitoring.

Recommendation

Contact a qualified concrete contractor.



5.1.1 Equipment

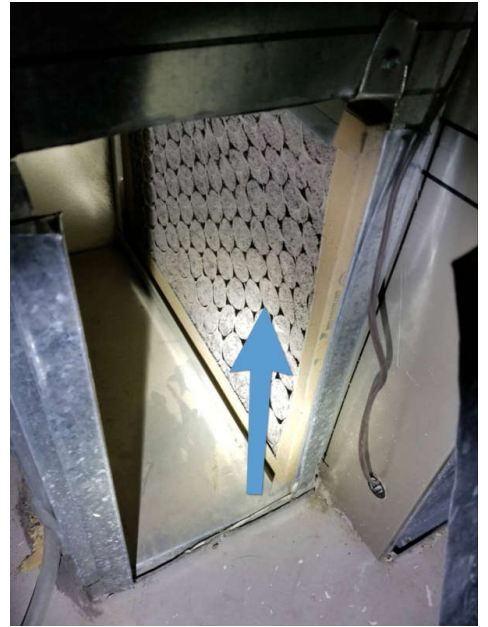
FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.





5.1.2 Equipment

NEEDS SERVICING/CLEANING

 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



7.2.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

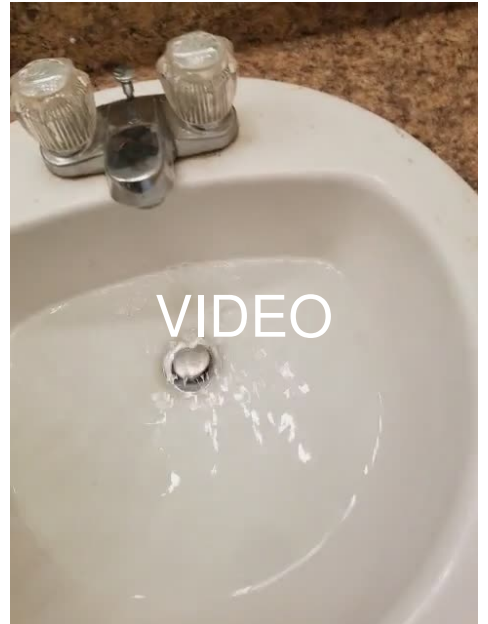
 Maintenance Item

N NORTH MASTER BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Drain, Waste, & Vent Systems

TUB DRAIN STOPPER INOPERABLE

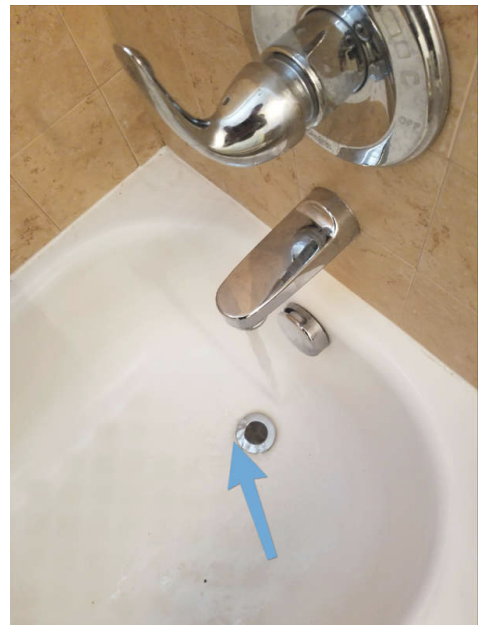
 Maintenance Item

1ST FLOOR HALL BATHROOM BASEMENT BATHROOM

The tub drain stopper is loose therefore not long it to seal properly
recommend repair

Recommendation

Contact a qualified professional.



7.3.1 Water Supply, Distribution Systems & Fixtures

FAUCET/ VALVE IS LEAKING

 Recommendation

NORTH MASTER BEDROOM

The faucet appears to be leaking at the time of the inspection;
recommend repair as needed.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

TOILET LOOSE

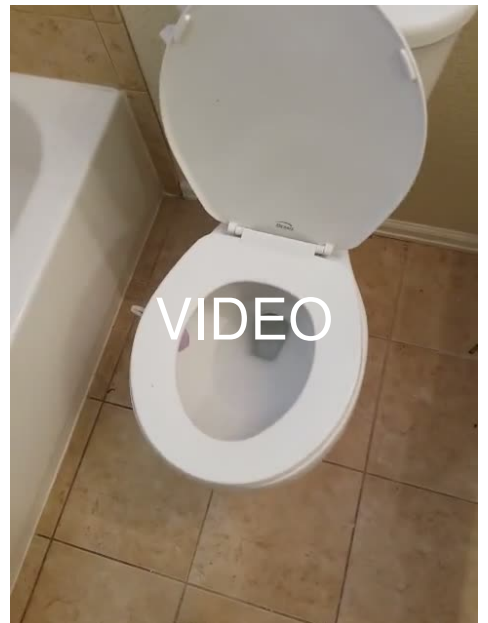
1ST FLOOR HALL BATHROOM

It appears the toilet is not secure properly to the floor recommend tightening.

Recommendation

Contact a handyman or DIY project

 Recommendation



7.3.3 Water Supply, Distribution Systems & Fixtures

VALVE IS LEAKING

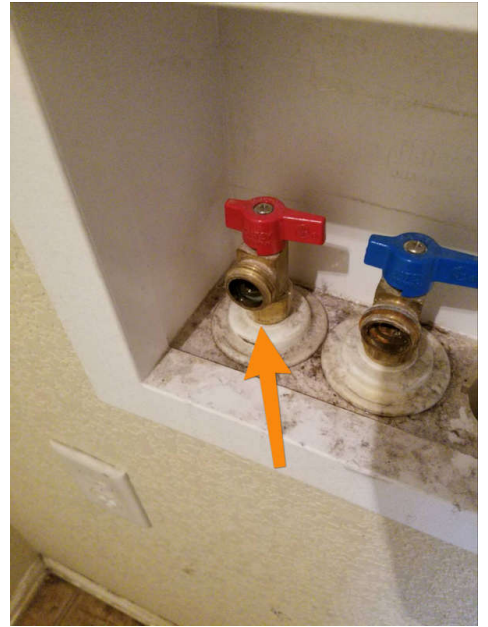
LAUNDRY ROOM HOT SIDE

The valve appears to be leaking at the time of the inspection; recommend repair as needed.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



7.4.1 Hot Water Systems, Controls, Flues & Vents

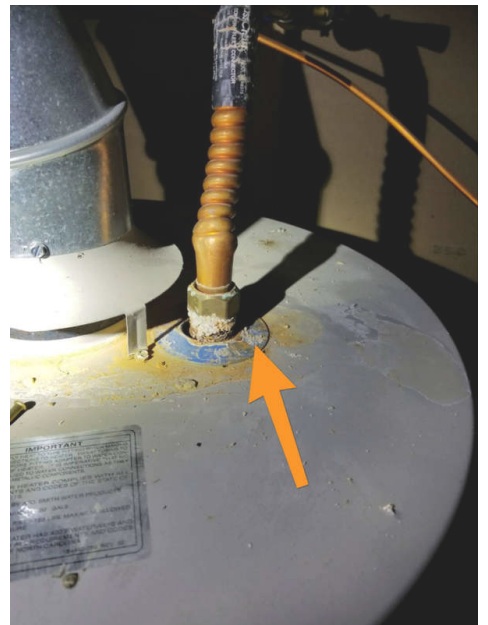
CORROSION

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



7.5.1 Fuel Storage & Distribution Systems

CORROSION

Gas pipes were corroded. Recommend contacting local utility company for evaluation and repair as needed.

Recommendation

Contact a qualified professional.

 Maintenance Item



7.6.1 Sump Pump
DRAIN BROKEN

 Maintenance Item

The exterior sump pump drain pipe appears to be broken recommend repair as needed.

Recommendation
Contact a qualified professional.



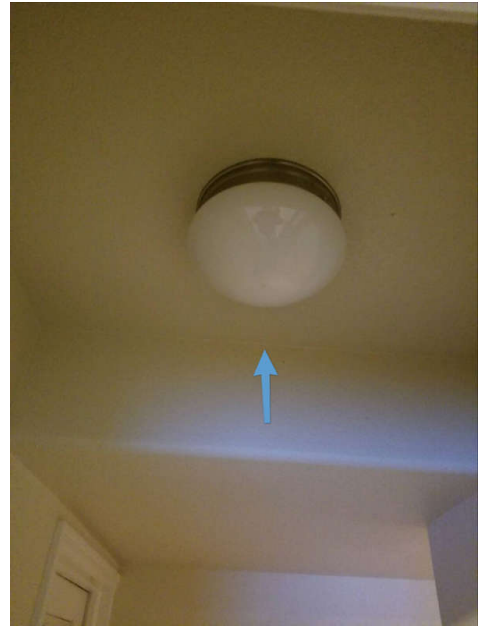
8.4.1 Lighting Fixtures, Switches & Receptacles
LIGHT INOPERABLE

 Maintenance Item

BASEMENT BEDROOM HALLWAY, UTILITIES ROOM

One or more lights are not operating. New light bulb possibly needed.

Recommendation
Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

DAMAGED LIGHT FIXTURE

BASEMENT BEDROOM NORTHEAST, LAUNDRY ROOM



The light fixture or coverings appear to be damaged at the time of the inspection recommend repair as needed.

Recommendation
Contact a qualified professional.



8.6.1 Smoke Detectors

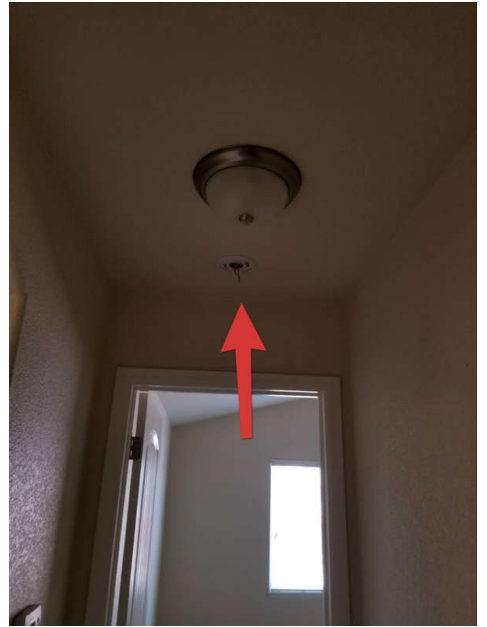
MISSING

1ST FLOOR HALLWAY



There appears to be missing smoke detectors throughout the property.

Recommendation
Contact a qualified professional.



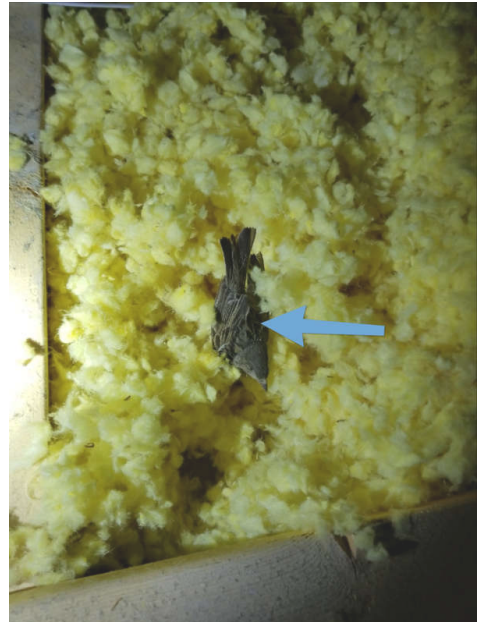
9.1.1 Attic Insulation

DEAD BIRD

There is a dead bird in the attic recommend removing.

Recommendation

Contact a handyman or DIY project



9.4.1 Exhaust Systems

LINT AROUND THE VENT

ATTIC

The dryer vent maybe backing up and needs to be cleaned

Recommendation

Contact a qualified professional.





10.2.1 Windows

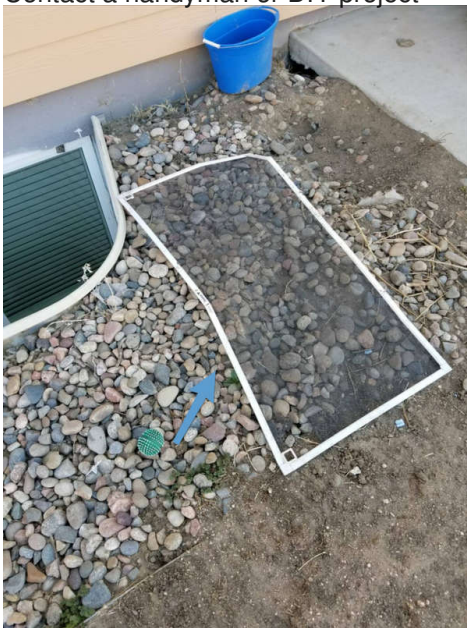
TORN SCREENS

NORTH

There appears to be some torn screens recommend rescreening.

Recommendation

Contact a handyman or DIY project



10.2.2 Windows

MOISTURE DAMAGE ON SILL

MASTER BEDROOM

There appears to be some moisture damage on the window sill recommend repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.





10.3.1 Floors

CARPET STAINS

THROUGHOUT THE HOME

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



10.3.2 Floors

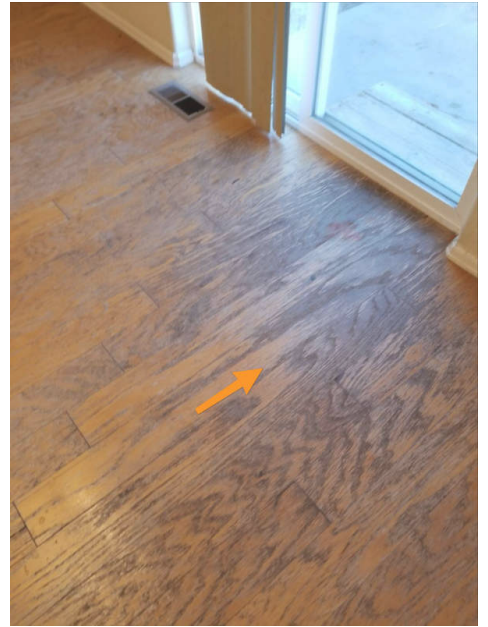
MODERATE WEAR

DINING ROOM

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



10.3.3 Floors

GROUT NEEDED

1ST FLOOR ENTRY, MASTER BATHROOM

The grout on the floor tiles needs to be repaired or replaced.

Recommendation
Contact a qualified tile contractor



10.4.1 Walls

MOISTURE DAMAGE

BASEMENT BATHROOM

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



Recommendation
Contact a qualified professional.



10.4.2 Walls

POOR PATCHING

SOUTHWEST BEDROOM

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

Recommendation
Contact a qualified drywall contractor.



10.4.3 Walls

CAULKING MAINTENANCE

MASTER BATHROOM

The caulking Has some visible separation and cracking recommend resealing as needed.

Recommendation
Recommended DIY Project





10.4.4 Walls

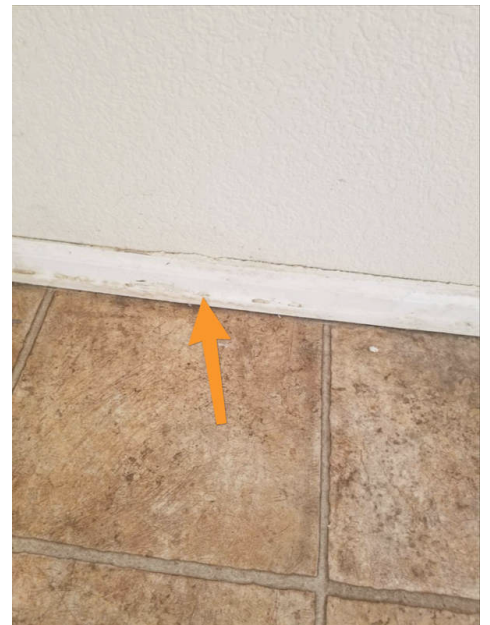
MOISTURE STAINING

LAUNDRY ROOM

There appears to be some visible moisture staining at time inspection recommend repair as needed.

Recommendation

Contact a qualified professional.



10.6.1 Steps, Stairways & Railings

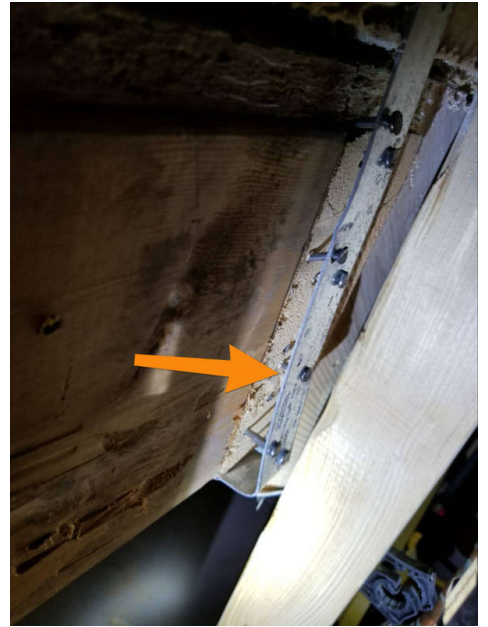
SUPPORT STRAP LOOSE

The staircase support strap appears to be coming loose recommend re attaching.

Recommendation

Contact a qualified professional.





10.7.1 Countertops & Cabinets

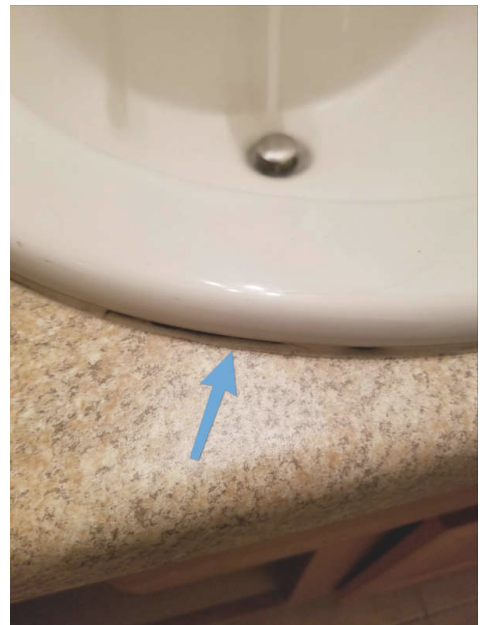
POOR/MISSING CAULK

BASEMENT BATHROOM

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation
Recommended DIY Project



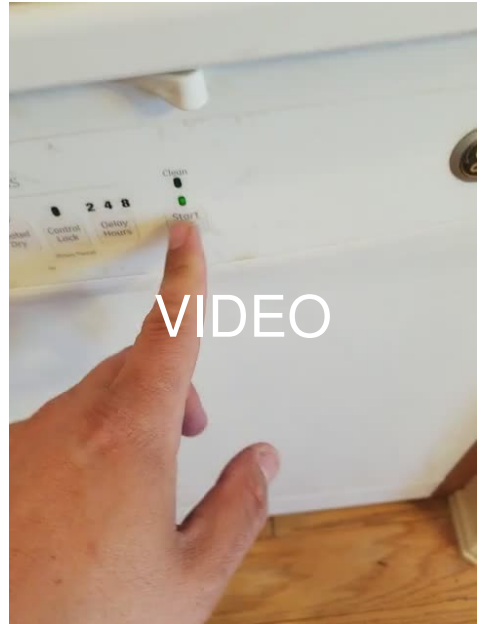
11.1.1 Dishwasher

INOPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation
Contact a qualified professional.





11.4.1 Garbage Disposal

LEAKING

The garbage disposal is leaking and would not turn on recommend replacement.

Recommendation

Contact a qualified plumbing contractor.



12.4.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.





12.4.2 Garage Door

LOUD NOISES

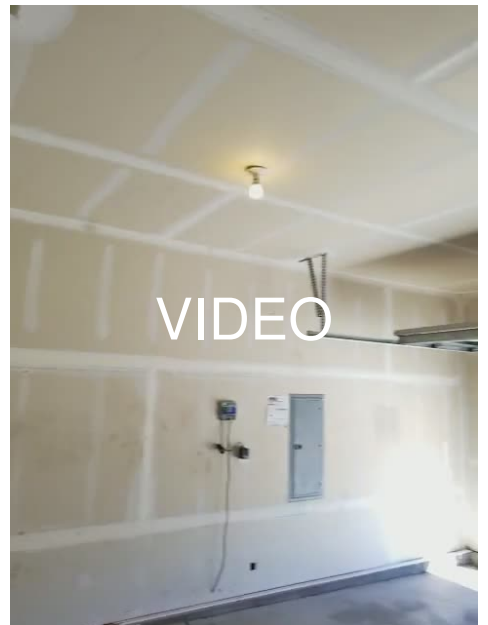


Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation

Contact a qualified garage door contractor.



12.4.3 Garage Door

PANEL DAMAGE



Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.

