SUMMARY

1234 Main Street Denver CO 80209
Buyer Name
08/20/2026 9:00AM

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2.1.1 Foundation, Basement & Crawlspaces

FOUNDATION CRACKS - MINOR

Deficiencies

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

CRACKS - MINOR

Maintenance Item

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

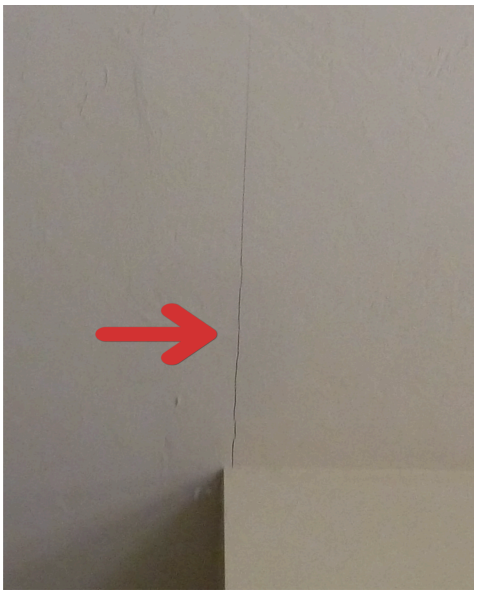
EVIDENCE OF STRUCTURAL DAMAGE

Safety Hazard

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.



3.1.1 Siding, Flashing & Trim

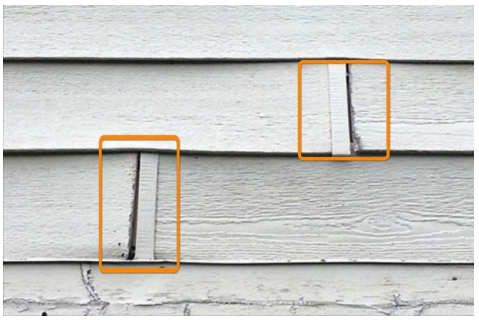
WARPING/BUCKLING

Deficiencies

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

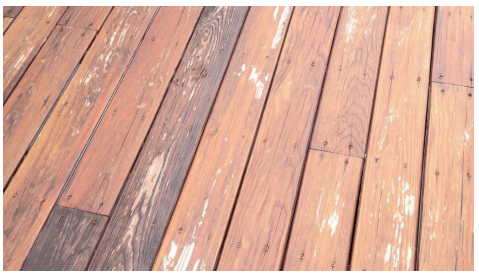
DECK - WATER SEALANT REQUIRED

Deficiencies

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

Deficiencies

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

4.1.1 Coverings

SHINGLES MISSING

Deficiencies

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

DEBRIS

Deficiencies

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

Deficiencies

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

Deficiencies

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

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.

5.1.1 Fixtures / Faucets

BATHTUB PAINT PEELING

Deficiencies

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

Recommendation
Contact a qualified professional.



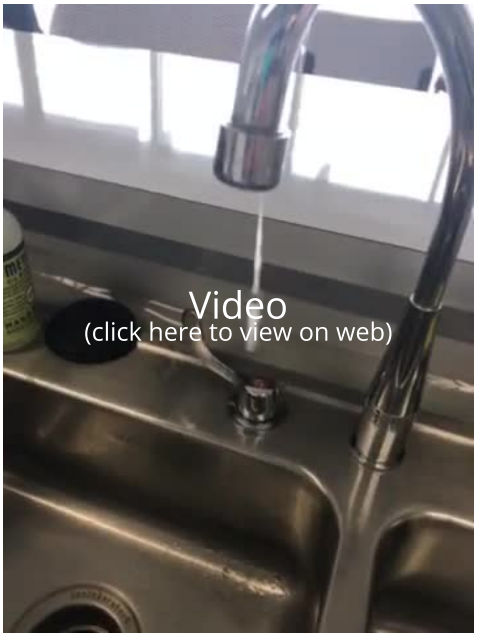
5.1.2 Fixtures / Faucets

FAUCET DRIP

Deficiencies

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

Recommendation
Contact a qualified plumbing contractor.



5.1.3 Fixtures / Faucets

TOILET LEAKING

Deficiencies

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

Recommendation

Contact a qualified plumbing contractor.



5.3.1 Water Heater

IRREGULAR FLAME

Deficiencies

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

Recommendation

Contact a qualified plumbing contractor.



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

COVER PLATES DAMAGED

Deficiencies

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

LOW BATTERY

Deficiencies

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

Recommendation

Recommended DIY Project

7.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

Deficiencies

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

Deficiencies

Cleaning manifolds will result in better air quality.

Recommendation
Contact a qualified HVAC professional.



8.1.1 Cooling Equipment

UNUSUALLY NOISY

Maintenance Item

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

Recommendation
Contact a qualified HVAC professional.

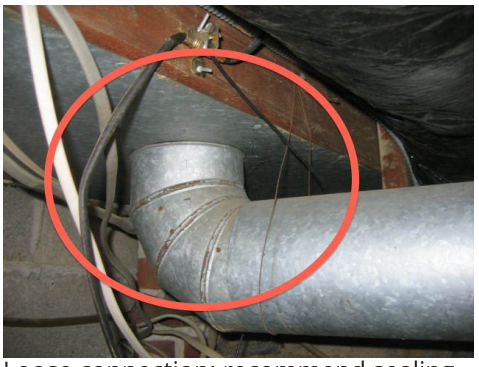
8.2.1 Distribution System

LOOSE CONNECTION

Deficiencies

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.

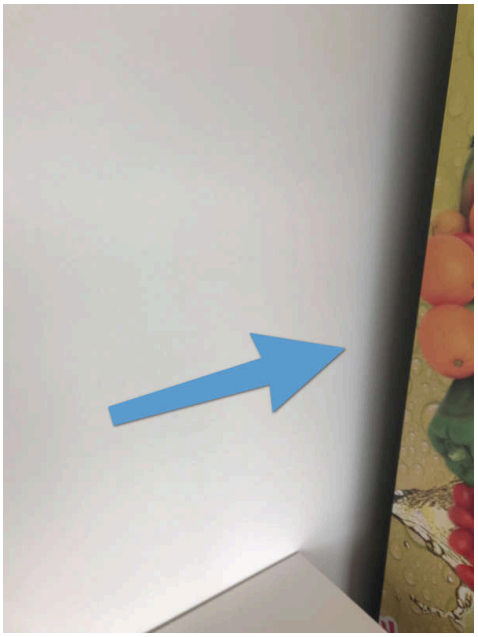
9.1.1 Walls

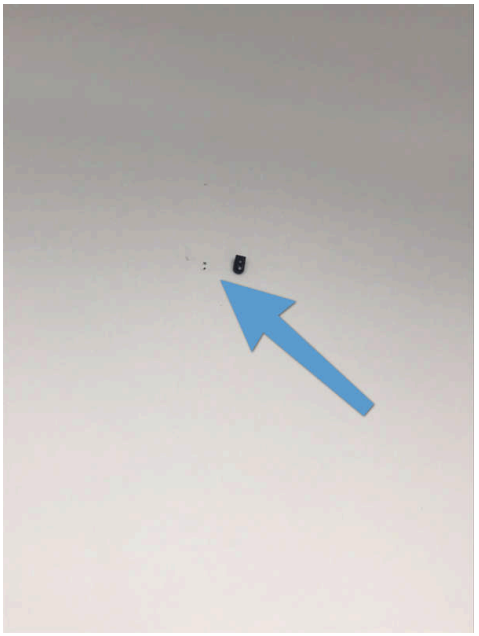
POOR PATCHING

Maintenance Item

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

Recommendation
Contact a qualified drywall contractor.





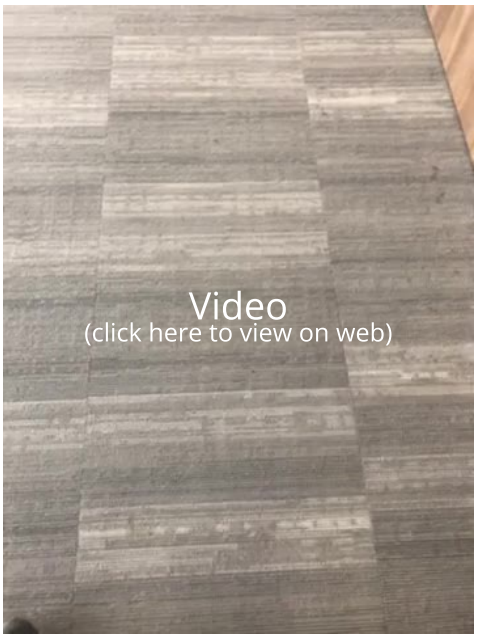
9.3.1 Floors

MODERATE WEAR

Safety Hazard

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

TILES LOOSE

Deficiencies

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

Recommendation
Contact a qualified flooring contractor



9.5.1 Countertops & Cabinets (Representative number)

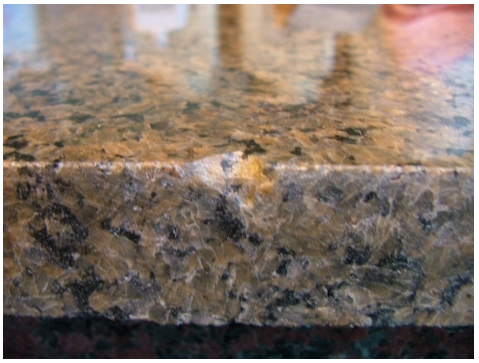
COUNTERTOP CRACKED/CHIPPED

Deficiencies

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.



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

DUCTS LOOSE

Deficiencies

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

Recommendation
Contact a qualified HVAC professional.



12.1.1 Fireplaces, Stoves & Inserts

FIREWALL CRACKED

Safety Hazard

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.

