

# Your Inspection Report

EXAMPLE REPORT - The findings in this report were generated as examples



PREPARED FOR:

CUSTOMER NAME

ON DATE:

Weekday, Day, Month , Year

PREPARED BY:

Jon or Jeff



**Jeff Womelsdorf**  
Inspector/Co-Founder  
Front Range Home Inspectors



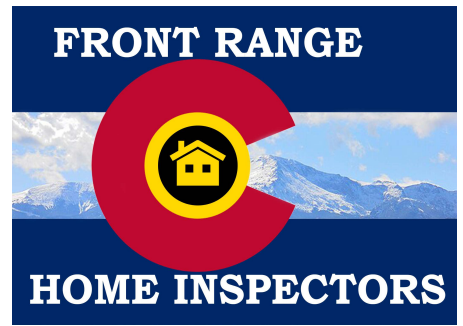
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📍 7661 McLaughlin Rd., #296  
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TRUST YOUR HOME TO US



Month, Day, Year

RE: Report No.  
XX Street  
City, CO  
Zip

Thank you for selecting Front Range Home Inspectors to perform your home inspection - we genuinely appreciate your business and look forward to supporting you during your home owning experience.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included on your home owner's portal for your perusal, defines the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond scope.

We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thank you very much for selecting Front Range Home Inspectors to perform your Inspection.

Sincerely,

Jon and Jeff  
Owners, Front Range Home Inspectors

Front Range Home Inspectors  
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Peyton, CO 80831  
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# SITE INFO

Street Address, City, CO Month, DD, YYYY

Report No. XX

[www.frontrangehomeinspectors.com](http://www.frontrangehomeinspectors.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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## Description

**Customer:** John and Jane Smith

**Buyer Agent:** Jane Smith

**Weather:** Mostly sunny, overcast, 75 degrees

**Attendees:** Buyer, Buyer's Agent

**Access to home provided by:** Buyer's agent

**Utilities:** All utilities active at time of Inspection

**Building type:** Single Family Residence

**Number of stories:** 2

**Seller:** John and Jane Smith

**Seller Agent:** Leroy Jenkins

**Estimated Close Date:** DD/MM/YYYY

**Asking Price:** \$\$\$\$\$\$

**Occupancy:** Occupied

**Approximate age of home:** 15 year

**Lot Size:** In Acres or Sq Ft

**Below grade area:** Basement



### Permit History:

**Roof:** <https://www.pprbd.org/Permit/Details?permitNo=>

**Water Heater:** <https://www.pprbd.org/Permit/Details?permitNo=>

**Deck:** <https://www.pprbd.org/Permit/Details?permitNo=>

**Original Build:** <https://www.pprbd.org/Permit/Details?permitNo=>



# SUMMARY OF KEY FINDINGS

Street Address, City, CO Month, DD, YYYY

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## SUMMARY OF FINDINGS

This Summary of Findings lists potentially significant findings from a cost or safety standpoint. To find more detailed information on your home, including routine maintenance items, system specifications, and other information, please visit your [Customer Portal](#). Minor findings & deferred maintenance items are generally not included in this Summary of Key Findings.

We recommend that you visit your Customer Portal for amplifying information that is important to know when deciding how to approach the next step of your home buying or selling experience.

Please remember, if you are concerned about any condition or comments noted in your Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. Specialty professionals can provide a more detailed analysis of any condition noted in this Report. We are happy to provide recommendations on vendors that we have had positive experiences with in the past.

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## Roofing

### RECOMMENDATIONS/General Info

**Narrative:** The roofing material is asphalt shingles. Several shingles are missing, cracked, or curling, indicating advanced wear. There is visible granule loss across large sections, potentially reducing the roof's ability to protect against weather. Flashing around vents, chimneys, and other roof penetrations is either damaged or improperly sealed, increasing the risk of leaks. Additionally, the ridge caps show signs of damage. Based on these observations, the roof may no longer provide adequate protection, and it is recommended that a qualified roofing professional inspect the roof prior to the sale of the home. The method of inspection was drone.

## Exterior

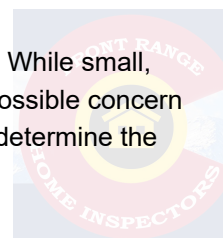
### RECOMMENDATIONS/General Info

**Narrative:** Several sections of the siding are damaged, with visible cracks and warping. These areas may allow moisture intrusion. Additionally, the foundation exhibits cracks, some of which are significant in size. These cracks could indicate potential structural issues or settling concerns, and further evaluation by a structural engineer is recommended. It is recommended that a qualified building professional conduct an inspection in order to determine the extent of the damage observed.

## Structure

### RECOMMENDATIONS/General Info

**Narrative:** Several foundation cracks were observed, some of which are significant in width and depth. While small, hairline cracks may be common in concrete foundations, the size and extent of these cracks suggest a possible concern with settlement or shifting. It is recommended that a structural engineer further assess the foundation to determine the cause and scope of the issue.



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## Electrical

### RECOMMENDATIONS/General Info

**Narrative:** During the inspection, the Ground Fault Circuit Interrupter (GFCI) outlet in the downstairs bathroom was found to be non-functional. This outlets did not respond to the test/reset function and is not providing the required protection against electrical shock in a potentially wet area. Non-functional GFCIs present a safety hazard and should be replaced or repaired immediately to restore proper function and ensure the safety of the electrical system. A licensed electrician is recommended to address this issue.



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## Major Areas of Concern (if applicable)



Comment: Image of damaged roofing material.



Comment: Damaged siding



Comment: Foundation crack indicative of settling on the north side of the house



Comment: Non-functioning GFCI outlet in downstairs bathroom



# ROOFING

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## Description

### ROOFING AND ROOF COMPONENTS

(Includes: roof coverings, roof drainage systems, flashings, skylights, roof penetrations, signs of leaks or abnormal condensation.)

**Roof Covering:** Asphalt shingles  
Approximate Age: XX yrs.  
Applicable Permit: MMYYYY

**Roof viewed:**  
 From the Ground  
 From the Gutter Line  
 From Roof Surface  
 From the Air

**Gutters:**  
 Metal  
 Plastic  
 Rain Drains  
 Splash Blocks

**Items to cover in narrative:** Several shingles are missing, cracked, or curling, indicating advanced wear. There is visible granule loss across large sections, potentially reducing the roof's ability to protect against weather. Flashing around all vents, chimneys, and other roof penetrations is either damaged or improperly sealed, increasing the risk of leaks. Additionally, the ridge caps show signs of damage and several sections were removed entirely. Based on these observations, the roof may no longer provide adequate protection, and it is recommended that a qualified roofing professional inspect the roof prior to the sale of the home. The method of inspection was drone.



Comment: Heavily damaged section of roof



Comment: Damaged ridge cap

## Recommendations

### RECOMMENDATIONS \ General

- 1. Condition:** Due to the multiple issues found during the visual inspection, it is recommended that a roofing professional be consulted to determine the true extent of the damage/condition of the roof prior to purchasing.



# EXTERIOR

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## Description

### EXTERIOR

(Includes: siding, trim, flashings, chimneys, entryway doors, windows, balconies, stoops, steps, porches, railings, eaves, soffits, fascias, garages and garage door openers.)

<b>Siding /Trim Materials:</b> <input checked="" type="checkbox"/> Wood or Plywood <input type="checkbox"/> Wood Composite <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Asbestos <input type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input type="checkbox"/> Masonry <input type="checkbox"/> Stucco <input type="checkbox"/> Synth. Stucco (EIFS) <input type="checkbox"/> Other: _____	<b>Garage:</b> <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Opener: Functional	<b>Chimney(s): N/A</b> <input type="checkbox"/> Masonry <input type="checkbox"/> Metal
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The exterior inspection revealed damage to the siding and a cracked foundation, both of which need attention. Several areas of the siding are cracked and warped, creating potential points of moisture intrusion. Additionally, the foundation shows significant cracking, which could indicate structural issues or settlement. It is recommended to have a structural engineer evaluate the foundation for further assessment.

Despite these concerns, the rest of the exterior is in good condition. The gutters are intact and functioning properly, with no material defects or blockages. The lot has an adequate slope, and there are no drainage concerns noted. The soffits and fascia are in good repair, with no visible damage or signs of rot. The driveway, decks, porches, fences, and garages are all in solid condition with no notable defects.



Comment: Observed foundation crack

Comment: Siding damage

## Recommendations

- RECOMMENDATIONS \ General**
- 1. Condition:** Foundation cracks could indicate significant structural issues and it is recommended that a structural engineer evaluate the observed cracks further prior to purchasing the home.
  - 2. Condition:** Damaged siding, if left in current condition, could allow moisture to enter the interior structure of the home. It is recommended that a licensed builder evaluate the damage and perform any necessary repairs.





# STRUCTURE

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SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

### STRUCTURAL

(Includes: foundation, floors and floor structure, wall structure, columns, beams, ceiling structure, and roof structure.)

<b>Foundation:</b> <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Not Visible	<b>Floor Framing:</b> <input type="checkbox"/> Post & Beam <input checked="" type="checkbox"/> Joists <input type="checkbox"/> N/A	<b>Floors:</b> <input type="checkbox"/> T & G Decking <input checked="" type="checkbox"/> Plywood/OSB Board <input type="checkbox"/> Concrete Slab	<b>Roof Structure:</b> <input type="checkbox"/> Rafters <input checked="" type="checkbox"/> Trusses
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The home is built on a concrete foundation, which shows a major visible crack. This crack is significant and may indicate potential structural concerns, such as settlement or shifting. Immediate evaluation by a structural engineer is strongly recommended to assess the severity of the issue and determine if repairs or reinforcements are necessary to prevent further damage.

The home has an unfinished basement, and despite the foundation crack, the structural components, including the joists, beams, columns, and sill plates, appear in good condition with no signs of deterioration or damage. The subfloor is also in good condition, showing no signs of sagging or moisture intrusion. Aside from the foundation crack, the overall structural components appear to be in solid condition.



Comment: View of attic structural components



Comment: View of joists in basement

## Recommendations

### RECOMMENDATIONS \ General

- Condition:** It is highly recommended that a structural engineer inspect the noted foundation crack as outlined here and in the Exterior section.



**Description**

**ELECTRICAL**

(Includes: service entry conductors, service equipment, grounding equipment, over-current devices, distribution panels, amperage and voltage ratings of service, branch circuit conductors, smoke alarms, representative number of installed fans, lighting fixtures, switches, and receptacles.)

<b>Service:</b> <u>150 Amps</u> <u>120/240 Volts</u>  <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Grounded at Panel	<b>Service Entry Conductors:</b> <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum  <b>120-Volt Conductors:</b> <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum	<b>Service Entry:</b> <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground  <b>CO Detector(s):</b> <input type="checkbox"/> Functioned <input type="checkbox"/> None Found <input checked="" type="checkbox"/> See Comments	<b>Smoke Detector(s):</b> <input type="checkbox"/> Functioning <input type="checkbox"/> Not Functioning <input type="checkbox"/> None Found <input checked="" type="checkbox"/> See Comments	<b>GFI Outlet(s):</b> <input type="checkbox"/> Functioning <input type="checkbox"/> Not Functioning <input type="checkbox"/> None Found <input checked="" type="checkbox"/> See Comments
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The home's electrical components, including all standard outlets, appear to be in good operating condition overall. The property has a 150-amp service, located in the garage. The service meter is located at the front left side of the property, and proper grounding was observed in the garage. Additionally, the exterior service entrance appeared to be in good condition. Smoke detectors and CO2 detectors were present at the time of the inspection.

The only defect noted during the inspection, as mentioned in the Summary of Findings, was a non-functional GFCI outlet in the downstairs bathroom. When tested, the outlet failed to respond properly to the test/reset feature. It is recommended that this GFCI outlet be examined by a licensed electrician.



Comment: Service meter located near the end of the driveway



Comment: Service entrance to interior panel

**Recommendations**

**RECOMMENDATIONS \ General**

- Condition:** Faulty GFCI outlet discovered in the downstairs bathroom. It is recommended that a licensed electrician service the GFCI outlet.



# HEATING

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## Description

**HEATING**  
 (Includes heating equipment, energy sources, normal operating controls, automatic safety controls, flues and vents where readily observable, heat distribution systems, and air filters. Inspection of heat exchangers in fossil-fuel furnaces is beyond the scope of the home inspection.)

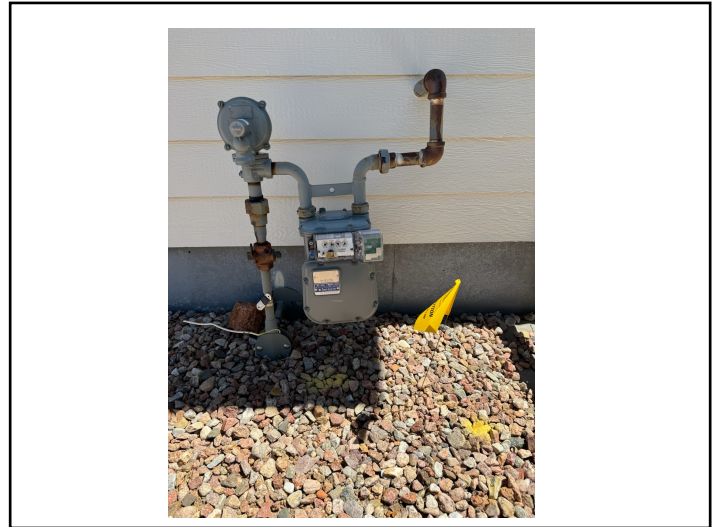
<b>Furnace Type:</b> <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input type="checkbox"/> Wood <input type="checkbox"/> None	<b>Furnace Filter:</b> <input type="checkbox"/> Clean <input checked="" type="checkbox"/> Dirty	<b>Other Heating:</b> <input type="checkbox"/> Fireplace <input type="checkbox"/> Electric <input type="checkbox"/> Other _____	<b>Furnace Info:</b> Manufacturer XX Years Old
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The home's furnace appeared to be in good condition and is 8 years old according to servicing documentation located in the utilities room. During the inspection, furnace and it's components appeared to be functioning properly during routine operation. Airflow appeared sufficient, with no observed obstructions, and the temperature displayed on the thermostat was accurate, matching the expected room temperature.

The vents, supply, and return systems all appear in good condition. The thermostat is located in the downstairs living room. The only thing of note is that the furnace filter was found to be in need of replacement, as it showed signs of dirt and debris buildup. Regular filter changes are recommended to ensure optimal efficiency and air quality. The gas meter and shutoff is located on the left side of the house.



Comment: Dirty air filter

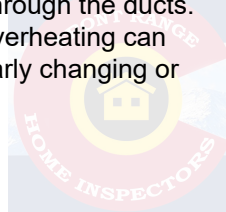


Comment: Gas meter and shutoff

## Recommendations

**RECOMMENDATIONS \ General**

**1. Condition:** Replace the old air filter. A dirty air filter can negatively affect the system in several ways. When the filter becomes clogged with dirt and debris, it restricts airflow, forcing the furnace to work harder to push air through the ducts. This reduces efficiency and increases energy consumption. The strain caused by reduced airflow and overheating can accelerate wear and tear on components like the blower motor, shortening the system's lifespan. Regularly changing or cleaning the filter is essential to maintain the furnace's performance, efficiency, and safety.



# COOLING & HEAT PUMP

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## Description

### COOLING AND HEAT PUMP

(Includes central air systems, energy sources, normal operating controls, automatic safety controls, flues and vents where readily observable, heat distribution systems, and air filters. Inspection of heat exchangers in fossil-fuel furnaces is beyond the scope of the home inspection.)

#### Cooling Type:

- Central Air
- Evaporative Air
- None

#### Cooling Capacity:

- 1.5 Tons     5 Tons
- 2 Tons
- 3 Tons
- 4 Tons

#### Temperature:

- Accurate
- High
- Low

#### Central Air Info:

Manufacturer  
XX Years Old

The home is equipped with two air conditioning units: one servicing the basement and ground floor, and the other servicing the upstairs. Both units are approximately 15 years old, which means they may be nearing the end of their typical service life. While no immediate defects were observed, it is recommended to monitor the performance of the units closely and plan for potential replacement in the near future.

The refrigerant lines for both units appear to be in good condition, with no visible signs of leaks or damage. Due to seasonal conditions, the functionality of the A/C units could not be tested during this inspection. The electrical shutoffs for each unit are properly located on the wall behind the units and are accessible for maintenance and emergency shutoff.



Comment: Dual A/C units

## Recommendations

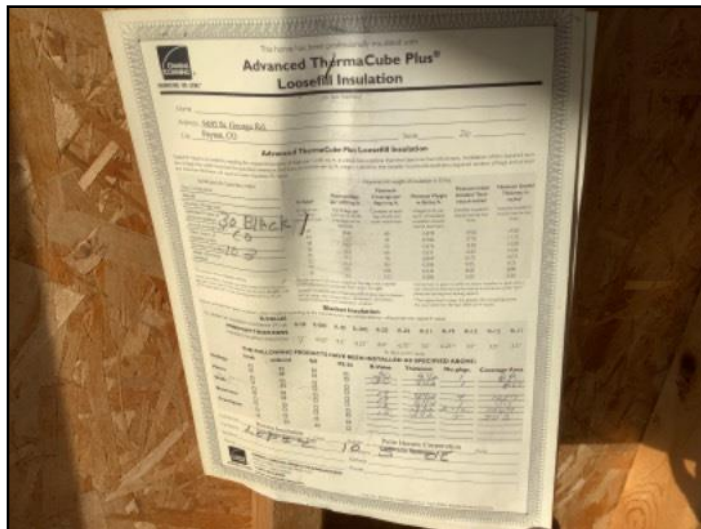
### RECOMMENDATIONS \ General

1. **Condition:** Since the A/C was not tested during this home inspection due to the fact that this inspection was conducted in the winter, it is recommended that the units be serviced/tested when appropriate by an HVAC technician.



## Description

**General:** • VENTILATION & INSULATION



**Attic/roof insulation material:**

- Cellulose



- Loose fill / blown-in

**Attic/roof insulation amount/value:** • 8 inches • R-30

**Attic/roof air/vapor barrier:** • Felt

**Attic/roof ventilation:** • Roof vent • Soffit vent

**Wall insulation material:** • Glass fiber

**Foundation wall insulation material:** • Glass fiber



# PLUMBING

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## Description

### PLUMBING

(Includes interior water supply and distribution system, interior drain waste and vent system, hot water systems, above ground oil storage equipment, sump pumps, and sewage ejection pumps.)

#### Supply Pipes:

- Copper
- Plastic
- Galvanized

#### Drain, Waste & Vent Pipes:

- Copper
- Plastic
- Galvanized
- Cast Iron

#### Sump Pump(s):

- In Basement
- In Crawl Space
- Does not Operate
- See Comments

#### Water Heater(s):

<b>Location:</b>	Basement	<b>Fuel:</b> Natural Gas	<b>Capacity:</b> 50 gallons
<b>Age:</b>	7 years	<b>Exhaust:</b> Appears intact	

The home's plumbing system was found to be in good condition, with no issues discovered during the inspection. Water pressure was adequate and consistent in all fixtures throughout the home. No active leaks were observed in any of the visible plumbing components, including pipes, faucets, and supply lines.

Hot water was available and functioning properly in all fixtures, with the temperature measured at an appropriate and safe level. Drains, faucets, and toilets were operating as expected, with no signs of clogging or slow drainage.



Comment: Water main shutoff



Comment: Sprinkler system shutoff valve

## Recommendations

### RECOMMENDATIONS \ General

1. Condition: None



# INTERIOR

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## Description

### INTERIOR

(Includes walls, ceilings, floors, solid fuel heating devices, steps, stairways, balconies, railings, counters, cabinets, doors, and windows.)

<b>Walls/Ceilings:</b> <input checked="" type="checkbox"/> Drywall/ Plaster <input type="checkbox"/> Wood <input type="checkbox"/> Fiberboard/Tile <input type="checkbox"/> Suspended Ceilings <input type="checkbox"/> _____	<b>Floors:</b> <input type="checkbox"/> Sheet goods <input type="checkbox"/> W-W Carpet <input type="checkbox"/> Wood <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Laminate <input checked="" type="checkbox"/> Vinyl Tile/Plank <input type="checkbox"/> Marble/Granite <input type="checkbox"/> Concrete <input type="checkbox"/> _____	<b>Fireplace:</b> <input type="checkbox"/> Masonry <input type="checkbox"/> Metal Pre-Fab <input type="checkbox"/> Wood Stove <input type="checkbox"/> Fireplace Insert <input type="checkbox"/> Damper
<b>Windows:</b> <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl	<b>Window Type:</b> <input type="checkbox"/> Single Hung <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> _____	<input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Insulated Glass <input type="checkbox"/> Storm Windows

The home is currently occupied. The property has been equipped with a radon mitigation system, and no elevated radon levels were detected at the time of inspection. All interior and exterior doors are in good working order, opening and closing smoothly with proper seals. No gaps or damage were noted, and the locks function correctly.

The home's appliances, including the refrigerator, dishwasher, and range, appeared to function properly. No signs of water damage were found anywhere in the interior of the home. The walls, ceilings, and floors are free of stains, discoloration, or warping, indicating a well-protected and dry environment.

The kitchen features an electric range, which is clean and in good working condition, with no signs of malfunction or excessive wear. The built-in microwave is functioning as expected, with no issues noted. The kitchen is equipped with a garbage disposal, which functioned when tested.

The ventilation systems in both the kitchen and bathrooms are operating properly.

The windows in the house functioned properly and appeared to be in good condition, with no cracks or fogging observed. Additionally, all windows moved freely and smoothly and the locks functioned.

## Recommendations

### RECOMMENDATIONS \ General

1. Condition: None

