



SAMPLE INSPECTION SUMMARY

WITH REPRESENTATIVE PHOTOGRAPHS



Sample property	Lakewood, Colorado
Client	Sample Client
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DEMONSTRATION ONLY - PHOTOGRAPHS AND CONDITIONS ARE PRESENTED AS EXAMPLES

How to Read This Sample

FALCONPOINT REPORT APPROACH

This sample demonstrates FalconPoint wording, classification, photographs, and layout. It is not a complete inspection of a real property and must not be relied upon for a transaction, repair decision, insurance matter, appraisal, or code determination.

NARRATIVE STANDARD

- Observation:** What was visible and where it was located.
- Implication:** Why the condition matters when that can be reasonably explained.
- Recommendation:** The appropriate next step without exaggeration or directing the client whether to purchase the property.

CLASSIFICATIONS

Every classification uses a written label and a unique bracketed marker so the report remains understandable when printed in grayscale or viewed by a reader with reduced color discrimination. Color is supplemental and is never the only indicator.

Marker	Classification	Meaning
[!]	Safety Concern	Potential occupant-safety issue that should receive timely attention.
[R]	Repair Recommended	Condition requiring correction or professional evaluation.
[M]	Maintenance/Monitor	Routine maintenance, minor correction, or a condition to watch for change.
[i]	Not Inspected/Limitation	A component or area that could not be fully inspected due to access, weather, safety, or scope.

Summary at a Glance

REPRESENTATIVE FINDINGS

Category	Items
Safety Concerns	5
Significant Repairs	5
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The complete report must always be read. A summary does not contain every inspected component, informational observation, or limitation.

Safety Concerns

CONDITIONS THAT SHOULD RECEIVE TIMELY ATTENTION BECAUSE THEY MAY AFFECT OCCUPANT SAFETY

[!] SAFETY CONCERN

Smoke detectors missing

Location: Interior - sleeping areas

Observation: At the time of the inspection, smoke detectors were not observed in one or more required or recommended locations. Missing alarms reduce the ability to provide early warning during a fire.

Recommendation: Install listed smoke alarms in the appropriate locations and test all alarms after installation. A qualified contractor should correct the condition where wiring or mounting work is needed.



[!] SAFETY CONCERN

Loose handrail

Location: Interior stairs

Observation: At the time of the inspection, the handrail was loose. A loose handrail may not provide dependable support and could contribute to a fall.

Recommendation: Secure or repair the handrail using appropriate fasteners and backing. Recommend repair by a qualified contractor.



[!] SAFETY CONCERN

Missing electrical cover

Location: Interior receptacle or junction box

Observation: At the time of the inspection, a cover plate was missing, leaving the electrical box or its interior accessible. Contact with energized components may result in shock.

Recommendation: Install the correct cover and have exposed or damaged wiring evaluated as needed by a qualified electrical contractor.



[!] SAFETY CONCERN

Aluminum branch-circuit wiring observed

Location: Electrical service panel

Observation: At the time of the inspection, aluminum branch-circuit conductors were visible in the electrical panel. Connections involving this wiring type can be sensitive to improper devices, workmanship, oxidation, or loosening.

Recommendation: Have a qualified electrical contractor evaluate the accessible electrical system and complete corrections considered necessary.



[!] SAFETY CONCERN

Excessive baluster spacing

Location: Interior stairs

Observation: At the time of the inspection, openings between representative stair balusters appeared wider than current safety guidance. Larger openings can present a fall or entrapment concern, particularly for children.

Recommendation: Have a qualified contractor evaluate and modify the guard assembly as appropriate.



Significant Repairs

CONDITIONS THAT MAY AFFECT FUNCTION, RELIABILITY, WATER CONTROL, OR ACCESS

[R] REPAIR RECOMMENDED

Whole-house fan blocks attic access

Location: Ceiling - attic access

Observation: At the time of the inspection, it was observed that a whole-house fan was installed in the attic access. This blocks access to the attic and may hinder maintenance of the attic if needed in the future.

Recommendation: Recommend repair by a qualified contractor.



[R] REPAIR RECOMMENDED

Main water shutoff leaking or corroded

Location: Crawlspace

Observation: At the time of the inspection, the main water shutoff showed corrosion and visible leakage. Continued leakage can damage surrounding materials and the valve may not operate reliably when needed.

Recommendation: Have a qualified plumbing contractor repair or replace the affected valve and verify proper operation.



[R] REPAIR RECOMMENDED

Support post installation was improper

Location: Crawlspace

Observation: At the time of the inspection, a support post appeared improperly installed or inadequately secured. The visible installation may not provide dependable load transfer.

Recommendation: Have a qualified structural contractor or engineer evaluate the support and specify any necessary correction.



[R] REPAIR RECOMMENDED

Shower-arm penetration improperly finished

Location: Upper-level bathroom

Observation: At the time of the inspection, the wall finish and trim around the shower-arm penetration were improperly installed. The condition may permit moisture entry behind the finish or place unnecessary stress on the plumbing connection.

Recommendation: Have a qualified plumbing or tile contractor expose the trim as needed, evaluate the connection, and finish and seal the penetration properly.



[R] REPAIR RECOMMENDED

Crawlspace moisture staining

Location: Crawlspace subfloor

Observation: At the time of the inspection, moisture staining was visible on portions of the subfloor. The material was not visibly wet at the time of the inspection, but the source and repair history could not be confirmed.

Recommendation: Identify and correct the moisture source if it remains active. Have damaged materials evaluated and repaired by a qualified contractor.



Repair Recommendations

CORRECTIONS AND PROFESSIONAL EVALUATIONS RECOMMENDED

[R] REPAIR RECOMMENDED

Air-conditioning equipment beyond typical service age

Location: Exterior cooling equipment

Observation: At the time of the inspection, the air-conditioning equipment appeared to be at or beyond the commonly expected service-life range. Age alone does not determine failure, but reliability and efficiency may be reduced. Operation was limited by outdoor conditions.

Recommendation: Obtain service records and have the system evaluated by a qualified HVAC contractor. Budget for eventual replacement.



[R] REPAIR RECOMMENDED

Furnace service recommended

Location: Heating equipment

Observation: At the time of the inspection, dust, debris, and general condition indicated that routine professional service may be due. The inspection did not include dismantling or internal heat-exchanger analysis.

Recommendation: Have a qualified HVAC contractor clean, service, and evaluate the furnace before continued seasonal use.



[R] REPAIR RECOMMENDED

Water heater beyond typical service age

Location: Water-heating equipment

Observation: At the time of the inspection, the water heater appeared to be at or beyond the commonly expected service-life range. Older tanks have an increased likelihood of leakage or component failure.

Recommendation: Have the unit serviced or evaluated as appropriate and budget for replacement. Install leakage protection where practical. All repairs, corrections, or further evaluations should be completed by a qualified contractor.



[R] REPAIR RECOMMENDED**Damaged or missing flooring**

Location: Interior floor

Observation: At the time of the inspection, flooring was missing or damaged in a representative area, leaving the substrate exposed and creating an unfinished walking surface.

Recommendation: Have a qualified contractor repair or replace the affected flooring components and evaluate the substrate for concealed damage when exposed.

**[R] REPAIR RECOMMENDED****Damaged exterior door**

Location: Exterior entry

Observation: At the time of the inspection, the exterior door displayed visible damage or deterioration that may affect operation, weather resistance, or security.

Recommendation: Have a qualified door contractor evaluate and repair or replace the affected components.

**[R] REPAIR RECOMMENDED****Crawlspace insulation displaced**

Location: Crawlspace

Observation: At the time of the inspection, insulation was missing or had fallen from portions of the floor framing. Displaced insulation reduces thermal performance and may conceal moisture or pest activity.

Recommendation: Have a qualified contractor evaluate and reinstall the insulation.



[R] REPAIR RECOMMENDED**Crawlspace soil cover incomplete**

Location: Crawlspace floor

Observation: At the time of the inspection, the plastic soil cover was not continuous or sealed at perimeter seams and wall transitions. Open soil can contribute moisture vapor to the crawlspace.

Recommendation: Have a qualified contractor repair and secure the ground cover, including appropriate overlaps and perimeter detailing.

**[R] REPAIR RECOMMENDED****Electrical panel identification incomplete**

Location: Electrical panel

Observation: At the time of the inspection, panel labeling was incomplete or unclear. Inadequate identification can delay safe circuit isolation during service or an emergency.

Recommendation: Have a qualified electrical contractor accurately identify circuits and restore required equipment information where feasible.

**[R] REPAIR RECOMMENDED****Toilet did not operate**

Location: Main-floor bathroom

Observation: At the time of the inspection, the toilet did not operate as intended. The cause was not determined during this visual inspection.

Recommendation: Have a qualified plumbing contractor evaluate and repair the toilet, then test it for proper operation and leakage.



[R] REPAIR RECOMMENDED**Sink drain improperly sloped**

Location: Kitchen sink

Observation: At the time of the inspection, a section of the sink drain appeared to slope away from the intended drain direction. Improper slope can retain water and debris and contribute to slow drainage or blockage.

Recommendation: Have a qualified plumbing contractor correct the drain configuration and verify that connections remain leak-free.

**[R] REPAIR RECOMMENDED****Flexible corrugated drain installed**

Location: Bathroom sink

Observation: At the time of the inspection, a flexible corrugated drain component was installed below the sink. Corrugations can collect debris and are more difficult to clean than smooth-wall drainage fittings.

Recommendation: Replace the flexible section with properly configured smooth-wall drainage components by a qualified plumbing contractor.

**[R] REPAIR RECOMMENDED****Mixed or irregular kitchen drain materials**

Location: Kitchen sink

Observation: At the time of the inspection, the visible drain assembly contained dissimilar or irregularly configured materials. No active leakage was visible during the inspection, but the installation may be difficult to service or keep reliably sealed.

Recommendation: Have a qualified plumbing contractor evaluate and correct the drain assembly as needed.



Maintenance and Monitoring

LOWER-PRIORITY CONDITIONS AND ROUTINE OWNERSHIP ITEMS

[M] MAINTENANCE / MONITOR

Carpet staining and wear

Location: Interior floor coverings

Observation: At the time of the inspection, carpeting showed visible staining or wear. The inspection did not determine whether all staining can be removed or whether concealed damage is present below the carpet.

Recommendation: Have the carpeting cleaned and evaluated by a qualified contractor. Replace the carpeting or repair the substrate as recommended by that contractor.



[M] MAINTENANCE / MONITOR

Tub and shower grout deteriorated

Location: Bathroom tub/shower

Observation: At the time of the inspection, grout or sealant was deteriorated at representative tub or shower joints. Failed joints can allow water to reach concealed wall or floor materials.

Recommendation: Have a qualified contractor evaluate and repair the deteriorated grout or sealant as necessary.



[M] MAINTENANCE / MONITOR

Exterior dryer vent opening not sealed

Location: Exterior wall - dryer exhaust vent

Observation: At the time of inspection, gaps were observed around the dryer vent where it passes through the exterior wall. These gaps may allow moisture and pests to enter.

Recommendation: Recommend a qualified contractor evaluate and properly seal around the vent penetration while keeping the exhaust opening and damper unobstructed.



[M] MAINTENANCE / MONITOR**Exterior sealant maintenance needed**

Location: Exterior penetrations and trim

Observation: At the time of the inspection, sealant was missing or deteriorated at representative exterior joints or penetrations. Open joints can admit water and contribute to deterioration.

Recommendation: Remove failed material and apply compatible exterior-grade sealant at affected areas. All repairs, corrections, or further evaluations should be completed by a qualified contractor.

**[M] MAINTENANCE / MONITOR****Doorbell button damaged**

Location: Exterior entry

Observation: At the time of the inspection, the doorbell button was damaged but operated when tested. Continued exposure may lead to intermittent operation.

Recommendation: Repair or replace the button as needed. All repairs, corrections, or further evaluations should be completed by a qualified contractor.

**[M] MAINTENANCE / MONITOR****Tub stopper missing or inoperable**

Location: Bathroom tub

Observation: At the time of the inspection, the tub stopper was missing or did not retain water. Because the tub could not be filled normally, evaluation of the overflow and full drainage cycle was limited.

Recommendation: Repair or replace the stopper and test the filled tub, overflow, and drainage connections for leakage. All repairs, corrections, or further evaluations should be completed by a qualified contractor.



Inspection Limitations

CONDITIONS THAT RESTRICTED THE INSPECTION

[i] NOT INSPECTED / LIMITATION

Roof concealed by snow

Location: Roof

Observation: At the time of the inspection, snow covered portions of the roof and prevented a complete visual evaluation of the roof covering, penetrations, flashings, and drainage surfaces.

Recommendation: Have the roof inspected when it is safely accessible and free of snow. All repairs, corrections, or further evaluations should be completed by a qualified contractor.

[i] NOT INSPECTED / LIMITATION

Ground surfaces concealed by snow

Location: Exterior

Observation: At the time of the inspection, snow concealed portions of the grading, walkways, drives, vegetation, and drainage conditions.

Recommendation: Review these areas after the snow has melted and correct unsafe or adverse drainage conditions if discovered. All repairs, corrections, or further evaluations should be completed by a qualified contractor.

[i] NOT INSPECTED / LIMITATION

Occupied home restricted access

Location: Interior

Observation: At the time of the inspection, furniture, stored belongings, clothing, and other personal property restricted access to representative walls, floors, receptacles, plumbing, and mechanical components. Items were not moved.

Recommendation: Inspect previously concealed areas during the final walkthrough after belongings have been removed. All repairs, corrections, or further evaluations should be completed by a qualified contractor.

[i] NOT INSPECTED / LIMITATION

Cooling system not operated

Location: Cooling

Observation: At the time of the inspection, the air-conditioning system was not operated because outdoor temperature was below the company operating threshold. Operation under unsuitable conditions may damage equipment.

Recommendation: Have a qualified HVAC contractor evaluate cooling operation when weather conditions permit.



Closing Information

FALCONPOINT INSPECTIONS LLC

This sample has been rewritten entirely in FalconPoint’s reporting voice. It contains no certification, signature, contact information, branding, or statements from another inspector or inspection company.

PRE-CLOSING REMINDER

Conditions can change between the inspection and closing. During the final walkthrough, operate accessible fixtures and appliances using normal controls, review areas that were previously restricted, confirm agreed repairs, and report newly observed conditions before closing.

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INTEGRITY - PRECISION - PEACE OF MIND