

SAMPLE REPORT · Real job, real photos. Names, address and permit details removed for client privacy.

Final Inspection Resolution Report

Single-family home, Denver, Colorado

Prepared for	Buyers
Parties	Sellers and listing broker
Contractor	Brimie Contractors LLC
Governing document	Executed Inspection Resolution amending the purchase contract
Report date	Delivered before closing

Summary

Brimie Contractors completed the repairs the Sellers agreed to under the executed Inspection Resolution. This report lists each resolution item, the work performed and photographs taken on site, along with manufacturer warranty information and Brimie Contractors' one-year workmanship warranty. Agents can forward it to the buyer and the closing file as-is.

#	Resolution item	Status
1	Structural - basement beam pocket repair (engineer-specified)	Completed
2	Furnace replacement - high-efficiency gas furnace, thermostat, gas line, combustion air	Completed
3	Roofing - detached garage and rear low-slope roof	Completed
4	Plumbing - water heater gas and venting, expansion tank, pressure reducing valve, drain and toilet	Completed
5	Electrical - panel corrections, GFCI protection, basement and garage wiring	Completed
6	Appliances - garbage disposal service	Completed

Permits

Mechanical (furnace and gas line)	City and County of Denver mechanical permit. Final inspection: Passed
Roofing	City and County of Denver roofing permit. Final inspection: Passed

1. Structural - Basement Beam Pocket

1.1 Concrete beam pocket repair - basement wall

Inspection concern	Deteriorated, spalled concrete at the beam bearing pocket on the basement wall.
Work performed	Repaired to a licensed structural engineer's written recommendations: temporary shoring; removal of spalled concrete; rebuild with 8,000 psi structural concrete and epoxy-set dowels; moisture barrier; pressure-treated ledger on adhesive-set threaded rods; new pressure-treated post; side member and joist blocking / kicker bracing. Completion photos were reviewed and the finished repair approved by the engineer of record.
Status	Completed



BEFORE - spalled beam pocket



DURING - shoring and new ledger



AFTER - new post and ledger



AFTER - rebuilt pocket and ledger



AFTER - completed repair, wall view



AFTER - rebuilt concrete at pocket

2. Furnace Replacement

2.1 High-efficiency furnace replacement

Inspection concern	Existing furnace recommended for replacement.
Work performed	Removed and disposed of the existing furnace. Installed a new 95%+ AFUE condensing gas furnace with PVC intake and exhaust, gas and electrical connections and condensate pump. Started up and tested. Permitted; final inspection passed.
Status	Completed

2.2 Furnace cabinet gas line correction

Inspection concern	Flexible gas connector passing through the furnace cabinet.
Work performed	Reworked so rigid black iron pipe enters the cabinet through a grommet, with union and shutoff outside the cabinet.
Status	Completed

2.3 Combustion air

Inspection concern	No dedicated combustion air supply to the mechanical area.
Work performed	Installed a 6 in. galvanized combustion air duct with exterior intake hood, screen and damper.
Status	Completed



BEFORE - original furnace



AFTER - new furnace and venting



AFTER - new PVC intake and exhaust



AFTER - new programmable thermostat

3. Roofing

3.1 Detached garage roof replacement

Inspection concern	Garage roof covering at end of service life.
Work performed	Tore off existing shingles, inspected decking, installed synthetic underlayment, ice and water barrier, drip edge, flashing, ridge vent and Class 4 impact-resistant architectural shingles. Permitted; final inspection passed.
Status	Completed

3.2 Rear low-slope roof replacement

Inspection concern	Low-slope roof section in poor condition.
Work performed	Tore off and installed a 2-ply self-adhering modified bitumen roof system.
Status	Completed

4. Plumbing

4.1 Water heater gas leak

Inspection concern	Gas leak at the water heater supply.
Work performed	Replaced defective fittings, resealed and tested with no leakage.
Status	Completed

4.2 Water heater flue pitch

Inspection concern	Flue connector lacked proper upward slope.
Work performed	Reworked the Type B flue connector with continuous upward slope of at least 1/4 in. per foot.
Status	Completed

4.3 Expansion tank support

Inspection concern	Expansion tank supported only by the piping.
Work performed	Installed a wall bracket and strap; verified tank air charge.
Status	Completed

4.4 High water pressure

Inspection concern	Incoming pressure measured at approx. 120 psi.
Work performed	Installed a pressure reducing valve with gauge and adjusted to 60-70 psi.
Status	Completed

4.5 Drain line and toilet leak

Inspection concern	Active leak at the bathroom toilet drain, visible from the basement.
Work performed	Replaced the leaking drain fitting and closet flange; reset the toilet and water tested.
Status	Completed



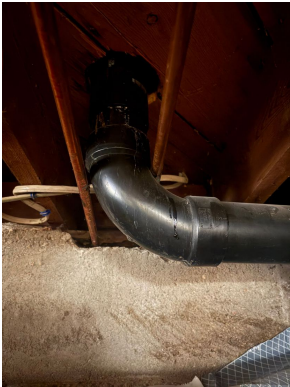
BEFORE - flexible flue connector



AFTER - rigid flue, supported tank



AFTER - new pressure reducing valve



AFTER - new drain fitting

5. Electrical

5.1 Panel neutral/ground separation

Inspection concern	Double-tapped neutral and ground conductors.
Work performed	Separated neutrals and grounds to individual terminals.
Status	Completed

5.2 Panel directory

Inspection concern	Breakers not labeled.
Work performed	Traced, tested and labeled all breakers in the main panel and garage sub-panel.
Status	Completed

5.3 Kitchen GFCI protection

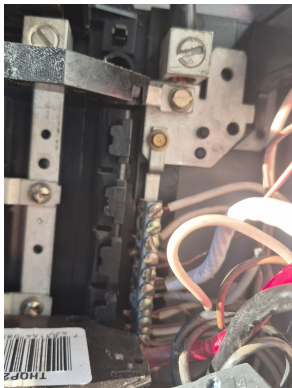
Inspection concern	Countertop receptacles lacked GFCI protection.
Work performed	Installed GFCI/dual-function breakers protecting the countertop receptacles; tested.
Status	Completed

5.4 Garage GFCI receptacle

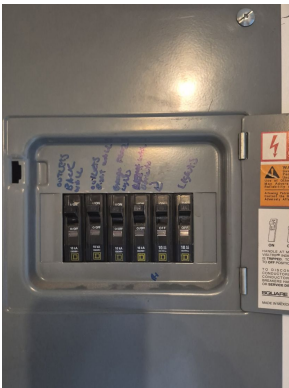
Inspection concern	Garage GFCI not functioning.
Work performed	Replaced with a weather/tamper-resistant GFCI and verified downstream protection.
Status	Completed

5.5 Basement wiring

Inspection concern	Open junction boxes, exposed wiring and a detached fixture.
Work performed	Made safe, installed box covers, secured wiring and reinstalled the fixture.
Status	Completed



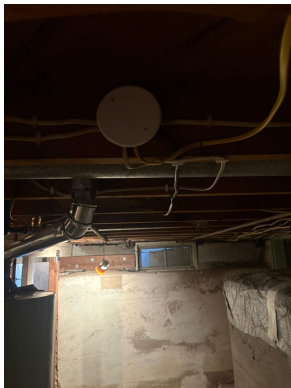
AFTER - one conductor per terminal



AFTER - sub-panel labeled



AFTER - GFCI tested



AFTER - basement wiring secured

6. Appliances

6.1 Garbage disposal

Inspection concern	Disposal not operating properly.
Work performed	Cleared, reset and tested. Operating; no replacement required. Provided at no charge.
Status	Completed

7. Manufacturer Warranty Information

Each report summarizes the manufacturer warranties for new equipment and materials installed, including registration and transfer steps for the new owner. On this job that meant:

Roofing shingles	Limited lifetime shingle warranty with a 10-year non-prorated period, 130 mph wind and 25-year algae coverage. One-time transfer to the new owner, with the notice deadline spelled out.
Furnace	10-year parts warranty when registered within 90 days, plus the heat exchanger warranty. Steps for the new owner to confirm registration after closing.

8. Brimie Contractors One-Year Workmanship Warranty

Warranty period	One year from completion. Transfers with the property to the Buyers at closing.
What is covered	Defects in Brimie Contractors' workmanship on the work listed in this report, including labor to correct them.
Manufacturer products	Covered by the manufacturers' warranties summarized above. Brimie Contractors helps with manufacturer claims during the warranty period.
Not covered	Normal wear and tear; misuse, neglect or lack of required maintenance; accidents and weather events; alterations by others; and conditions outside the work described.
How to request service	Email warranty@brimiecontractorsllc.com with the property address, a description and photos. We schedule an evaluation and correct covered items at no charge.

Limitations

This report records the work Brimie Contractors performed and its condition at completion. It is not a home inspection, an engineering certification or a code-compliance certification. Structural adequacy is addressed by the engineer of record; code compliance for permitted work is determined by the local building department through the permits listed. Concealed conditions were not evaluated beyond the work described.

Have an inspection report? Send it to us at brimiecontractorsllc.com/agents or text (303) 875-7447. Itemized estimate back in 3-4 business days.