

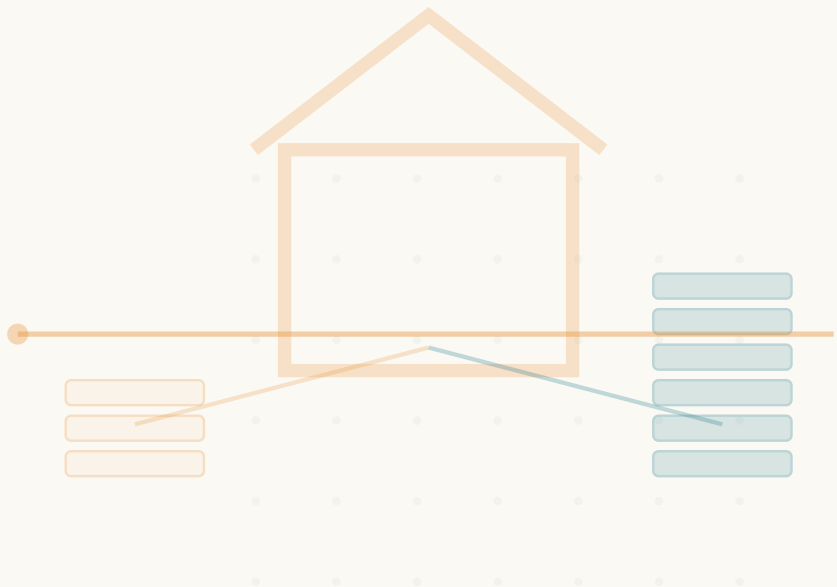


A FREE ARDENT WORKSHOP STARTER

Inspection Findings Triage Sheet

Twelve findings, sorted by one rule - no cost data at all.

12 example findings · 3 tiers · free, no signup



The triage rule, in one card

Every finding on the Findings Triage tab reads two cells you fill in - the inspector's severity word, and the hazard class you assign - and sorts itself into one of three tiers by this fixed rule.

THE TRIAGE RULE

Deal-breaker — a safety hazard, structural, or water-intrusion finding the inspector also called a safety hazard or a major defect.

Cosmetic — anything the hazard class marks cosmetic, or a wear-and-tear finding the inspector called minor, maintenance, or a monitor item.

Negotiable — everything else.

The worked example, in one table

The file opens on these 12 findings from a fictional inspection at 1412 Kestrel Hollow Road, Marden Ridge, report TR-4471 - the same example the paid worksheet uses. No cost column, because this sheet carries none.

System	Finding	Severity	Hazard class	Tier
Roof & attic	A water stain roughly 18 inches across is visible on the attic decking next...	Minor defect	Water intrusion	Negotiable
Roof & attic	Roof decking beneath the rear slope feels spongy underfoot in one section...	Major defect	Wear and tear	Negotiable
Structure & foundation	A diagonal crack roughly 1/4 inch wide runs across the west basement wall,...	Major defect	Structural	Deal-breaker
Structure & foundation	The main support beam spanning the basement shows a visible sag of roughly...	Safety hazard	Structural	Deal-breaker

System	Finding	Severity	Hazard class	Tier
Exterior & envelope	Exterior paint is peeling and chalking on the south and west elevations,...	Minor defect	Cosmetic	Cosmetic
Windows & doors	The insulated glass unit in the primary bedroom's west-facing window is...	Monitor	Cosmetic	Cosmetic
Windows & doors	Weatherstripping is worn or missing at every exterior door threshold, and a...	Maintenance item	Wear and tear	Cosmetic
Plumbing	The water heater's data plate lists a manufacture date fourteen years ago;...	Major defect	System at end of life	Negotiable
Electrical	The main panel is a brand associated with known breaker failures; two...	Safety hazard	Safety hazard	Deal-breaker
Electrical	No visible ground rod connection is present at the panel's exterior, and...	Minor defect	Safety hazard	Negotiable
Water intrusion & drainage	A water line stains the basement wall roughly two inches above the floor...	Major defect	Water intrusion	Deal-breaker
Electrical	The detached garage is fed from the house on an extension cord run through...	Major defect	Code or permit issue	Negotiable

The property, the inspector, and every finding above are fictional and shared with the paid worksheet's own worked example.

Print this, and walk the house

Log System, Where in the house, the finding, and Inspector severity as you walk. Fill Hazard class and Tier back at the table, reading the Tier off the rule card two pages up — or type the rows into the .xlsx and let it compute the Tier for you. Filled in, this page names one house's defects: show a contractor only the row they are quoting.

System	Where in the house	Finding, as the report words it	Severity	Hazard class	Tier

Twelve findings sort cleanly. A real report needs pricing too.

Twelve findings are enough to see the rule work. A real report has more, and this sheet carries no cost data at all.

WHAT THE FULL WORKSHEET ADDS

The full **Home-Inspection Review & Repair-Negotiation Worksheet** prices every finding you log from a built-in library of curated repair items the moment you name it, sorts each one into a fourth tier for the findings expensive enough to need a dollar threshold, nets the total against the cash you have left at closing, and assembles the request document for you. [Get the full Home-Inspection Review & Repair-Negotiation Worksheet >](#)

See the full range at ardentworkshop.com.

Every example finding here, and its hazard class, is drawn straight from the paid worksheet's own fictional example at 1412 Kestrel Hollow Road, Marden Ridge, report TR-4471 - both are invented. This is a decision-making tool, not legal, financial, or construction advice, and it does not replace a licensed inspector's report, a licensed contractor's estimate, or your own agent's or attorney's read of what your contract lets you ask for. Once you have filled it in, this sheet is an itemized list of one specific house's defects, tied to its address, alongside whatever you noted from the seller's own disclosure. Send a contractor or an agent only the row they are actually quoting or acting on - not the whole sheet - and clear it before you pass the file itself on.

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