

SAMPLE REPORT · Fictional property, for demonstration only

SAMPLE INSPECTIONS CO.

Home Inspection Report

1428 Maple Hollow Lane
Springfield



Inspection date	September 12, 2026
Prepared for	Sample Client
Inspector	A. Example, Certified Home Inspector
Report no.	SAMPLE-0001

REPORT SUMMARY

The summary lists items that need repair or present a safety concern. It is not the entire report; read the complete report.

Exterior & Grounds • Walkways / Driveway: A settlement crack about 1/4 inch wide was visible in the front walkway. Monitor for movement; seal to limit water entry.

Exterior & Grounds • Gutters / Downspouts: The rear left downspout was disconnected and discharging next to the foundation. Reconnect and extend downspouts at least 4–6 feet from the house.

Exterior & Grounds • Trim / Fascia: Soft, deteriorated wood was noted at the lower garage door frame trim. Repair or replace damaged trim and seal.

Roof System & Attic • Roof Covering: Several asphalt shingles were lifted and two were missing on the south-facing slope. A qualified roofer should repair the affected areas.

Plumbing System • Water Heater: Gas water heater, 40 gallons, manufactured 2012 (approx. 14 years old). The temperature/pressure relief (TPR) valve discharge pipe was missing. A discharge pipe should be installed for safety. No catch pan was present. Due to its age, the unit appeared near the end of its typical service life.

Plumbing System • Drain / Waste: The upstairs bathroom sink was slow to drain. Clean or repair the drain line.

Heating System • Furnace Condition: The furnace operated when tested. The air filter was very dirty and the burner compartment showed dust buildup. The heat exchanger was not fully visible without disassembly. Recommend cleaning, servicing and evaluation by a licensed HVAC technician.

Cooling System • Condenser: The outdoor condenser coil fins were dirty and partially bent. The unit did not appear to have been serviced recently.

Cooling System • Refrigerant Lines: Insulation was missing on the refrigerant line at the exterior of the unit.

Electrical System • Main Panel: A double-tapped breaker was observed (two wires connected to a breaker designed for one). This is a safety concern; a licensed electrician should correct it.

Electrical System • GFCI Protection: Kitchen countertop outlets and the main bathroom outlet were not GFCI protected. GFCI protection is recommended at all wet areas for safety.

Interior • Windows: Loose tracks were noted at three windows and the locks were broken at the living room and rear bedroom windows. Several screens were damaged.

Interior • Stairs / Railings: The stair railing baluster openings exceeded 4 inches, which is a fall hazard for small children.

Interior • Smoke / CO Detectors: No carbon monoxide detector was present near the upstairs bedrooms. Install CO detectors on each level and near sleeping areas.

Kitchen & Appliances • Dishwasher: The dishwasher leaked at the lower door seal during operation. Repair or replace the door gasket.

Kitchen & Appliances • Range / Oven: The range was not secured with an anti-tip bracket, creating a tip-over hazard.

Bathrooms • Upstairs Shower: Loose tile and deteriorated caulking were noted at the shower surround. Repairs are needed to prevent moisture damage.

Bathrooms • Upstairs Toilet: The toilet ran intermittently. Adjust or replace the fill valve / flapper.

Radon Testing • Test Results: Average radon concentration: 5.2 pCi/L. The EPA action level is 4.0 pCi/L. Mitigation by a certified radon mitigation contractor is recommended.

EXTERIOR & GROUNDS

The exterior was inspected from the ground and accessible areas. Weather: clear, 68°F.

Component	SER	MM	RR	SAF	Observations
Walkways / Driveway	☐	☐	☒	☐	A settlement crack about 1/4 inch wide was visible in the front walkway. Monitor for movement; seal to limit water entry.
Gutters / Downspouts	☐	☐	☒	☐	The rear left downspout was disconnected and discharging next to the foundation. Reconnect and extend downspouts at least 4–6 feet from the house.
Trim / Fascia	☐	☐	☒	☐	Soft, deteriorated wood was noted at the lower garage door frame trim. Repair or replace damaged trim and seal.
Siding	☒	☐	☐	☐	Vinyl siding. Serviceable at the time of inspection.
Grading	☒	☐	☐	☐	Grading generally sloped away from the foundation.

SER = Serviceable · MM = Maintenance · RR = Repair / Replace · SAF = Safety concern

ROOF SYSTEM & ATTIC

The roof was viewed from a ladder at the eaves and with binoculars.

Component	SER	MM	RR	SAF	Observations
Roof Covering	☐	☐	☒	☐	Several asphalt shingles were lifted and two were missing on the south-facing slope. A qualified roofer should repair the affected areas.
Flashing	☒	☐	☐	☐	Serviceable where visible.
Attic Insulation	☐	☒	☐	☐	Insulation was unevenly distributed, approximately 6 inches deep in places. Adding insulation may improve energy efficiency.
Attic Ventilation	☒	☐	☐	☐	Ridge and soffit vents present.

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PLUMBING SYSTEM

Main water shutoff located in the basement utility room.

Component	SER	MM	RR	SAF	Observations
Water Heater	☐	☐	☐	☒	Gas water heater, 40 gallons, manufactured 2012 (approx. 14 years old). The temperature/pressure relief (TPR) valve discharge pipe was missing. A discharge pipe should be installed for safety. No catch pan was present. Due to its age, the unit appeared near the end of its typical service life.
Supply Lines	☒	☐	☐	☐	Copper. Serviceable where visible.
Drain / Waste	☐	☐	☒	☐	The upstairs bathroom sink was slow to drain. Clean or repair the drain line.

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HEATING SYSTEM

Forced air, natural gas. Thermostat located in the hallway.

Component	SER	MM	RR	SAF	Observations
Furnace Condition	☐	☐	☒	☐	The furnace operated when tested. The air filter was very dirty and the burner compartment showed dust buildup. The heat exchanger was not fully visible without disassembly. Recommend cleaning, servicing and evaluation by a licensed HVAC technician.
Venting	☒	☐	☐	☐	Flue connections appeared secure.
Distribution	☒	☐	☐	☐	Warm air observed at registers.

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COOLING SYSTEM

Central air conditioning, approx. 2.5 ton, manufactured 2008.

Component	SER	MM	RR	SAF	Observations
Condenser	☐	☐	☒	☐	The outdoor condenser coil fins were dirty and partially bent. The unit did not appear to have been serviced recently.
Refrigerant Lines	☐	☐	☒	☐	Insulation was missing on the refrigerant line at the exterior of the unit.
Notes	☐	☒	☐	☐	The unit uses R-22 refrigerant, which is no longer produced; repairs may be costly. The unit is older and may be near the end of its useful life. Budget for replacement.

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ELECTRICAL SYSTEM

Main panel: 150 amp, located in the garage. Copper branch wiring.

Component	SER	MM	RR	SAF	Observations
Main Panel	☐	☐	☐	☒	A double-tapped breaker was observed (two wires connected to a breaker designed for one). This is a safety concern; a licensed electrician should correct it.
GFCI Protection	☐	☐	☐	☒	Kitchen countertop outlets and the main bathroom outlet were not GFCI protected. GFCI protection is recommended at all wet areas for safety.
Switches / Fixtures	☒	☐	☐	☐	A representative number were tested and operated.

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INTERIOR

Interior inspection of accessible areas; furniture and belongings limit visibility.

Component	SER	MM	RR	SAF	Observations
Windows	☐	☐	☒	☐	Loose tracks were noted at three windows and the locks were broken at the living room and rear bedroom windows. Several screens were damaged.
Stairs / Railings	☐	☐	☐	☒	The stair railing baluster openings exceeded 4 inches, which is a fall hazard for small children.
Smoke / CO Detectors	☐	☐	☐	☒	No carbon monoxide detector was present near the upstairs bedrooms. Install CO detectors on each level and near sleeping areas.
Fireplace	☐	☒	☐	☐	Wood-burning fireplace. The firebox and chimney should be cleaned and inspected by a chimney professional before use.

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KITCHEN & APPLIANCES

Appliances were operated for basic function only.

Component	SER	MM	RR	SAF	Observations
Dishwasher	☐	☐	☒	☐	The dishwasher leaked at the lower door seal during operation. Repair or replace the door gasket.
Range / Oven	☐	☐	☐	☒	The range was not secured with an anti-tip bracket, creating a tip-over hazard.
Cabinets / Counters	☒	☐	☐	☐	Serviceable.

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BATHROOMS

Main bathroom and upstairs bathroom.

Component	SER	MM	RR	SAF	Observations
Upstairs Shower	☐	☐	☒	☐	Loose tile and deteriorated caulking were noted at the shower surround. Repairs are needed to prevent moisture damage.
Upstairs Toilet	☐	☐	☒	☐	The toilet ran intermittently. Adjust or replace the fill valve / flapper.
Exhaust Fans	☒	☐	☐	☐	Operated when tested.

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RADON TESTING

Continuous radon monitor placed in the lowest livable level (basement family room) for 48 hours.

Component	SER	MM	RR	SAF	Observations
Test Results	☐	☐	☐	☒	Average radon concentration: 5.2 pCi/L. The EPA action level is 4.0 pCi/L. Mitigation by a certified radon mitigation contractor is recommended.
Test Conditions	☒	☐	☐	☐	Closed-house conditions were reported as maintained during the test.

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