INSPECTION REPORT 5-30-2026

INSPECTOR

Alex Sample

(555) 010-0100
hello@example.com
License #LIC-000000

CLIENT

Sample Customer

(555) 555-0100
sample@example.com
123 Sample Street, Your City, ST 00000

INSPECTION AGREEMENT SUMMARY: SAMPLE HOME INSPECTIONS & SAMPLE CUSTOMER

This document constitutes a legally binding contract and details the terms of the home inspection carried out by Sample Home Inspections. Clients are advised to review this agreement carefully. The inspection fee is based on the time invested in conducting the inspection and preparing the report, independent of repair costs, and is due regardless of the property purchase decision. No responsibility is assumed for costs related to identified or future defects. The inspector disclaims knowledge of any items not explicitly mentioned in this report. The services of relevant professionals (electricians, plumbers, HVAC technicians, roofers, structural engineers) may be necessary to address issues noted.

DESCRIPTION OF INSPECTION FINDINGS:

- **INSPECTED:** Area or component was thoroughly examined, and no issues were found at the time of inspection.
- **NOT INSPECTED:** Area or supporting component was not inspected and may require further evaluation.
- **NOT PRESENT:** Area or component does not exist on the property or could not be visually located.
- **MOISTURE EVIDENCE PRESENT**: Visible signs of moisture or water-related issues were observed; further evaluation is recommended.

INSPECTION DETAILS:

- **VISUAL ONLY:** This inspection is a non-invasive, visual examination of the readily accessible areas of the property to identify material defects in specified systems and components.
- **SCOPE:** A visual review of accessible areas to identify defects in specified systems and components, modifiable upon client-inspector agreement.
- **LIMITATIONS:** The inspection is not exhaustive, excluding hidden, concealed, or inaccessible defects. Personal belongings and furniture are not moved during the inspection.
- **EQUIPMENT TESTING:** Involves testing responses to normal controls without disassembly, except for easily removable service panels.
- **OBSERVATION-BASED:** Findings are specific to the inspection date and do not predict future conditions. Not all defects may be identified.
- **MATERIAL DEFECTS:** Identified issues significantly affecting property value or posing unreasonable risks.

EXCLUSIONS AND LIMITATIONS:

- Limited solely to the paid inspection fee. Excludes liability for repair costs, property damage, or injury. The report is intended only for the client named above and is not a guarantee, warranty, or insurance policy.

CLIENT ACKNOWLEDGMENT:

- **NON-COMPLIANCE AND HIDDEN DEFECTS:** Areas not evaluated for safety code compliance may contain hidden defects that cannot be identified during a visual inspection.
- **SPECIAL LOAN TYPES:** This inspection does not assess or comment on FHA standards, which are subject to change.
- **ENVIRONMENTAL AND SPECIALIZED INSPECTIONS:** This inspection does not include testing for radon, lead-based paint, asbestos, mold, or other potentially hazardous substances. Private systems and pest inspections are also excluded.
- **LIABILITY:** Liability is limited solely to the amount of the paid inspection fee. The inspection report does not cover repair costs, property damage, or injury. It is intended exclusively for the client and does not serve as a guarantee, warranty, or insurance policy.

- **MODERN STANDARDS:** Highlights safety issues but does not inspect for code compliance. Observations on mixed materials and incomplete areas are included. Manufacturer recalls are not part of the inspection.
- **INSPECTION SCOPE:** Items or components not listed in this report were not inspected or evaluated. The inspection was limited to the items and components specifically identified in the report.

TABLE OF CONTENTS

1. Roof
2. Exterior
3. Structural Components
4. Heating & Cooling
5. Plumbing
6. Electrical
7. Fireplace
8. Attic, Insulation & Ventilation
9. Interior
10. Kitchen & Appliances
11. Garage
General Summary

WEATHER CONDITIONS

Weather leading up to and including inspection day

Sunday	Monday	Tuesday	Wednesday	Thursday
5/23	5/24	5/25	5/26	5/27
82° 57°	84° 58°	85° 60°	72° 57°	80° 53°
Overcast	Sunny	Sunny	Partly cloudy	Patchy rain possible
				0.04 in

Friday
5/28
75° 57°
Patchy light rain with thunder
0.04 in

Weather for the days before the inspection and the inspection day. Source: WeatherAPI.com

REPORT DETAILS

APPROXIMATE AGE 20 to 49 years old	**WEATHER DURING THE INSPECTION** Heavy Rain
GROUND/SOIL SURFACE CONDITION Dry	**OUTDOOR TEMPERATURE** Over 65 (F) = 18 (C)
SNOW / RAIN PRECIPITATION IN LAST 3 DAYS No	

1 Roof

2 Inspected

The inspector is not required to walk on any roof surface; walk on areas deemed unsafe or potentially damaging; predict service life expectancy; inspect underground downspout diverter pipes; remove snow, ice, debris, or other obstructions; move insulation; inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments; perform a water test; warrant or certify the roof; or confirm proper fastening or installation of any roof-covering materials.

STYLES & MATERIALS

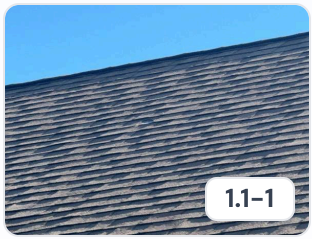
ADDITIONAL STRUCTURES	ROOF COVERING MATERIALS *
None	Asphalt Shingle

DRAINAGE SYSTEM

Gutters and downspouts installed

1.1 Roof Covering Materials ✓ INSPECTED

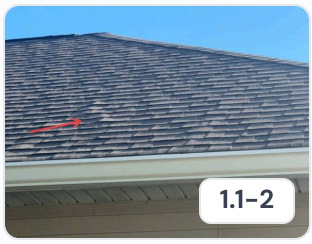
MAINTENANCE



COMMENT:

A small, light-colored object was observed on the asphalt shingle roof. Debris on the roof can trap moisture and accelerate shingle deterioration. Consider removing any debris from the roof as part of routine maintenance.

DEFECT PROFESSIONAL NEEDED



COMMENT:

Localized lifted shingles were observed on the roof covering. Lifted shingles can allow water to get underneath the roof, potentially leading to leaks and damage to the roof structure. It is recommended to have a professional roofer assess and repair or replace the affected shingles to maintain the roof's integrity.

1.2	Gutters & Downspouts — NOT INSPECTED	1.3	Vents, Flashing & Roof Penetrations — NOT INSPECTED
1.4	Skylights — NOT INSPECTED	1.5	Chimney — NOT INSPECTED
1.6	General Roof Structure — NOT INSPECTED		

2 Exterior

12 Inspected

The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; inspect items not visible or readily accessible from the ground, including window and door flashing; inspect or identify geological, geotechnical, hydrological, or soil conditions; inspect recreational facilities or playground equipment; inspect seawalls, breakwalls, or docks; inspect erosion-control or earth-stabilization measures; inspect for safety glass; inspect underground utilities or items; inspect wells or springs; inspect solar, wind, or geothermal systems; inspect swimming pools or spas; inspect wastewater treatment systems, septic systems, or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; or determine the integrity of multiple-pane window glazing or thermal seals.

STYLES & MATERIALS

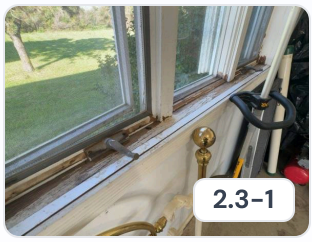
WALKWAY MATERIALS	DRIVEWAY MATERIAL
Concrete	Concrete

2.1 Exterior Wall Covering Materials — NOT INSPECTED

2.2 Eaves, Soffits & Fascia — NOT INSPECTED

2.3 Windows (Exterior) ✓ INSPECTED

DEFECT MOISTURE EVIDENCE



COMMENT:
Deteriorated wood was observed on the window sill and frame, with peeling paint and exposed wood. This condition can allow moisture intrusion and further damage to the window components. Repair or replacement of the affected wood is recommended.

MAINTENANCE MOISTURE EVIDENCE

COMMENT:

The exterior window frame shows what appears to be biological growth and dirt accumulation. This condition is often caused by moisture retention and can lead to deterioration of the window materials over time. Cleaning the window frame and monitoring for any recurrence is recommended as routine maintenance.

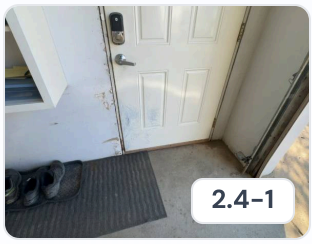
MAINTENANCE

COMMENT:

Wood window components were observed in contact with soil within the window well. This condition can contribute to moisture-related deterioration over time. Improving clearance between the window materials and soil is recommended as part of routine maintenance.

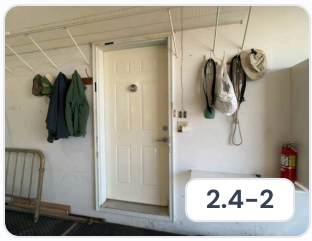
2.4 Exterior Doors ✓ INSPECTED

MAINTENANCE MOISTURE EVIDENCE



COMMENT:
Peeling paint and weathering were observed on the exterior door frame. The door sweep appears to be missing. This condition can allow moisture intrusion and further damage to the door components, and a missing door sweep can allow drafts and pests into the home. Repairing the peeling paint and installing a new door sweep are recommended to help protect the materials from normal weather exposure and maintain proper conditions.

MAINTENANCE



COMMENT:
The exterior door leading from the garage shows general deterioration, which is common for a home of this age. The weather stripping at the bottom of the door appears to be missing or deteriorated, which can lead to drafts and energy loss. Replacing the weather stripping is recommended.

2.5 Flashing & Trim — NOT INSPECTED

2.6 Walkways & Driveways ✓ INSPECTED

MAINTENANCE PROFESSIONAL NEEDED

COMMENT:

Multiple cracks were observed in the concrete driveway, with some areas showing weeds growing through them. Cracks exceeding ¼ inch should be patched with an appropriate sealant by a qualified person to avoid continued damage to the driveway surface from freezing moisture and to prevent further weed growth.

SAFETY MAINTENANCE

COMMENT:

The paver patio and steps next to the house show signs of dislodged pavers and moss growth. This condition can create uneven walking surfaces and may allow moisture to penetrate beneath the pavers, potentially leading to further instability. Re-setting the dislodged pavers and cleaning the moss is recommended to maintain a safe and stable walkway.

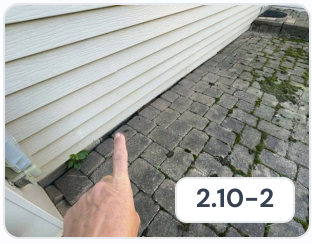
2.7	Stairs, Steps, Stoops, Stairways & Ramps — NOT INSPECTED	2.8	Porches, Patios, Balconies & Carports — NOT INSPECTED
2.9	Decks, Railings, Guards & Handrails — NOT INSPECTED		

2.10 Vegetation, Surface Drainage, Retaining Walls & Grading ✓ INSPECTED

DEFECT MOISTURE EVIDENCE

COMMENT:
The downspout discharges water directly onto the gravel bed next to the retaining wall and the house foundation. This can lead to moisture accumulation near the foundation, potentially causing moisture entry and reducing the lifespan of nearby components. Downspout extensions should be installed to discharge roof drainage a minimum of 6 feet from the foundation.

MAINTENANCE



COMMENT:
Vegetation and plant growth were observed in contact with the exterior siding where the paver patio meets the house. Trimming vegetation is recommended to help reduce moisture retention and ongoing deterioration of nearby materials.

MAINTENANCE MOISTURE EVIDENCE

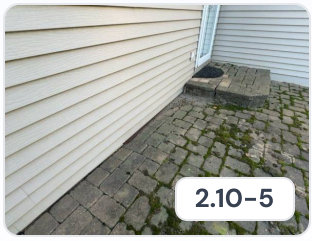
COMMENT:
Dirt and staining were observed on the exterior wall siding and foundation where they meet the ground cover of decorative rocks. This can contribute to moisture retention and ongoing deterioration of nearby materials. Improving clearance between the siding and the ground cover is recommended as part of routine maintenance.

MAINTENANCE MOISTURE EVIDENCE

COMMENT:

The exterior wall siding is in near contact with the gravel and plants in the raised garden bed. This can contribute to moisture retention and ongoing deterioration of nearby materials. Improving clearance between the siding and the ground cover is recommended as part of routine maintenance.

SAFETY MAINTENANCE MOISTURE EVIDENCE



COMMENT:

Moss growth was observed on the paver patio adjacent to the house. This can contribute to moisture retention and ongoing deterioration of the pavers, and may also create a slip hazard. Cleaning the moss from the pavers is recommended as part of routine maintenance.

2.11 Detached Structure — NOT INSPECTED

3 Structural Components

3 Inspected

The inspector is not required to enter crawl spaces that are not readily accessible or where entry may cause damage or pose a hazard; move stored items or debris; operate sump pumps with inaccessible floats; identify the size, spacing, span, or location of structural components or determine the adequacy of foundation bolting, bracing, joists, joist spans, or support systems; provide engineering or architectural services; or report on the adequacy of any structural system or component.

STYLES & MATERIALS

FOUNDATION TYPE *	FLOOR STRUCTURE
Brick foundation walls	Concrete Slab

3.1 Foundation ✓ INSPECTED

DEFECT PROFESSIONAL NEEDED MOISTURE EVIDENCE

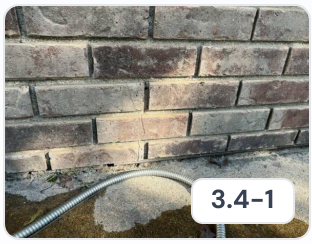
COMMENT:
A pinless moisture meter displayed a reading of 68.8 on the concrete surface next to what appears to be a wooden post and a metal pipe. This indicates the presence of moisture in the area. Further evaluation by a qualified contractor specializing in moisture intrusion is recommended to determine the source and extent of this condition.

3.2 Basement — NOT INSPECTED

3.3 Crawl Space — NOT INSPECTED

3.4 Structural Components ✓ INSPECTED

MAINTENANCE



COMMENT:
A vertical crack was observed in the brick mortar and bricks near the bottom of the exterior wall. This type of cracking can be common over time due to age and seasonal movement. Recommend monitoring this area for additional movement or deterioration over time.

MAINTENANCE

COMMENT:
Cracks were observed in the mortar joints of the brick veneer below a window. Repointing mortar joints is a common maintenance item that may be needed periodically to help manage moisture intrusion and normal weather-related deterioration. Recommend monitoring this area for additional movement or deterioration over time.

4 Heating & Cooling

5 Inspected

- The inspector is not required to inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal or solar heating systems; inspect fuel tanks or underground or concealed fuel supply systems; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the heating system; light pilot flames; activate heating or heat pump systems when conditions are not conducive to safe operation or may cause damage; override electronic thermostats; evaluate fuel quality; verify thermostat calibration or settings; or measure or calculate combustion, ventilation, or flue-gas dilution air.
- The inspector is not required to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the cooling system; inspect portable window or through-wall units or electronic air filters; operate cooling equipment when the exterior temperature is below 65°F or when conditions may not allow safe operation or could cause damage; verify thermostat calibration or settings; or examine electrical current, coolant fluids or gases, or check for coolant leakage.

4.1 Heating System ✓ INSPECTED

4.2 Cooling System ✓ INSPECTED

MAINTENANCE

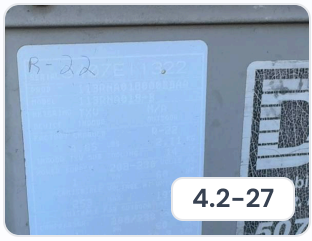
COMMENT:
Vegetation was observed growing in close proximity to the exterior Bryant air conditioning unit. Maintaining proper clearance around the unit can help ensure proper airflow and prevent potential damage to the unit's components. Consider trimming the surrounding vegetation as part of routine property maintenance.

COMMENT:
The outdoor air conditioning unit is a DAY model 126BNA030-A, with a serial number 0622E11311, manufactured in February 2022. This is for your information only.

MAINTENANCE

COMMENT:
The exterior fins of the air conditioning condenser unit show some damage and debris. Damaged fins can restrict airflow and reduce the unit's efficiency. Consider having a qualified HVAC technician inspect and clean the unit, and repair or straighten the damaged fins as needed.

MAINTENANCE



COMMENT:
The data plate on the outdoor cooling unit indicates that the system uses R-22 refrigerant. R-22 is an older refrigerant that has been phased out due to environmental concerns, and it is becoming more expensive and difficult to obtain for repairs. Consider budgeting for potential future replacement of the unit with a system that uses a newer, more environmentally friendly refrigerant.

4.3 Thermostat — NOT INSPECTED

4.4 Fuel, Piping & Support ✓ INSPECTED

SAFETY DEFECT

COMMENT:

A white propane tank was observed next to the exterior of the home, near a door and concrete steps. Storing propane tanks in close proximity to the home can pose a safety risk. A qualified professional should evaluate the location of the propane tank and relocate it if necessary.

5 Plumbing

3 Inspected

The inspector is not required to light pilot flames; measure the capacity, temperature, age, life expectancy, or adequacy of the water heater; inspect the interior of flues or chimneys, combustion air systems, water softeners or filters, well pumps or tanks, safety or shut-off valves, floor drains, lawn or fire sprinkler systems; determine water flow rate, volume, pressure, temperature, quality, potability, reliability, or adequacy; open sealed plumbing access panels; inspect clothes washers or their connections; operate valves; test shower pans, tub or shower enclosures for leaks or overflow protection; evaluate compliance with conservation, energy, or building standards or the design or sizing of water, waste, or vent components; determine the effectiveness of anti-siphon, backflow, or drain-stop devices or the sufficiency of drain cleanouts; inspect fuel storage tanks or supply systems, wastewater or water treatment systems, water storage tanks, pressure or bladder tanks; evaluate hot water wait times or test water heater elements; evaluate combustion air adequacy; test or operate safety controls or valves; examine ancillary systems such as solar water heating or hot water circulation; determine the presence or condition of polybutylene, polyethylene, or similar plastic piping; or inspect or test for gas or fuel leaks.

STYLES & MATERIALS

WATER TREATMENT SYSTEMS/FILTERS

None

5.1 Main Water Supply Shut-Off Valve ✓ INSPECTED

PROFESSIONAL NEEDED

COMMENT:

A wellhead was observed in the yard. The well system was not inspected as it is outside the scope of a visual home inspection. Further evaluation by a qualified well specialist is recommended.

5.2 Main Fuel Supply Shut-Off Valve — NOT INSPECTED

5.3 Water Heater - Venting, TPR Valves & Seismic Bracing — NOT INSPECTED

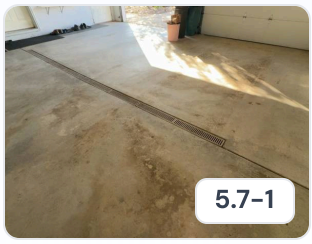
5.4 Interior Water Supply, Fixtures & Faucets ✓ INSPECTED

MAINTENANCE MOISTURE EVIDENCE

COMMENT:
Staining was observed on the wall and floor beneath the copper and PVC pipes. This may indicate past moisture exposure. The moisture meter showed a reading of 0.0 at the time of inspection, indicating the area was dry. Monitor this area for any changes or signs of active moisture.

5.5	Toilets (Operable by flushing) *	— NOT INSPECTED	5.6	Sinks, Tubs & Showers (Functional Drainage)	— NOT INSPECTED

5.7 Drain, Waste & Vent System ✓ INSPECTED



COMMENT:
A trench drain with a grate was observed in the concrete floor of what appears to be a garage. This is for your information only.

5.8	Functional Drainage	— NOT INSPECTED	5.9	Sump Pumps w/ Accessible Floats	— NOT INSPECTED
5.10	Water Softener & Filtration	— NOT INSPECTED			

6 Electrical

4 Inspected

The inspector is not required to insert any tool, probe, or device into main or sub-panels, distribution panelboards, or electrical fixtures; operate systems that are shut down or not energized; remove panel covers or dead fronts; reset overcurrent or overload devices; operate or test smoke or carbon monoxide detectors, security, fire, alarm, or signaling systems; measure amperage or voltage if not visibly labeled; inspect ancillary wiring or remote-control devices; inspect low-voltage systems, de-icing tapes, pool wiring, or time-controlled devices; verify the service ground; inspect private or emergency power sources such as generators, windmills, solar collectors, or battery storage systems; inspect spark or lightning arrestors; test de-icing equipment; conduct voltage-drop calculations; determine labeling accuracy; or inspect exterior lighting.

6.1 Service connection — NOT INSPECTED

6.2 Meter and Service Wiring — NOT INSPECTED

6.3 Main Panel and Breakers — ✓ INSPECTED

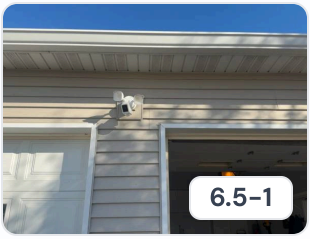
MAINTENANCE

COMMENT:

Multiple circuit breakers were observed in the electrical panel. Some breakers in the distribution panel were unlabeled. Proper labeling of circuit breakers is recommended for safety and future maintenance.

6.4 Grounding System — NOT INSPECTED

6.5 Switches and Fixtures — ✓ INSPECTED



COMMENT:
A white motion-activated floodlight was observed mounted on the exterior wall above a garage door. Some switches may control fixtures that respond only under specific conditions, such as darkness or motion, or may control nearby outlets. The functionality of all switches may not be confirmed during the inspection due to accessibility or testing limitations. This is for your information only.

6.6 Receptacles (AFCI/GFCI tested) ✓ INSPECTED

SAFETY MAINTENANCE PROFESSIONAL NEEDED

COMMENT:
An older two-prong ungrounded receptacle was observed in the garage. Ungrounded receptacles offer less shock protection compared to grounded or GFCI-protected receptacles. Evaluation by a qualified electrician is recommended to enhance safety.

DEFECT MOISTURE EVIDENCE

COMMENT:
A crack was observed in the exterior wall siding near a vent opening. This condition may allow moisture to penetrate the wall assembly. Repair or replacement of the damaged siding is recommended.

6.7 Smoke/CO detectors — NOT INSPECTED

7 Fireplace

0 Inspected

The inspector is not required to inspect flue or vent systems; inspect the interior of chimneys or flues, fire doors or screens, seals, gaskets, or mantels; determine the need for chimney sweeping; operate gas fireplace inserts or light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed, combustion air, make-up air, or heat-distribution devices; ignite or extinguish fires; evaluate draft adequacy; move fireplace inserts, stoves, or firebox contents; perform smoke tests; dismantle or remove components; or conduct a National Fire Protection Association (NFPA)–style or Phase I fireplace and chimney inspection.

7.1	Fireplace/Chimney Visible Areas — NOT INSPECTED	7.2	Lintels Above Fireplace Openings — NOT INSPECTED
7.3	Damper Operation — NOT INSPECTED	7.4	Cleanout Doors & Frames — NOT INSPECTED

8 Attic, Insulation & Ventilation

2 Inspected

The inspector is not required to enter attics or unfinished spaces that are not readily accessible or where entry may cause damage or pose a safety hazard; move, touch, or disturb insulation or vapor retarders; damage finishes or weather seals at access panels; identify insulation composition or R-value; activate thermostatically controlled fans; determine materials used to insulate or wrap pipes, ducts, boilers, or wiring; or evaluate the adequacy of ventilation.

8.1	Insulation in Unfinished Spaces (including attics, crawl spaces and foundation areas) * — NOT INSPECTED	
8.2	**Ventilation of Unfinished Spaces (including attics, crawl spaces and foundation areas)**	✓ INSPECTED

Roof
Exterior
Structural Components
Heating & Cooling
Plumbing
Electrical
Fireplace
Attic, Insulation & Ventilation
Interior
Kitchen & Appliances
Garage

COMMENT:
Two window screens were observed lying on the plywood floor in the attic. The purpose of these screens in the attic could not be determined. This is for your information only.

8.3 Mechanical Exhaust Systems (Kitchen, Bathrooms & Laundry)

✓ INSPECTED

MAINTENANCE DEFECT

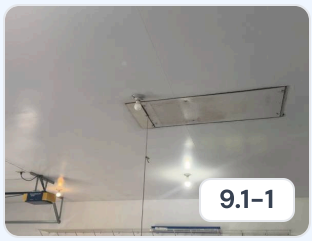
COMMENT:
The exhaust vent for the bathroom fan terminates at the roof surface. Exhaust vents should terminate to the exterior of the building, not into an attic or other enclosed space, to prevent moisture accumulation and potential damage to building materials. A qualified contractor should reroute the exhaust vent to terminate properly to the exterior.

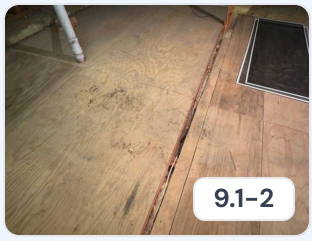
9 Interior

0 Inspected

The interior inspection is limited to visible and readily accessible components at the time of the inspection. Cosmetic conditions, normal wear, and defects hidden by furnishings, personal belongings, finishes, or other obstructions may not be identified. The inspection does not determine future performance or remaining service life of interior components.

9.1 Floors, Walls and Ceilings — NOT INSPECTED





9.2 Stairs, Steps, Landings, Stairways & Ramps — NOT INSPECTED

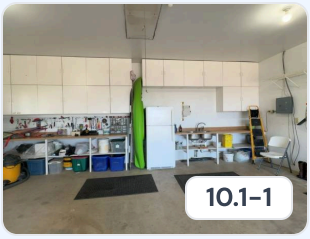
9.3 Railings, Guards & Handrails — NOT INSPECTED

10 Kitchen & Appliances

1 Inspected

The kitchen and appliance inspection is limited to visible components and basic operational testing at the time of the inspection. The inspection does not verify appliance efficiency, remaining service life, or internal mechanical conditions. Conditions not visible or accessible during testing may exist.

10.1 Appliances — NOT INSPECTED



COMMENT:

The garage interior features white cabinets, a workbench, and a sink, along with various stored items. This is for your information only.

10.2	Serial Numbers	— NOT INSPECTED	
10.3	Cabinet & Countertops	— NOT INSPECTED	

11 Garage

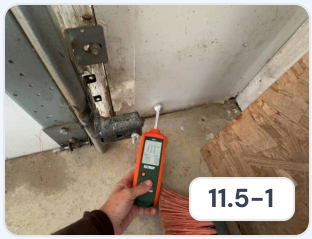
1 Inspected

11.1 Roof	— NOT INSPECTED	11.2 Electrical	— NOT INSPECTED
11.3 Structural	— NOT INSPECTED	11.4 Interior & Exterior Walls / Floors	— NOT INSPECTED

11.5 Garage Vehicle Doors and Openers - Using Normal Operation

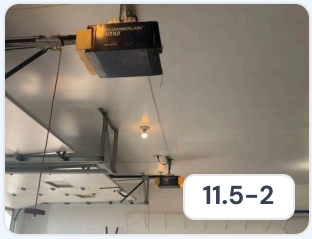
— NOT INSPECTED

DEFECT | PROFESSIONAL NEEDED | MOISTURE EVIDENCE



COMMENT:

Moisture readings were taken on the garage wall near the concrete floor, indicating elevated moisture levels. This suggests active or recent moisture intrusion, which could lead to further damage or mold growth. Further evaluation by a qualified professional is recommended to determine the source and extent of the moisture.



GENERAL SUMMARY

Alex Sample

Customer: Sample Customer

Address: 123 Sample Street, Your City, ST 00000

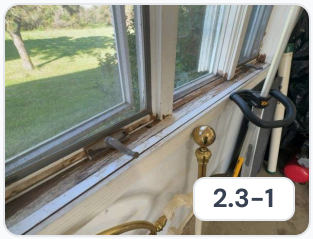
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Summary is not the entire report.** The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior - Summary

2.3 Windows (Exterior) ✓ INSPECTED

2.3-1 ↘

DEFECT | MOISTURE EVIDENCE



COMMENT:
Deteriorated wood was observed on the window sill and frame, with peeling paint and exposed wood. This condition can allow moisture intrusion and further damage to the window components. Repair or replacement of the affected wood is recommended.

2.3-2 ↘

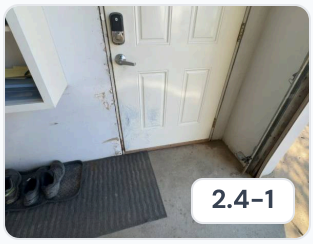
MAINTENANCE | MOISTURE EVIDENCE

COMMENT:
The exterior window frame shows what appears to be biological growth and dirt accumulation. This condition is often caused by moisture retention and can lead to deterioration of the window materials over time. Cleaning the window frame and monitoring for any recurrence is recommended as routine maintenance.

2.4 Exterior Doors ✓ INSPECTED

2.4-1 ↘

MAINTENANCE MOISTURE EVIDENCE



COMMENT:
Peeling paint and weathering were observed on the exterior door frame. The door sweep appears to be missing. This condition can allow moisture intrusion and further damage to the door components, and a missing door sweep can allow drafts and pests into the home. Repairing the peeling paint and installing a new door sweep are recommended to help protect the materials from normal weather exposure and maintain proper conditions.

2.6 Walkways & Driveways ✓ INSPECTED

2.6-2 ↘

SAFETY MAINTENANCE

COMMENT:
The paver patio and steps next to the house show signs of dislodged pavers and moss growth. This condition can create uneven walking surfaces and may allow moisture to penetrate beneath the pavers, potentially leading to further instability. Re-setting the dislodged pavers and cleaning the moss is recommended to maintain a safe and stable walkway.

2.10 Vegetation, Surface Drainage, Retaining Walls & Grading

✓ INSPECTED

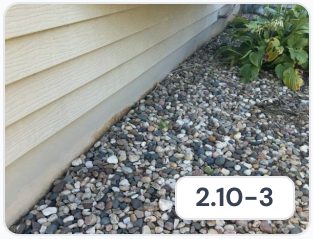
2.10-1 ↘

DEFECT | MOISTURE EVIDENCE

COMMENT:
The downspout discharges water directly onto the gravel bed next to the retaining wall and the house foundation. This can lead to moisture accumulation near the foundation, potentially causing moisture entry and reducing the lifespan of nearby components. Downspout extensions should be installed to discharge roof drainage a minimum of 6 feet from the foundation.

2.10-3 ↘

MAINTENANCE | MOISTURE EVIDENCE



COMMENT:
Dirt and staining were observed on the exterior wall siding and foundation where they meet the ground cover of decorative rocks. This can contribute to moisture retention and ongoing deterioration of nearby materials. Improving clearance between the siding and the ground cover is recommended as part of routine maintenance.

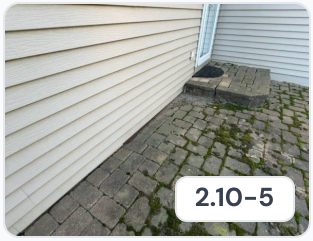
2.10-4 ↘

MAINTENANCE MOISTURE EVIDENCE

COMMENT:
The exterior wall siding is in near contact with the gravel and plants in the raised garden bed. This can contribute to moisture retention and ongoing deterioration of nearby materials. Improving clearance between the siding and the ground cover is recommended as part of routine maintenance.

2.10-5 ↘

SAFETY MAINTENANCE MOISTURE EVIDENCE



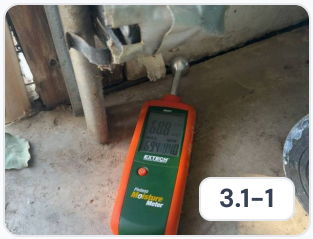
COMMENT:
Moss growth was observed on the paver patio adjacent to the house. This can contribute to moisture retention and ongoing deterioration of the pavers, and may also create a slip hazard. Cleaning the moss from the pavers is recommended as part of routine maintenance.

3. Structural Components - Summary

3.1 Foundation ✓ INSPECTED

3.1-1 ↘

DEFECT | PROFESSIONAL NEEDED | MOISTURE EVIDENCE



COMMENT:

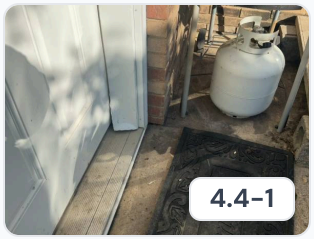
A pinless moisture meter displayed a reading of 68.8 on the concrete surface next to what appears to be a wooden post and a metal pipe. This indicates the presence of moisture in the area. Further evaluation by a qualified contractor specializing in moisture intrusion is recommended to determine the source and extent of this condition.

4. Heating & Cooling - Summary

4.4 Fuel, Piping & Support ✓ INSPECTED

4.4-1 ↘

SAFETY DEFECT



COMMENT:

A white propane tank was observed next to the exterior of the home, near a door and concrete steps. Storing propane tanks in close proximity to the home can pose a safety risk. A qualified professional should evaluate the location of the propane tank and relocate it if necessary.

5. Plumbing - Summary

5.4 Interior Water Supply, Fixtures & Faucets ✓ INSPECTED

5.4-1 ↘

MAINTENANCE MOISTURE EVIDENCE

COMMENT:

Staining was observed on the wall and floor beneath the copper and PVC pipes. This may indicate past moisture exposure. The moisture meter showed a reading of 0.0 at the time of inspection, indicating the area was dry. Monitor this area for any changes or signs of active moisture.

6. Electrical - Summary

6.6 Receptacles (AFCI/GFCI tested) ✓ INSPECTED

6.6-1 ↘

SAFETY | MAINTENANCE | PROFESSIONAL NEEDED

COMMENT:

An older two-prong ungrounded receptacle was observed in the garage. Ungrounded receptacles offer less shock protection compared to grounded or GFCI-protected receptacles. Evaluation by a qualified electrician is recommended to enhance safety.

6.6-2 ↘

DEFECT | MOISTURE EVIDENCE

COMMENT:

A crack was observed in the exterior wall siding near a vent opening. This condition may allow moisture to penetrate the wall assembly. Repair or replacement of the damaged siding is recommended.

8. Attic, Insulation & Ventilation - Summary

8.3 Mechanical Exhaust Systems (Kitchen, Bathrooms & Laundry)

✓ INSPECTED

8.3-1 ↘

MAINTENANCE DEFECT

COMMENT:

The exhaust vent for the bathroom fan terminates at the roof surface. Exhaust vents should terminate to the exterior of the building, not into an attic or other enclosed space, to prevent moisture accumulation and potential damage to building materials. A qualified contractor should reroute the exhaust vent to terminate properly to the exterior.

GENERAL SUMMARY

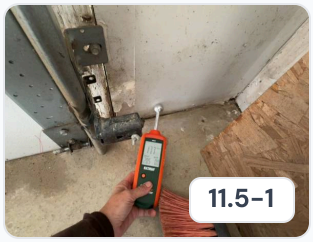
11. Garage - Summary

11.5 Garage Vehicle Doors and Openers - Using Normal Operation

— NOT INSPECTED

11.5-1 ↘

DEFECT | PROFESSIONAL NEEDED | MOISTURE EVIDENCE



COMMENT:

Moisture readings were taken on the garage wall near the concrete floor, indicating elevated moisture levels. This suggests active or recent moisture intrusion, which could lead to further damage or mold growth. Further evaluation by a qualified professional is recommended to determine the source and extent of the moisture.

THIS REPORT HAS BEEN PREPARED EXCLUSIVELY FOR SAMPLE CUSTOMER

Report Prepared By: Sample Home Inspections
Inspector Certification: LIC-000000
Report Date: 2026-05-30

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Alex Sample
Professional Home Inspection Services
(555) 010-0100
hello@example.com

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