

Defect Report

Document each defect with its location, description, photo, severity, and recommended action. Suitable for home inspections, builder walk-throughs, punch lists, and maintenance documentation.

Property address: _____ Report number: _____
 Client / builder: _____ Inspection date: _____
 Inspector: _____ Inspection type: _____

Severity
scale:

MINOR cosmetic /
monitor

MODERATE maintenance
needed

MAJOR repair by
qualified trade

CRITICAL safety hazard —
act now

Defect Summary by Severity

SEVERITY	COUNT	DEFECT NUMBERS
CRITICAL		
MAJOR		
MODERATE		
MINOR		

Complete the summary last: it is the first thing the client reads and the fastest way for a builder or property manager to triage the work.

Defect Entries

DEFECT #1			
Location	Severity	Trade / assigned to	Photo #
Description			
Recommended action			

Photo — defect #1

DEFECT #2			
Location	Severity	Trade / assigned to	Photo #
Description			
Recommended action			

Photo — defect #2

DEFECT #3			
Location	Severity	Trade / assigned to	Photo #
Description			
Recommended action			

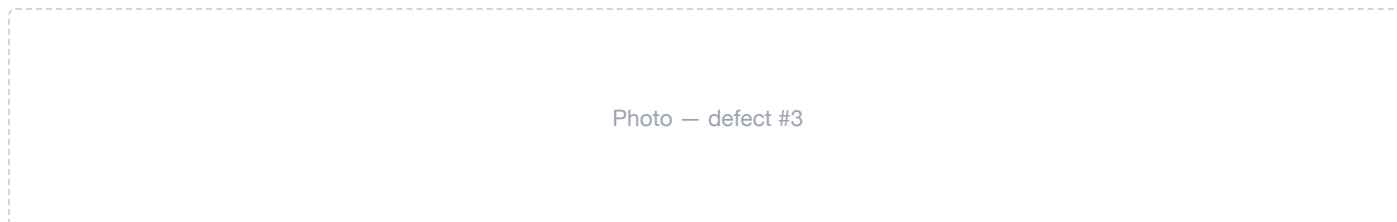


Photo — defect #3

DEFECT #4			
Location	Severity	Trade / assigned to	Photo #
Description			
Recommended action			

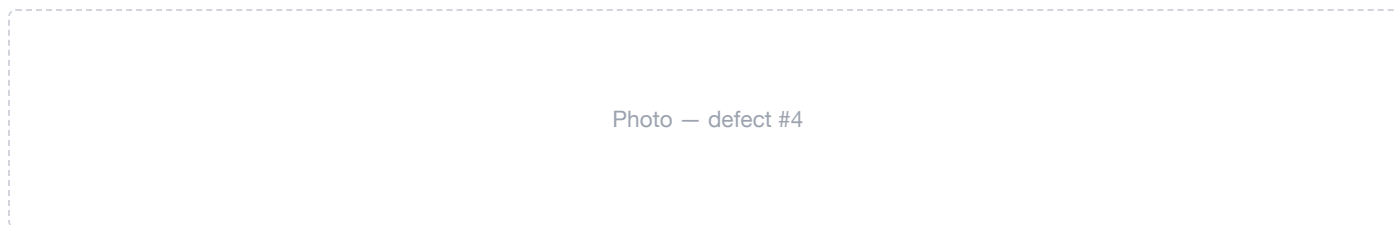


Photo — defect #4

Print additional copies of this page for more defects.

Limitations & Exclusions

- This report documents defects observed visually at the readily accessible areas on the date of inspection only
- It does not certify code compliance, identify latent or concealed defects, or predict future performance
- Cost estimates, if any, should be obtained from the relevant qualified trades
- Areas not inspected and the reasons should be listed below

Areas not inspected & reasons

Notes

Inspector signature & date

Client / builder acknowledgment & date

InspectPro Solo pairs each photo with its finding at the moment of capture — location, severity, and comment attached before you take a step. Free 15-day trial at house-inspectors.com.