

Home Inspection Report

Structured around the InterNACHI and ASHI Standards of Practice. Verify any state-specific requirements that apply in your jurisdiction.

Your company branding area — place your logo, company name, license number, and contact details here

Property address: _____ Report number: _____

Client name: _____ Inspection date: _____

Inspector name: _____ License #: _____

**Severity
scale:**

MINOR cosmetic /
monitor

MODERATE maintenance
needed

MAJOR repair by
qualified trade

CRITICAL safety hazard —
act now

How to use: work through each system section, mark each item's condition, assign a severity to any deficiency, and reference photos by number. Complete the summary and limitations pages before delivery.

Property & Inspection Details

Property type: _____

Approx. year built: _____

Stories: _____

Occupancy at inspection: _____

Weather conditions: _____

Approx. temperature: _____

Utilities on (water/gas/power): _____

Persons present: _____

Time started: _____

Time finished: _____

1. Roof

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Roof covering (material & condition)			
Flashings & penetrations			
Gutters & downspouts			
Chimney (exterior)			
Vantage point / method of inspection			

Photo — roof overview

Photo — deficiency

2. Exterior

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Siding / cladding & trim			
Exterior doors & windows			
Grading & surface drainage			
Walkways, driveway, steps			
Decks, porches, railings			
Vegetation affecting structure			

3. Structure, Foundation, Basement & Crawlspace

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Foundation walls (visible)			
Floor structure			
Wall structure (visible)			
Basement / crawlspace moisture			
Access & method of inspection			

Photo

Photo

4. Plumbing

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Supply piping (material, visible)			
Drain, waste & vent piping			
Water heater (type, age, condition)			
Fixtures & faucets			
Functional flow & drainage			
Visible leaks			

5. Electrical

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Service entrance & capacity			
Main panel (brand, condition)			
Branch wiring methods (visible)			
Receptacles & GFCI / AFCI protection			
Smoke & CO alarms (presence)			

Photo — panel (cover off)

Photo

6. Heating, Ventilation & Air Conditioning

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Heating equipment (type, age)			
Cooling equipment (type, age)			
Operation (normal controls)			
Distribution (ducts, registers)			
Venting & combustion air			

7. Interior, Doors & Windows

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Walls, ceilings, floors			
Interior doors			
Windows (sample operated)			
Stairs, railings, guards			
Kitchen & appliances (basic operation)			
Bathrooms (ventilation, sealing)			

Photo

Photo

8. Attic, Insulation & Ventilation

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Attic access & structure (visible)			
Insulation (type, approx. depth)			
Ventilation (attic & sub-areas)			
Exhaust venting (bath, kitchen, dryer)			

9. Fireplace & Fuel-Burning Appliances

ITEM	CONDITION	SEVERITY	COMMENTS / PHOTO #
Fireplace / stove (readily visible)			
Damper & firebox condition			
Chimney / flue (visible portions)			

Photo

Photo

Executive Summary & Overall Assessment

Prioritized Recommendations

PRIORITY	ITEM / LOCATION	RECOMMENDED ACTION	SUGGESTED TRADE

List critical and major items first. Recommend further evaluation by a qualified specialist where the cause or full extent of a deficiency cannot be determined visually.

Limitations & Exclusions

This report reflects a visual, non-invasive inspection of the readily accessible systems and components of the property at the time of inspection only. Unless otherwise stated, this inspection and report:

- Do not include areas that were concealed, inaccessible, or unsafe to access (note specifics below)
- Do not determine compliance with building codes, zoning, or regulations
- Do not include latent or concealed defects, or predict future performance or remaining life
- Do not include destructive testing, dismantling of equipment, or moving of furnishings or stored items
- Do not constitute a warranty, guarantee, or insurance policy of any kind
- Are limited to the standards and any pre-inspection agreement referenced on the cover page

Areas not inspected & reasons

Inspector signature & date

Client acknowledgment & date

Prefer to skip the paperwork? This template's structure is built into InspectPro Solo — photos tagged to items with severity ratings, finished as a branded PDF on your phone. Free 15-day trial at house-inspectors.com.