



# Home Inspection Report Sample Report

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Prepared For: **First Name Last Name**  
Inspected On **Tue, Feb 13, 2024 at 3:00 PM**

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

**Overview Photos Of Property**



**Approximate Age**

10 year old

**Age Based On**

Listing

**Bedrooms/Baths**

4/3

**Door Faces**

Southeast

**Furnished**

No

**Occupied**

No

**Weather**

Sunny

**Temperature**

63°F

**Soil Condition**

Damp

**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

**People Present**

Client, Buyer's Agent

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**General Comments**

**Comment 1  
Information**

This report is a sample and not a real report. This is our template and software system we use but photos are a combo of stock and pictures taken from multiple inspections to protect clients.

Aged homes may contain lead paint, lead pipes or water supplies, asbestos, containing materials, insufficient, insulation, leaking, ductwork, obsolete, electrical systems, and/or other defects that are concealed. Performing technical test to confirm the chemical composition of substances is beyond the scope of a general inspection. Not all defects are able to be observed during the course of a home inspection and may be identified during future construction upgrades, and or through specialized inspections by qualified specialist.

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

## **Site Grading**

Sloped Away From Structure

Condition: Satisfactory

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## **Vegetation**

Generally Maintained

Condition: Satisfactory

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## **Driveway**

Concrete

Condition: Satisfactory

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## **Walkways**

Concrete

Condition: Satisfactory

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## **Steps/Stoops**

Concrete

Condition: Satisfactory

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## **Patios/Decks**

Wood

Condition: Satisfactory

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### **Exterior Covering**

Vinyl Siding

Condition: Satisfactory

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### **Exterior Trim Material**

Vinyl

Condition: Satisfactory

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### **Windows**

Aluminum

Condition: Satisfactory

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### **Entry Doors**

Steel

Condition: Satisfactory



# Garage

## Garage Type

Attached

Condition: Satisfactory

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## Overview Photos Of Garage



## Door Opener

Belt Drive

Condition: Satisfactory

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## Opener Safety Feature

Light Beam, Force Sensitive

Condition: Satisfactory

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## Garage Comments

### Comment 2

#### Monitor Condition

Monitoring is required if a problem may present itself later.



The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

## Inspection Method

Walked Roof/Arms Length

## Roof Covering

Dimensional

Condition: Satisfactory

## Photo Of Each Roofing Type



## Approximate Roof Age

Original

**Ventilation Present**

Roof, Soffit, Gable Ends

Condition: Satisfactory

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**Vent Stacks**

Metal, Plastic

Condition: Satisfactory

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**Flashings**

Metal

Condition: Satisfactory

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**Soffit and Fascia**

Aluminum, Vinyl

Condition: Satisfactory

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**Gutters & Downspouts**

Metal

Condition: Satisfactory

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**Roofing Comments**

**Comment 3**

**Repair or Replacement Needed**

Defects are written when function isn't working properly, broken or installation is wrong.

These statements will have the defect with photos, description, implication or why it's wrong and direction.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

## Foundation Types

Slab on Grade

## Foundation Material

Poured Concrete

Condition: Satisfactory

## Floor Structure

Concrete Slab

Condition: Satisfactory

## Subflooring

Oriented Strand Board

Condition: Satisfactory

## Wall Structure

Wood Frame

Condition: Satisfactory

## Attic

### Attic Entry

Garage

### Overview Photos Of Attic





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**Roof Framing Type**

Wood Trusses

Condition: Satisfactory

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**Roof Deck Material**

Oriented Strand Board

Condition: Satisfactory

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**Vent Risers**

Metal

Condition: Satisfactory

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**Insulation**

Blown In Fiberglass

Condition: Satisfactory

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The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

## Type of Service

Underground

## Main Disconnect Location

Service Panel

## Service Panel Location

Exterior

## Photo of Panel



## Service Panel Manufacturer

Condition: Satisfactory

## Service Line Material

Aluminum

Condition: Satisfactory

## Service Voltage

240 volts

**Service Amperage**

200 amps

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**Service Panel Ground**

Ground Rod

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**Branch Circuit Wiring**

Non-Metallic Shielded Copper

Condition: Satisfactory

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**Overcurrent Protection**

Breakers

Condition: Satisfactory

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**GFCI/AFCI Breakers**

Yes

Condition: Satisfactory

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**Smoke Detectors**

Hard Wired

Condition: Satisfactory

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**Electrical Comments**

**Comment 4**  
**Safety Concern**

Safety concerns are defects in which harm or injury may happen if not repaired.

**Sub Panel**

**Location**

Garage



**Photo of Subpanel**



**Service Line Material**

Aluminum

**Overcurrent Protection**

Breakers

**Branch Circuit Wiring**

Non-Metallic Shielded Copper

Condition: Satisfactory

**GFCI/AFCI Breakers**

Yes

Condition: Satisfactory



**HVAC System Type**

Central Split System

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**Thermostat**

Digital

Condition: Satisfactory

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**Photo of Thermostat**



**Thermostat Location**

Hallway

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## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Location**

Attic

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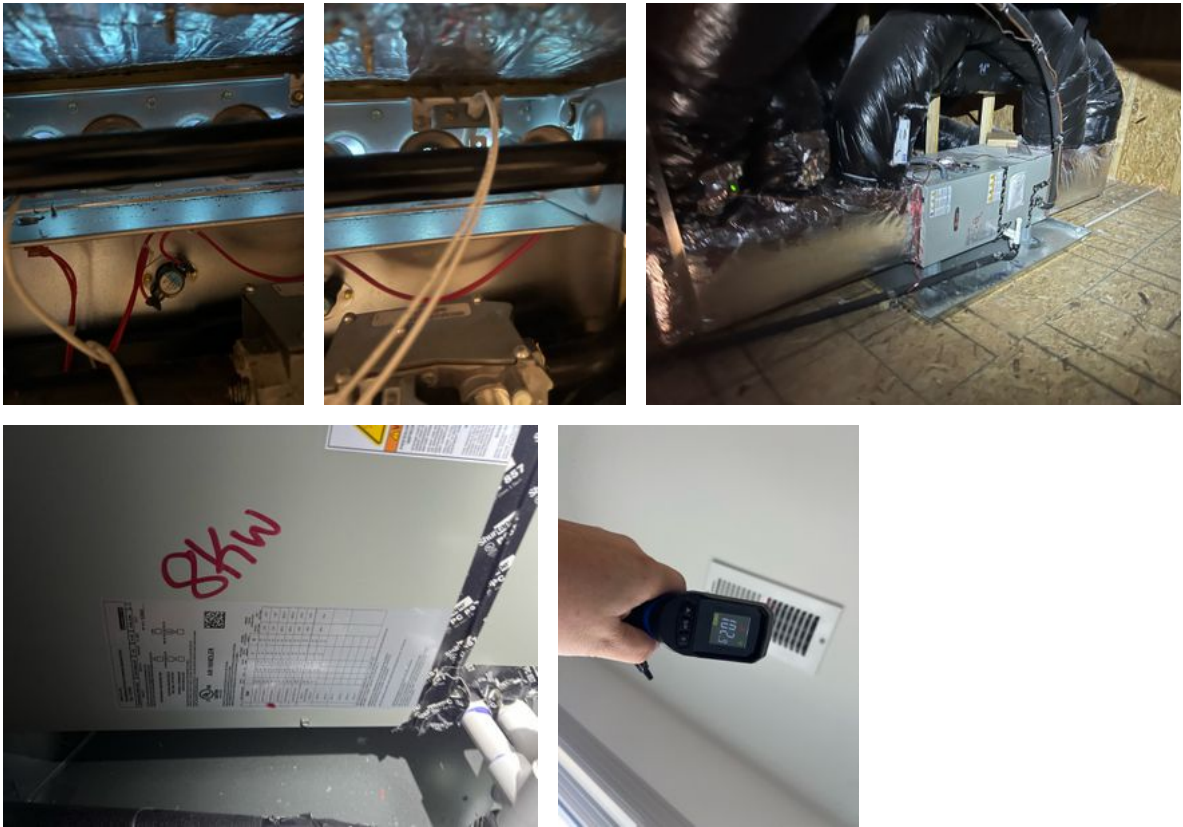
**Type of Equipment**

Forced Air

Condition: Satisfactory

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**Photo of Furnace Operating**



**Manufacturer**

Lennox

**Heating Fuel**

Gas

Condition: Satisfactory

**Approximate Age**

10

**Filter Type**

Washable, Disposable

Condition: Satisfactory

**Type of Distribution**

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

### Energy Source

Electric

### Type of Equipment

Split System

Condition: Satisfactory

### Photo of Unit Operating



### Condenser Make

Lennox

### Condenser Approximate Age

10

**Condensate Drainage**

To Exterior

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

## Water Service

Public

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## Supply Pipe Material

PEX

Condition: Satisfactory

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## Location of Main Water Shutoff

Interior

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## Photo of Main Water Valve



## Sewer System

Public

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## Waste Pipe Material

PVC

Condition: Satisfactory

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## Location of Fuel Shutoff

At Meter

## Water Heater

### Photo of Water Heater



### Manufacturer

Rinnai

### Fuel

Natural Gas

### Capacity

Tankless

### Approximate Age

3

### Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

### Fuel Disconnect

In Same Room

## Overview Photo of Kitchen



### Cabinets

Condition: Satisfactory

### Countertops

Condition: Satisfactory

### Sink

Condition: Satisfactory

### Kitchen Comments

#### Comment 5 Information

Info is added on home components, function and testing.

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Range

Condition: Satisfactory

### Range Hood

Condition: Satisfactory

### Dishwasher

Condition: Satisfactory

### Microwave

Condition: Satisfactory



**Disposal**

Condition: Satisfactory

## **Built In Cabinets**

Yes

Condition: Satisfactory

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## **Laundry Sink**

Yes

Condition: Satisfactory

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## **Dryer Venting**

To Exterior

Condition: Satisfactory

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## **GFCI Protection**

Yes

Condition: Satisfactory

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## **Laundry Hook Ups**

Yes

Condition: Satisfactory

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## **Overview Photos of Laundry**



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

## Fireplace

Manufactured

Condition: Satisfactory

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## Overview Photos of Interior



This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Safety Concern

#### Electrical

Safety concerns are defects in which harm or injury may happen if not repaired.

### Repair or Replacement Needed

#### Roofing

Defects are written when function isn't working properly, broken or installation is wrong.

These statements will have the defect with photos, description, implication or why it's wrong and direction.