

Home Inspection Report

Sample — 123 Maple Street, Springfield, IL 62704

Inspector	J. Doe, Licensed Home Inspector
Inspection date	14 March 2026
Client	A. Buyer (purchaser)
Property type	Single-family home, built 1978
Report ID	HIR-2026-0314-01

Summary

The property was visually inspected on the date above. Findings are listed by severity with a recommended action and a photo reference for each. This sample shows the structure a finished home inspection report should have: property details up front, a severity-ordered findings table, and a sign-off block. It is an example, not a certified inspection.

Findings

#	Location	Finding	Severity	Recommended action	Photo ref
1	Roof / rear slope	Missing shingle at rear slope, small area of exposed felt	Critical	Replace shingle, inspect sheathing for moisture	IMG_01
2	Basement / NE corner	Moisture staining on ceiling, no active leak visible	Critical	Trace source, check for rot before missing	IMG_02
3	Exterior / front steps	Handrail loose on one side	Minor	Secure handrail fixings	IMG_03
4	Electrical / panel	Panel labeled, breakers identified	Positive	None — good condition noted	IMG_04
5	Plumbing / water heater	T&P valve discharges to floor drain, no expansion tank	Minor	Verify discharge path meets local code	IMG_05

Systems inspected

Exterior: Siding, windows, doors, decks, grading, walkways
Roof: Covering, gutters, downspouts, flashing, chimney, vents
Structural: Foundation, framing, visible floor/ceiling/wall surfaces
Electrical: Main panel, wiring, outlets, GFCI/AFCI coverage
Plumbing: Fixtures, supply lines, water heater, visible drains
HVAC: Heating and cooling equipment, ductwork, thermostat
Interior: Ceilings, walls, floors, windows, doors, stairs, ventilation

Sign-off

This sample report is for illustration only and is not a certified inspection. In a real report, every finding is reviewed and approved by the inspector before the report is sent to the client.

Inspector: _____ Date: _____