

Building Inspection Report Template ()

Site / Project	_____	Address	_____
Inspector name	_____	Company	_____
Date	_____	Time	_____

Documentation aid only. Adapt this resource to the site, manufacturer instructions, and applicable local requirements. It does not replace a competent person, professional judgment, legal advice, or a required statutory form.

Jurisdiction: Global. Covers general building inspection categories (ASHI, InterNACHI, AS 4349.1, RICS). Adaptable to any jurisdiction.

Inspection checklist

Property and client information

☐ Property address	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Client name	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Inspector name	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Inspection date and weather conditions	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Property type and year built	☐ Pass	☐ Fail	☐ N/A	Notes: _____

Structural

☐ Foundation type and condition	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Visible framing	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Load-bearing walls, columns, beams	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Signs of settlement or movement	☐ Pass	☐ Fail	☐ N/A	Notes: _____

☐	Cracks in walls or slabs	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Roofing

☐	Roof covering material and condition	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Roof slope and drainage	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Flashing, gutters, downspouts	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Fascia, soffits, skylights, roof vents	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Signs of leakage or water staining on ceilings	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Electrical

☐	Main panel make and capacity	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Visible wiring condition and type	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Outlet and switch functionality	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	GFCIs, AFCIs, grounding and bonding	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Exposed or damaged conductors	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Plumbing

☐	Water supply pipes: material and condition	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Visible drain and vent pipes	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Fixtures (sinks, toilets, tubs, showers)	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Water heater: make, age, T and P relief valve	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Signs of active or past leaks	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Interior finishes

☐	Wall and ceiling surfaces	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Floor coverings	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Doors, windows, stairs, railings	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Ventilation (bathroom fans, range hoods)	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Fire separation between units (multi-family)	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Site conditions

☐	Grading and drainage around the building	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Walkways, driveways, retaining walls	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Exterior walls and siding	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Decks, porches, balconies, handrails, guardrails	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Pest or vegetation concerns	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Summary and sign-off

☐	3–5 most significant findings	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Safety hazards	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Recommended actions	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Limitations of inspection	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Inspector signature and client signature	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Findings

#	Item	Location	Severity	Action required
1				
2				
3				
4				
5				
6				
7				
8				

Signature

Inspector signature _____

Name _____

Date _____

References consulted

ASHI Standards of Practice

InterNACHI Standards of Practice

RICS – Building Survey (Level 3)

Verify the current edition and local adoption before use.