

Home 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: US. Aligned with InterNACHI and ASHI Standards of Practice (US residential). Adaptable for other jurisdictions by modifying sections.

Inspection checklist

Property information

☐ Client name	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Property address	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Inspection date and weather conditions	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Property type (single-family, townhouse, condo)	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Year built	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Square footage	☐ Pass	☐ Fail	☐ N/A	Notes: _____

Executive summary

☐ Most serious findings (3–5 items)	☐ Pass	☐ Fail	☐ N/A	Notes: _____
☐ Immediate safety hazards	☐ Pass	☐ Fail	☐ N/A	Notes: _____

Exterior and roof

☐	Siding material and condition	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Trim, paint, windows, doors	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Decks, porches, steps, railings	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Driveway, walkways, grading, drainage	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Roof covering: age, material, condition	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Flashing, gutters, downspouts, vents, chimney	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Attic insulation and ventilation	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Structural components

☐	Foundation type and condition	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Crawlspace or basement	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Floor, wall, and ceiling structure	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Electrical

☐	Service entrance, panel, breakers	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Wiring type	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Outlets, GFCI/AFCI protection	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Smoke detectors, light fixtures	☐	Pass	☐	Fail	☐	N/A	Notes: _____

Plumbing

☐	Water supply lines, drain lines	☐	Pass	☐	Fail	☐	N/A	Notes: _____
☐	Water heater: age, capacity, condition	☐	Pass	☐	Fail	☐	N/A	Notes: _____

☐	Fixtures, toilets, sinks, tubs, showers	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Water pressure	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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HVAC

☐	Heating system: type, age, condition	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Cooling system: type, age, condition	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Ductwork, thermostat, filters	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Interior, maintenance, and limitations

☐	Ceilings, walls, floors	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Doors, windows, stairs	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Countertops, cabinets, ventilation fans	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Deferred maintenance items (1–3 year horizon)	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Limitations of inspection (what was not inspected)	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Photo documentation page	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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☐	Inspector signature and client signature	☐ Pass	☐ Fail	☐ N/A	Notes: _____
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Findings

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

Signature

Inspector signature _____

Name _____

Date _____

References consulted

InterNACHI Standards of Practice

ASHI Standards of Practice

InterNACHI – Report Writing Guidelines

Verify the current edition and local adoption before use.