



PUBLIC SAMPLE

Home Inspection Report

A complete inspection-report example with fictionalized identifying details.

FICTIONAL SAMPLE PROPERTY

123 Example Residence Lane
Sometown, NC 00000

FICTIONAL CLIENT

Taylor Morgan

ABOUT THIS PUBLIC SAMPLE

Client, address, report number, and inspection-date details have been fictionalized.

The complete report portion demonstrates organization, observations, photographs, limitations, and recommendations. Invoice and agreement pages are not included in this marketing sample.

This is not a current listing, client engagement, contract, or property record.

Actual inspection scope, conditions, report length, and recommendations vary by property.

Landmark Inspection Services, LLC

855-987-5400 | www.landmarkinspect.com

SUMMARY

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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REFERENCE

This summary is not the entire report. The complete report contains additional observations, maintenance items, limitations, and recommendations and should be read in full. This inspection was performed as a periodic home-condition and maintenance inspection for the current owner and was not conducted in connection with a real estate purchase or sale. The items below highlight conditions that warrant priority attention; additional maintenance and improvement items are contained throughout the report.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ General notes

Condition: • Inspect & repair, as needed.

Water intrusion was observed at the metal roof covering over the rear deck. The exact source of leakage could not be determined during the inspection; however, the roof-to-wall flashing and adjoining roof transitions are possible entry points. Continued leakage can contribute to deterioration of framing, finishes, and adjacent materials. Have a qualified roofing contractor evaluate the metal roof installation and roof-to-wall flashing and repair or improve the flashing and roof connections as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Slope Addition

Task: Further Evaluation

Time: As Soon As Possible

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Missing](#)

Kick-out flashings were not observed at the applicable gutter/roof-to-wall intersections. Without kick-out flashing, roof runoff can be directed behind or against the exterior wall covering, increasing the potential for concealed moisture intrusion, wood deterioration, and damage to wall materials. Have a qualified roofing contractor install properly integrated kick-out flashing at the affected locations and repair any related flashing deficiencies as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Locations Roof

Task: Repair

Time: As Soon As Possible

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Leak](#)

During rain, water was observed escaping or bypassing portions of the roof drainage system at the rear metal-roof addition. The exact point of leakage or overflow could not be isolated and may involve the gutter, roof-edge connection, or adjoining drainage details. Have a qualified roofing/gutter contractor evaluate the gutter and roof-edge drainage arrangement and repair or improve it so roof runoff is reliably collected and discharged away from the structure.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Slope Addition

Task: Repair Further Evaluation

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Time: As Soon As Possible

WALLS \ Wood siding

Condition: • A previously repaired section of exterior wall/siding was observed at the front right portion of the home. The horizontal joint at the repaired area did not appear to be provided with proper flashing or a suitable drainage detail such as Z-flashing. Without proper flashing, water can enter behind the siding and contribute to concealed moisture damage, deterioration, or further wall-system problems. Have the repaired wall section evaluated and properly flashed/sealed by a qualified exterior contractor, with concealed materials checked for damage as needed.

Location: Right Side Exterior Wall Bedroom

Task: Repair or Replace

Time: As Soon As Possible

Condition: • A large open gap was present beneath the rear bay window where the window assembly meets the brick wall. The opening can allow water, insects, and air to enter the wall assembly and may contribute to concealed moisture damage or deterioration of adjacent materials. Have the area evaluated and properly flashed, sealed, and repaired using an appropriate exterior weather-resistant detail, with concealed materials checked for damage as needed.

Location: Rear Exterior Wall

Task: Repair

Time: As Soon As Possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The rear deck did not appear to be adequately bolted or otherwise positively secured to the house framing at the ledger/attachment area. Inadequate deck attachment can allow movement or separation from the structure and may create a significant fall or collapse hazard. Have the deck-to-house connection evaluated by a qualified contractor and install approved structural fasteners, flashing, and attachment details as needed.

Location: Rear Exterior Wall Deck

Task: Safety Issue - Repair

Time: As Soon As Possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

The exterior stairs at the rear patio were not provided with a handrail, and portions of the wood stair assembly were in direct contact with or very close to the soil. The absence of a handrail increases the risk of falls, and earth contact can accelerate moisture-related decay and deterioration of the wood components. Install a properly secured handrail where required and modify or repair the stair assembly to eliminate improper soil contact and provide durable support.

Implication(s): Fall hazard

Location: Rear Staircase

Task: Safety Issue - Repair

Time: As Soon As Possible

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Portions of the exterior brick walkways were uneven and irregular, most notably at the step/transition near the right side of the front entrance leading toward the side driveway. Uneven or displaced masonry at walking surfaces can create a trip hazard and may continue to shift with settlement, moisture, or root activity. Have the affected brickwork reset or repaired as needed to provide a more even and stable walking surface. Other minor uneven areas were also noted along the exterior paths.

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Implication(s): Physical injury

Location: Various Locations Exterior Walkway

Task: Safety Issue - Repair

Time: As Soon As Possible

LANDSCAPING \ Retaining wall

Condition: • [Leaning](#)

Retaining and landscape walls at the property exhibited movement, displacement, cracking, and deterioration. Conditions included significant leaning/movement of the wood retaining wall near the left front corner of the home and cracking, displaced masonry, and loose/missing bricks at the brick wall bordering the rear walkway. Continued movement can lead to further deterioration or partial collapse and may affect adjacent walking surfaces or drainage. Have the affected walls evaluated and repaired or rebuilt as needed by a qualified masonry/landscape contractor, with drainage and soil pressure conditions corrected as necessary.

Implication(s): Weakened structure | Chance of movement

Location: Rear Left Side Exterior

Task: Repair

Time: Unpredictable

Structure

FOUNDATIONS \ Columns or piers

Condition: • A masonry support pier in the left crawlspace was constructed using concrete masonry units stacked in an irregular/nonstandard configuration. The arrangement does not provide a clearly continuous and uniform load-bearing path and may be susceptible to shifting, crushing, or instability under structural loads. Have the pier properly rebuilt or reinforced using an appropriate permanent support method.

Location: Left Side Crawl Space

Task: Consult General Contractor

Time: As Soon As Practical

FOUNDATIONS \ Beams (Girders)

Condition: • [Poor connections in built-up beams](#)

Portions of the floor-support system contained beam/girder splices that did not occur directly over supporting piers. Positive structural connections specifically intended to transfer loads across these splice locations were not evident during the inspection. Pronounced floor slope was also observed in the right-front bedroom above this general area. Previous repairs were evident at the adjoining exterior wall, and insulation concealed portions of the framing, limiting determination of the extent and purpose of prior repairs. The combination of questionable beam splices, observable floor slope, and evidence of previous repairs warrants further evaluation of the floor-support system. Have this area evaluated by a qualified structural engineer and repair or reinforce the framing and supports as recommended.

Implication(s): Weakened structure

Location: Various Locations Crawl Space

Task: Further Evaluation Consult Structural Engineer

Time: As Soon As Practical

FLOORS \ Sills

Condition: • [Anchor bolts missing](#)

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Anchor bolts were missing at portions of the sill plate/foundation connection. Proper anchorage helps secure the wood framing to the foundation and resist lateral movement or displacement. Have a qualified contractor install approved anchorage at the affected locations and repair any related deficiencies as needed.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Crawl Space

Task: Further Evaluation

ROOF FRAMING \ Rafter/trusses

Condition: • [Bearing on ridge board](#)

The ridge board was undersized in depth relative to the cut ends of the rafters at portions of the attic. Multiple rafter ends extended below the ridge board and did not obtain full-depth contact at the ridge. This condition can reduce the effectiveness of the rafter-to-ridge connections and may contribute to movement or deterioration of the roof framing.

Have the ridge and associated rafter connections evaluated by a qualified framing contractor and repaired or reinforced as necessary. Because other structural concerns were noted elsewhere in the home, consideration should also be given to having this condition reviewed during the recommended structural evaluation.

Implication(s): Chance of structural movement

Location: Throughout Attic

Task: Consult General Contractor

Time: As Soon As Practical

ROOF FRAMING \ Attic/roof space

Condition: • Open Roof/Soffit Intersection - Rear Attic: A significant open gap was present where intersecting roof and soffit assemblies meet at the rear of the home, between the family-room and living-room roof areas. Daylight was visible through this opening from within the attic, confirming a direct opening to the exterior. The incomplete enclosure can allow wind-driven rain, insects, birds, rodents, and uncontrolled outside air to enter the attic and may contribute to moisture or insulation damage. Have the opening properly framed, enclosed, and weatherproofed by a qualified roofing/exterior contractor while maintaining the intended attic ventilation system. Inspect adjacent framing, sheathing, and insulation for concealed damage during the repair.

Location: Rear Attic Exterior Wall

Task: Repair

Time: As Soon As Possible

Electrical

RECOMMENDATIONS \ General

Condition: • Numerous electrical modifications and nonstandard conditions were observed throughout the basement, including abandoned wiring, open junction boxes, temporary wiring methods, altered electrical enclosures, and questionable grounding/bonding continuity. These conditions suggest that portions of the electrical system have been modified over time. Have a qualified electrician perform a comprehensive evaluation of the visible basement electrical system and correct unsafe or improper conditions as necessary.

Location: Various Locations Crawl Space Utility Room

Task: Further Evaluation

Time: As Soon As Possible

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SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Obsolete service box](#)

An older electrical panel near the HVAC equipment appeared to have been abandoned as a distribution panel and was being used as a junction/splice enclosure. Multiple unused openings were present in the enclosure/dead-front area, reducing protection from energized wiring and internal connections. Have a qualified electrician evaluate the enclosure and either properly convert and secure it as an approved junction enclosure or replace/remove it as necessary, including closing all unused openings with approved covers.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Replace

Time: As Soon As Possible

Condition: • [Unprotected openings](#)

Unused openings were present in the bottom of the main electrical panel enclosure. Openings can permit accidental contact with energized components and allow debris, insects, or foreign material to enter the panel. Have the openings closed with approved knockout seals or fittings by a qualified electrician.

Implication(s): Electric shock

Location: Basement Staircase

Task: Repair

Time: As Soon As Possible

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • The electrical disconnect near the HVAC equipment was observed with the cover open and energized components/contacts exposed. Exposed live electrical parts present a shock and electrocution hazard. Have the disconnect properly secured and provided with the appropriate cover/dead-front protection by a qualified electrician.

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • A bonding conductor was observed connected to metallic water piping in the basement; however, portions of the original metallic water piping have been removed or interrupted by nonmetallic piping and water-treatment equipment. The continuity and effectiveness of the existing bonding/grounding path could not be verified during the home inspection. An interrupted bonding path can leave metallic piping inadequately bonded and create a potential shock hazard. Have a qualified electrician evaluate the grounding and bonding system and install bonding jumpers or other corrections as necessary to provide a permanent and effective bonding path.

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate

Condition: • [Flexible conduit needed](#)

Nonmetallic-sheathed electrical cable serving the exterior junction box at the rear wall above the windows was observed passing immediately adjacent to a sharp metal roofing edge without adequate protection from abrasion or physical damage. Contact with the metal edge could damage the cable insulation and create a shock or fire hazard. Have a qualified electrician provide approved mechanical protection, such as properly installed conduit, bushings, or other suitable guarding, and repair or replace any damaged wiring as necessary.

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Implication(s): Electric shock

Location: Rear First Floor Roof Addition

Task: Safety Issue - Repair

Time: As Soon As Possible

Condition: • [Extension cord used as permanent wiring](#)

Extension cords and other flexible cord wiring were observed being used in a manner that appeared to serve as permanent wiring at portions of the basement utility room and rear lower patio. Flexible cords are not intended as a substitute for permanent building wiring and may be more susceptible to physical damage, overheating, or improper connections. Have a qualified electrician replace the temporary wiring with approved permanent wiring methods.

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Repair or Replace

Time: As Soon As Possible

Condition: • [Double taps](#)

Multiple grounded/neutral conductors were observed terminated under individual terminal screws on the neutral bar. Neutral conductors are generally required to terminate individually unless the terminal is specifically listed for multiple conductors. Improper terminations can result in loose connections, overheating, or unreliable circuit performance. Have a qualified electrician separate the neutral conductors and correct the terminations as required.

Implication(s): Fire hazard

Location: First Floor Staircase

Task: Repair or Replace

Time: As Soon As Possible

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Electrical junction boxes in the basement utility-room ceiling were open and/or missing covers, leaving wiring and splice connections exposed. Exposed electrical connections present shock, arcing, and fire hazards and are susceptible to physical damage. Have a qualified electrician install approved covers and correct any improper wiring or splices within the boxes.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Replace

Time: As Soon As Possible

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Wrong type](#)

The floor-mounted electrical receptacle adjacent to the sliding glass door was not provided with a proper protective floor-box cover/assembly. An incomplete or damaged floor receptacle assembly can allow moisture, debris, or physical damage to the device and may increase the risk of electrical shock. Have a qualified electrician install an approved listed floor-box cover/assembly and verify proper operation.

Implication(s): Electric shock | Fire hazard

Location: Living Room

Task: Replace

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Time: As Soon As Possible

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

Carbon monoxide alarms were not observed in the home. Carbon monoxide is an odorless, colorless gas that can be produced by fuel-burning appliances and can cause serious injury or death if undetected. Install approved carbon monoxide alarms on each level of the home and in the vicinity of sleeping areas in accordance with manufacturer instructions and applicable requirements.

Implication(s): Health hazard

Location: Throughout

Task: Safety Issue - Repair

Time: Immediate

Plumbing

WATER HEATER \ Combustible clearance

Condition: • The combustion-air intake connection at the indoor tankless water heater was open and was not connected to exterior intake piping. The appliance is identified as a direct-vent model. An incomplete combustion-air intake/venting configuration may affect proper appliance operation and venting. Have a qualified plumbing/HVAC contractor or manufacturer-authorized technician verify the installation against the manufacturer's requirements and complete or correct the combustion-air intake/venting system as needed.

Location: Basement Utility Room

Task: Consult Plumber Contractor

Time: As Soon As Possible

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • [Discharge tube missing](#)

The pressure-relief valve at the water heater was not provided with a discharge pipe. If the relief valve operates, hot water may discharge directly at the appliance, creating a potential scalding hazard and possible water damage. Have a qualified plumber install an approved discharge pipe terminating at an appropriate location.

Implication(s): Scalding

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate

Interior

DOORS \ Glass (glazing)

Condition: • Safety-glazing/tempered-glass identification was not observed on the sliding glass door panels. Because sliding-door glazing is located where breakage could result in serious injury, have a qualified glass contractor verify whether the panels are safety glazing. Replace or upgrade the glazing if safety glazing cannot be verified or if otherwise recommended by the glass contractor.

Location: Throughout Living Room Family Room

Task: Safety Issue - Repair Further Evaluation

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Time: As Soon As Possible

APPLIANCES \ Dryer

Condition: • Dryer vent disconnected

The dryer exhaust duct was disconnected in the right-side crawlspace. A disconnected dryer exhaust can discharge warm, moist, lint-laden air into the crawlspace, increasing the potential for moisture-related conditions, lint accumulation, and fire. Have the duct properly reconnected, secured, and confirmed to terminate at the exterior using an approved dryer exhaust system before continued use.

Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Right Side Crawlspace

Task: Repair or Replace

Time: Immediate

This concludes the Summary section. The remainder of the report describes the home's systems, documents additional observations and maintenance recommendations, and identifies limitations that affected the inspection. Suggested time frames reflect the observed conditions and relative priority at the time of inspection and may be adjusted based on the findings of qualified contractors or specialists.

[Home Improvement - ballpark costs](#)

Description

Roofing material: • [Asphalt shingles](#)

Flashing material: • Metal

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

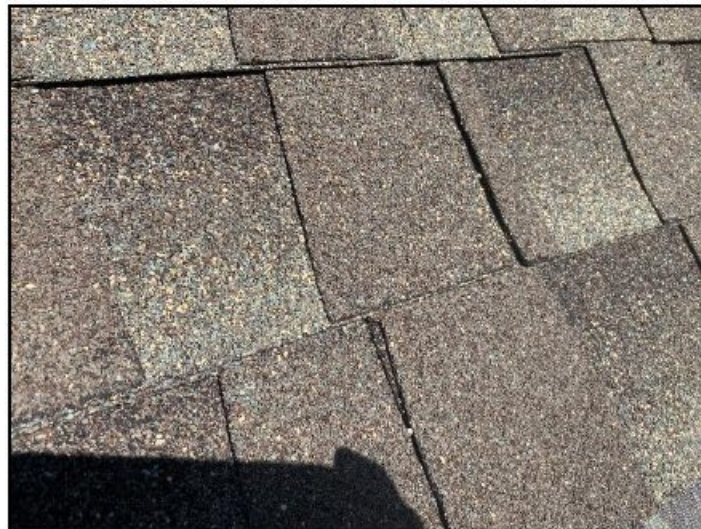
1. Condition: • Aging

Portions of the asphalt-shingle roof covering exhibited age-related deterioration, including lifting/curling at shingle edges and surface granule loss. These conditions can reduce the shingles' resistance to wind and weather and may increase the potential for leakage as deterioration progresses. Have the roof evaluated and repaired as needed by a qualified roofing contractor, and anticipate continued maintenance or eventual replacement as the roofing ages.

Location: Throughout Roof

Task: Monitor

Time: When Necessary



1. Aging

SLOPED ROOF FLASHINGS \ General notes

2. Condition: • Inspect & repair, as needed.

Water intrusion was observed at the metal roof covering over the rear deck. The exact source of leakage could not be determined during the inspection; however, the roof-to-wall flashing and adjoining roof transitions are possible entry points. Continued leakage can contribute to deterioration of framing, finishes, and adjacent materials. Have a qualified roofing contractor evaluate the metal roof installation and roof-to-wall flashing and repair or improve the flashing and roof connections as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Slope Addition

Task: Further Evaluation

Time: As Soon As Possible



2. Inspect & repair, as needed.

SLOPED ROOF FLASHINGS \ Roof/wall flashings

3. Condition: • [Missing](#)

Kick-out flashings were not observed at the applicable gutter/roof-to-wall intersections. Without kick-out flashing, roof runoff can be directed behind or against the exterior wall covering, increasing the potential for concealed moisture intrusion, wood deterioration, and damage to wall materials. Have a qualified roofing contractor install properly integrated kick-out flashing at the affected locations and repair any related flashing deficiencies as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Locations Roof

Task: Repair

Time: As Soon As Possible

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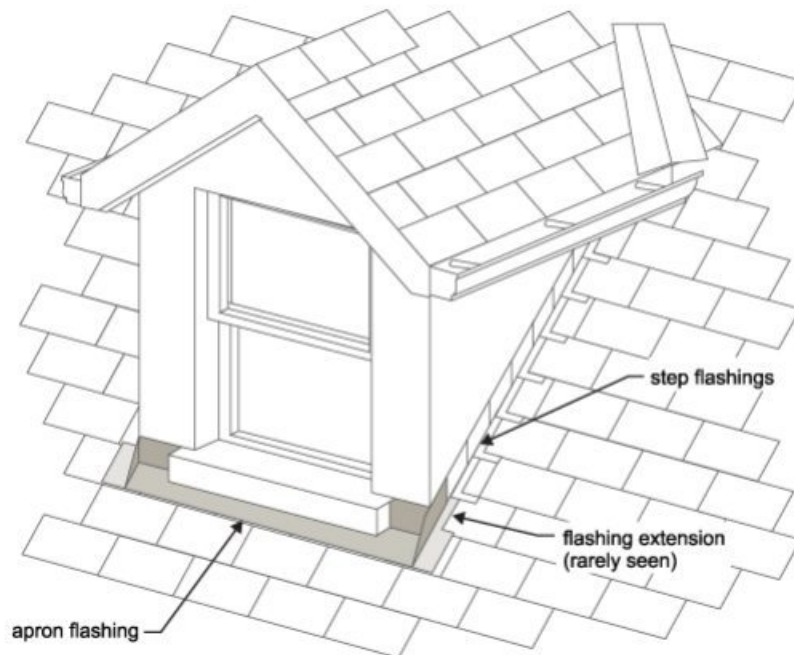
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Dormer flashing (high quality)



3. Missing

Inspection Methods and Limitations

Inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof • From roof edge • From the ground

Age determined by: • Visual inspection from roof surface

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Hardboard/Plywood](#)

Wall surfaces and trim:

- [Brick](#)
 - [Plywood](#)
- T-111

Retaining wall:

- [Wood](#)
 - [Other](#)
- Brick

Driveway: • Gravel

Walkway: • Stone

Deck: • Wood

Porch: • Brick

Exterior steps: • Wood • Brick • Stone

Patio: • Concrete

Fence:

- Wood
 - Metal
- Wire

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Carport: • Attached

Exterior Doors: • Wood • Sliding Glass

Observations and Recommendations

ROOF DRAINAGE \ Gutters

4. Condition: • [Leak](#)

During rain, water was observed escaping or bypassing portions of the roof drainage system at the rear metal-roof addition. The exact point of leakage or overflow could not be isolated and may involve the gutter, roof-edge connection, or adjoining drainage details. Have a qualified roofing/gutter contractor evaluate the gutter and roof-edge drainage arrangement and repair or improve it so roof runoff is reliably collected and discharged away from the structure.

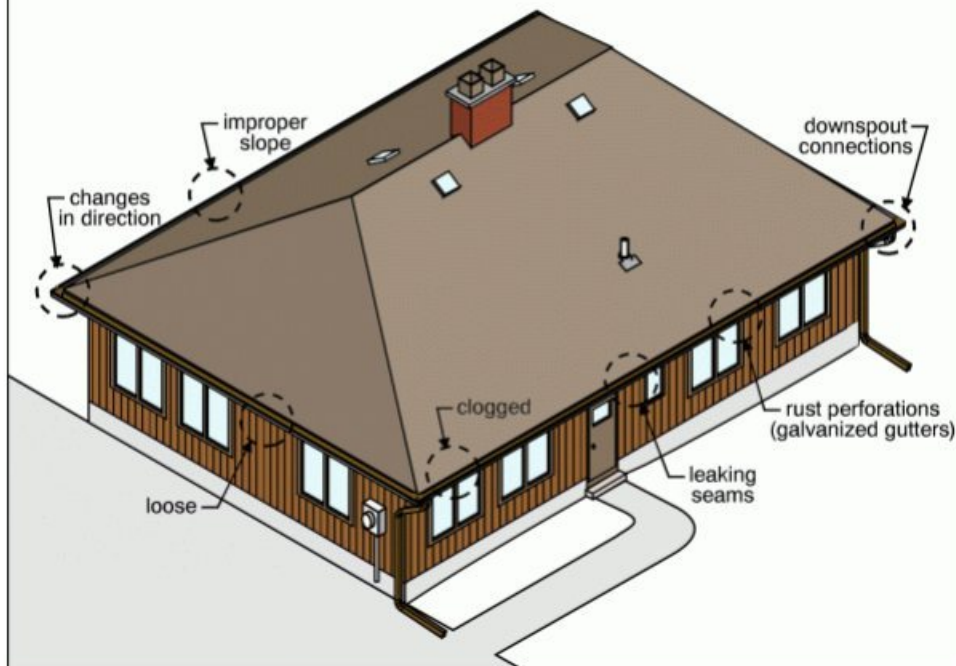
Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Slope Addition

Task: Repair Further Evaluation

Time: As Soon As Possible

Gutters - common reasons for leakage



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4. Leak

5. Leak



6. Leak

WALLS \ Wood siding

5. Condition: • [Paint or stain - needed](#)

Exterior paint was peeling, checking, and weathered at several areas of the home, most notably along the left-side exterior wall. Deteriorated paint can allow increased moisture exposure to the underlying wood siding and trim and may contribute to further weathering, cracking, or decay. Prepare the affected surfaces and repaint or refinish as needed, and repair any deteriorated wood discovered during surface preparation.

Implication(s): Shortened life expectancy of material

Location: Left Side Exterior Wall

Task: Improve

Time: When Renovating



7. Paint or stain - needed

6. Condition: • A previously repaired section of exterior wall/siding was observed at the front right portion of the home. The horizontal joint at the repaired area did not appear to be provided with proper flashing or a suitable drainage detail such as Z-flashing. Without proper flashing, water can enter behind the siding and contribute to concealed moisture damage, deterioration, or further wall-system problems. Have the repaired wall section evaluated and properly flashed/sealed by a qualified exterior contractor, with concealed materials checked for damage as needed.

Location: Right Side Exterior Wall Bedroom

Task: Repair or Replace

Time: As Soon As Possible



8.

7. Condition: • A large open gap was present beneath the rear bay window where the window assembly meets the brick wall. The opening can allow water, insects, and air to enter the wall assembly and may contribute to concealed moisture damage or deterioration of adjacent materials. Have the area evaluated and properly flashed, sealed, and repaired using an appropriate exterior weather-resistant detail, with concealed materials checked for damage as needed.

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Location: Rear Exterior Wall

Task: Repair

Time: As Soon As Possible



9.

8. Condition: • Damage was observed at the gable vent louvers and adjacent trim/siding, consistent with bird and/or insect activity. Openings and deteriorated wood can allow continued pest entry, moisture intrusion, and further material damage. Have the affected vent louvers and surrounding wood repaired or replaced, seal pest-entry openings as appropriate, and address any active bird or insect activity before repairs are completed.

Location: Various Locations

Task: Improve

Time: Ongoing When Necessary



10.



11.

EXTERIOR GLASS/WINDOWS \ Window wells

9. Condition: • [Less than 6 inches below window](#)

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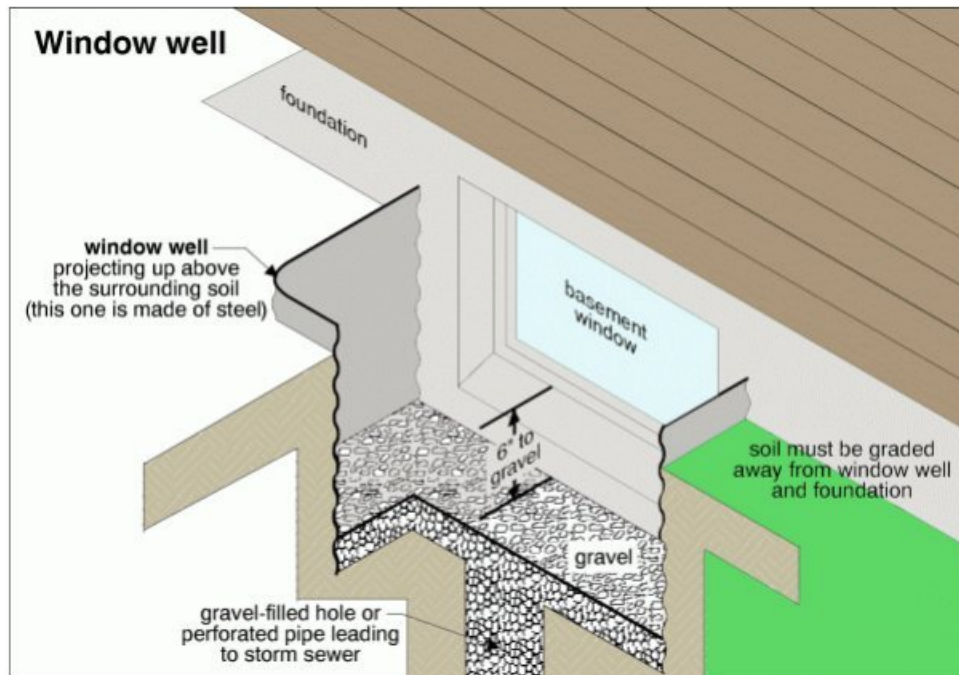
Window wells contained accumulated leaves, debris, and soil, and the grade/soil level was too close to the bottoms of some basement windows. Restricted clearance and debris can hold moisture against the window assemblies, interfere with drainage, and increase the potential for water intrusion or deterioration. Clean out the window wells, improve drainage as needed, and lower/regrade the adjacent soil to provide better clearance below the window openings. Maintain approximately 6 inches of clearance between the soil and the bottom of the window/sill where practical.

Implication(s): Chance of water entering building

Location: Rear Exterior Wall

Task: Improve Repair

Time: As Soon As Possible



12. Less than 6 inches below window

DOORS \ General notes

10. Condition: • The exterior screen/storm door and adjacent trim at the primary bedroom rear entrance exhibited moisture-related deterioration, and portions of the trim were loose. Continued moisture exposure can lead to further wood deterioration, damage to adjacent materials, and reduced serviceability of the door assembly. Repair or replace the damaged door/trim components and correct any source of water intrusion or poor drainage contributing to the condition.

Location: Rear Exterior Wall Master Bathroom

Task: Repair

Time: As Soon As Possible



13.



14.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

11. Condition: • The rear deck did not appear to be adequately bolted or otherwise positively secured to the house framing at the ledger/attachment area. Inadequate deck attachment can allow movement or separation from the structure and may create a significant fall or collapse hazard. Have the deck-to-house connection evaluated by a qualified contractor and install approved structural fasteners, flashing, and attachment details as needed.

Location: Rear Exterior Wall Deck

Task: Safety Issue - Repair

Time: As Soon As Possible

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15.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

12. Condition: • [Missing](#)

The exterior stairs at the rear patio were not provided with a handrail, and portions of the wood stair assembly were in direct contact with or very close to the soil. The absence of a handrail increases the risk of falls, and earth contact can accelerate moisture-related decay and deterioration of the wood components. Install a properly secured handrail where required and modify or repair the stair assembly to eliminate improper soil contact and provide durable support.

Implication(s): Fall hazard

Location: Rear Staircase

Task: Safety Issue - Repair

Time: As Soon As Possible



16. *Missing*

LANDSCAPING \ General notes

13. Condition: • Tree limbs were observed overhanging and in contact with portions of the roof covering. Contact from

EXTERIOR

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

www.landmarkinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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branches can abrade or damage shingles, trap moisture and debris, and increase the risk of damage during storms or high winds. Have the affected limbs properly trimmed back by a qualified tree service and maintain adequate clearance from the roof.

Location: Various Locations Exterior Roof

Task: Improve

Time: As Soon As Possible



17.



18.

LANDSCAPING \ Walkway

14. Condition: • [Uneven \(trip hazard\)](#)

Portions of the exterior brick walkways were uneven and irregular, most notably at the step/transition near the right side of the front entrance leading toward the side driveway. Uneven or displaced masonry at walking surfaces can create a trip hazard and may continue to shift with settlement, moisture, or root activity. Have the affected brickwork reset or repaired as needed to provide a more even and stable walking surface. Other minor uneven areas were also noted along the exterior paths.

Implication(s): Physical injury

Location: Various Locations Exterior Walkway

Task: Safety Issue - Repair

Time: As Soon As Possible



19. Uneven (trip hazard)

LANDSCAPING \ Retaining wall

15. Condition: • [Leaning](#)

Retaining and landscape walls at the property exhibited movement, displacement, cracking, and deterioration. Conditions included significant leaning/movement of the wood retaining wall near the left front corner of the home and cracking, displaced masonry, and loose/missing bricks at the brick wall bordering the rear walkway. Continued movement can lead to further deterioration or partial collapse and may affect adjacent walking surfaces or drainage. Have the affected walls evaluated and repaired or rebuilt as needed by a qualified masonry/landscape contractor, with drainage and soil pressure conditions corrected as necessary.

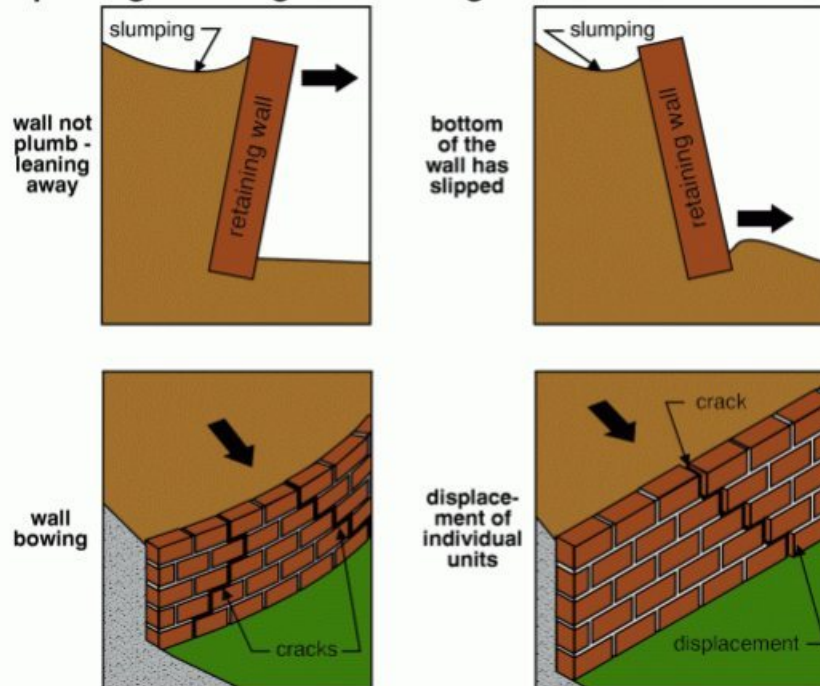
Implication(s): Weakened structure | Chance of movement

Location: Rear Left Side Exterior

Task: Repair

Time: Unpredictable

Inspecting retaining walls - things to watch for



20. Leaning



21. Leaning



22. *Leaning*

Inspection Methods and Limitations

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Outbuildings other than garages and carports

Description

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Slab - concrete • Steel columns • Wood beams (girders) • Subfloor - plywood

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters/ceiling joists • [Plywood sheathing](#)

Location of access to under-floor area: • Left Side • Exterior • Basement

Observations and Recommendations

FOUNDATIONS \ Columns or piers

16. Condition: • A masonry support pier in the left crawlspace was constructed using concrete masonry units stacked in an irregular/nonstandard configuration. The arrangement does not provide a clearly continuous and uniform load-bearing path and may be susceptible to shifting, crushing, or instability under structural loads. Have the pier properly rebuilt or reinforced using an appropriate permanent support method.

Location: Left Side Crawl Space

Task: Consult General Contractor

Time: As Soon As Practical



23.

FOUNDATIONS \ Beams (Girders)

17. Condition: • [Poor connections in built-up beams](#)

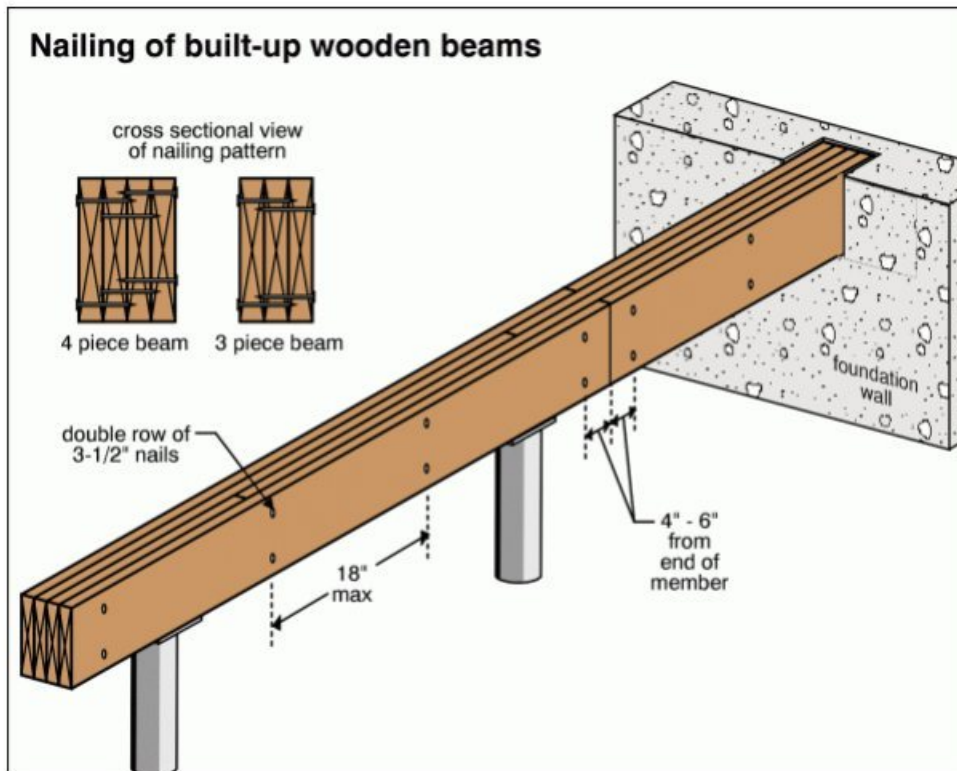
Portions of the floor-support system contained beam/girder splices that did not occur directly over supporting piers. Positive structural connections specifically intended to transfer loads across these splice locations were not evident during the inspection. Pronounced floor slope was also observed in the right-front bedroom above this general area. Previous repairs were evident at the adjoining exterior wall, and insulation concealed portions of the framing, limiting determination of the extent and purpose of prior repairs. The combination of questionable beam splices, observable floor slope, and evidence of previous repairs warrants further evaluation of the floor-support system. Have this area evaluated by a qualified structural engineer and repair or reinforce the framing and supports as recommended.

Implication(s): Weakened structure

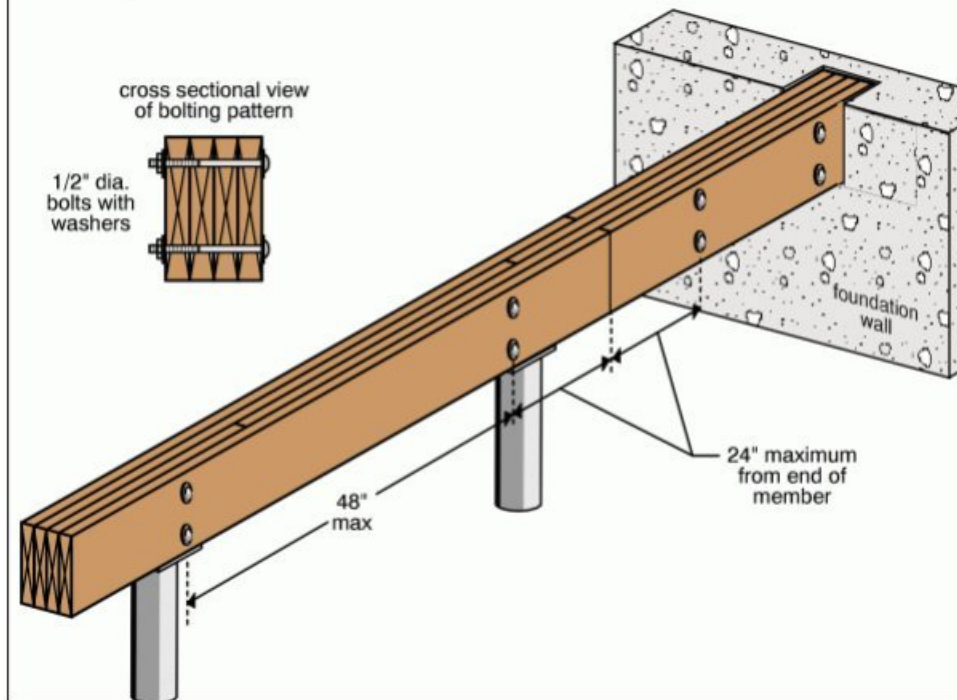
Location: Various Locations Crawl Space

Task: Further Evaluation Consult Structural Engineer

Time: As Soon As Practical



Bolting of built-up wooden beams



24. Poor connections in built-up beams



25. Poor connections in built-up beams

FLOORS \ Sills

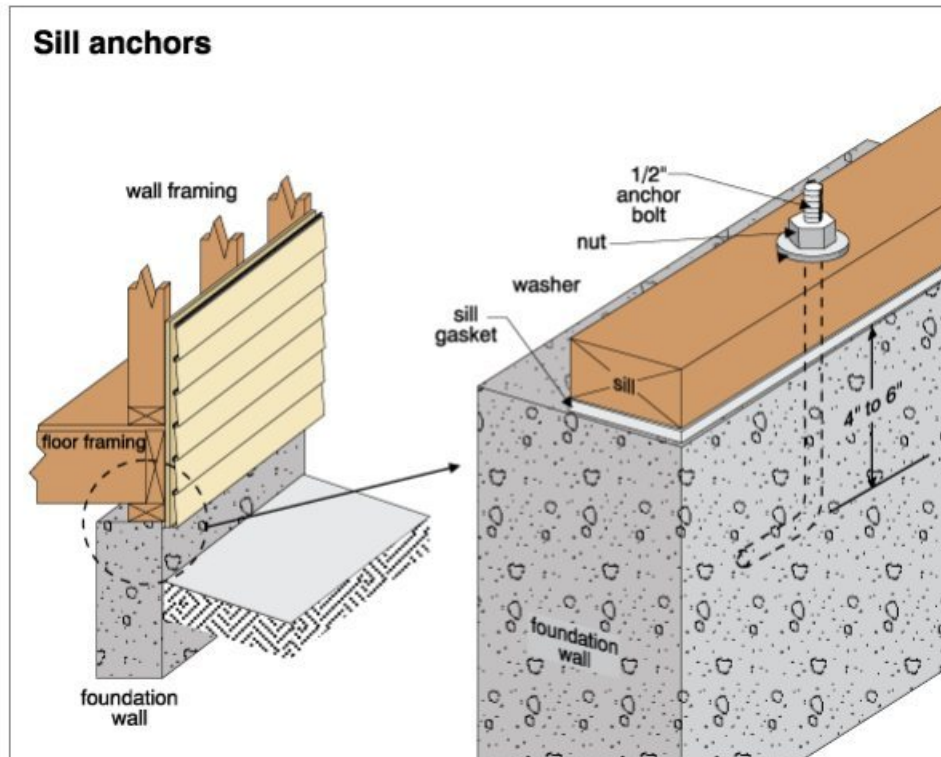
18. Condition: • [Anchor bolts missing](#)

Anchor bolts were missing at portions of the sill plate/foundation connection. Proper anchorage helps secure the wood framing to the foundation and resist lateral movement or displacement. Have a qualified contractor install approved anchorage at the affected locations and repair any related deficiencies as needed.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Crawl Space

Task: Further Evaluation



ROOF FRAMING \ Rafters/trusses

19. Condition: • [Bearing on ridge board](#)

The ridge board was undersized in depth relative to the cut ends of the rafters at portions of the attic. Multiple rafter ends extended below the ridge board and did not obtain full-depth contact at the ridge. This condition can reduce the effectiveness of the rafter-to-ridge connections and may contribute to movement or deterioration of the roof framing. Have the ridge and associated rafter connections evaluated by a qualified framing contractor and repaired or reinforced as necessary. Because other structural concerns were noted elsewhere in the home, consideration should also be given to having this condition reviewed during the recommended structural evaluation.

Implication(s): Chance of structural movement

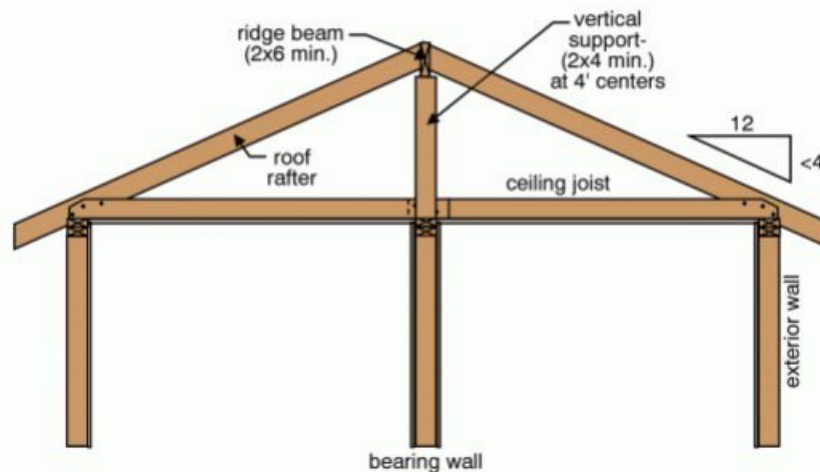
Location: Throughout Attic

Task: Consult General Contractor

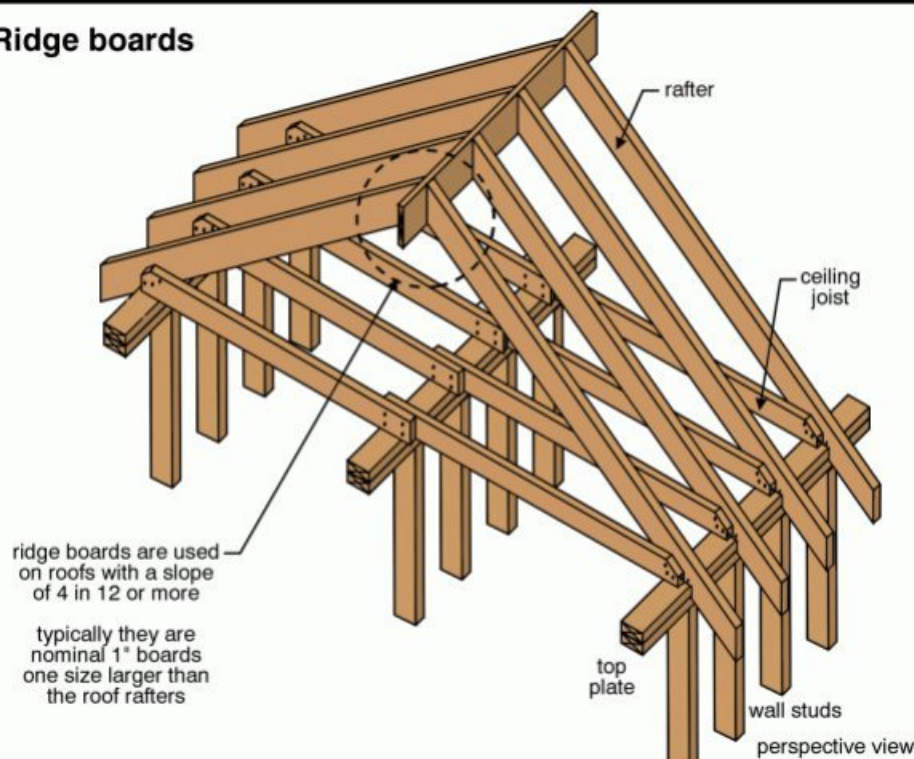
Time: As Soon As Practical

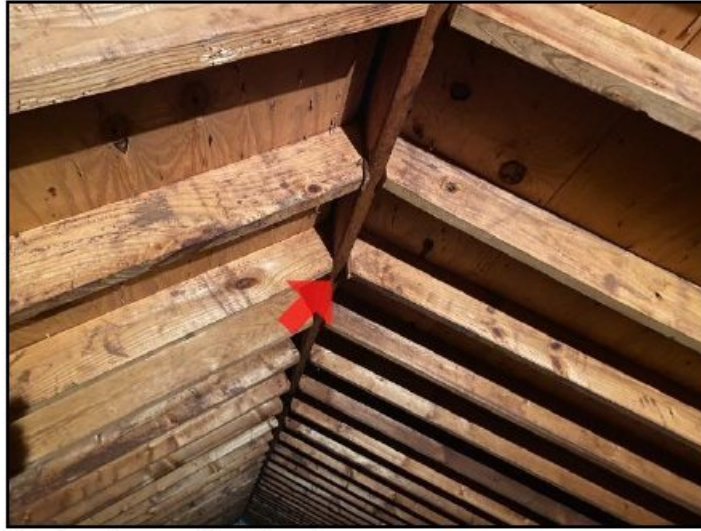
Ridge support

roof ridge support is required when the roof slope is less than 4 in 12. This can be a continuous wall extending from bearing wall to ridge or a ridge beam (2x6 minimum) supported every 4' with vertical members (2x4 minimum)



Ridge boards





26. Bearing on ridge board

ROOF FRAMING \ Attic/roof space

20. Condition: • Open Roof/Soffit Intersection - Rear Attic: A significant open gap was present where intersecting roof and soffit assemblies meet at the rear of the home, between the family-room and living-room roof areas. Daylight was visible through this opening from within the attic, confirming a direct opening to the exterior. The incomplete enclosure can allow wind-driven rain, insects, birds, rodents, and uncontrolled outside air to enter the attic and may contribute to moisture or insulation damage. Have the opening properly framed, enclosed, and weatherproofed by a qualified roofing/exterior contractor while maintaining the intended attic ventilation system. Inspect adjacent framing, sheathing, and insulation for concealed damage during the repair.

Location: Rear Attic Exterior Wall

Task: Repair

Time: As Soon As Possible



27.



28.



29.

Inspection Methods and Limitations

Attic/roof space:

- Inspected from access hatch

Pull down access stairs located in the master bedroom.

Crawlspace:

- Entered but access was limited

Access locations: Left Rear Exterior Wall & Basement Laundry Wall

Inspection of portions of the crawl spaces/subfloor area was limited by insulation and/or encapsulation materials that concealed portions of the floor framing, plumbing drain/waste piping and penetrations, and other components. Where drain/waste penetrations were identifiable and readily accessible, insulation was moved as necessary for inspection.

Insulation or encapsulation materials were not extensively removed or disturbed in areas where doing so could damage the materials or where concealed component locations could not be reasonably identified. Conditions concealed by these materials could not be fully evaluated.

Description

Service entrance cable and location: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

System grounding material and type: • [Not visible](#)

Distribution panel type and location:

• [Breakers](#)

Located at: Basement Stairs

Distribution panel rating: • [200 Amps](#)

Auxiliary panel (subpanel) type and location:

• Breakers

Located at: Basement Laundry

Auxiliary panel (subpanel) rating: • [100 Amps](#)

Auxiliary and other: • Generator

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) •
AFCI - panel

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Fire Extinguishers: • None

Observations and Recommendations

RECOMMENDATIONS \ General

21. Condition: • Numerous electrical modifications and nonstandard conditions were observed throughout the basement, including abandoned wiring, open junction boxes, temporary wiring methods, altered electrical enclosures, and questionable grounding/bonding continuity. These conditions suggest that portions of the electrical system have been modified over time. Have a qualified electrician perform a comprehensive evaluation of the visible basement electrical system and correct unsafe or improper conditions as necessary.

Location: Various Locations Crawl Space Utility Room

Task: Further Evaluation

Time: As Soon As Possible

SERVICE BOX, GROUNDING AND PANEL \ Service box

22. Condition: • [Obsolete service box](#)

An older electrical panel near the HVAC equipment appeared to have been abandoned as a distribution panel and was being used as a junction/splice enclosure. Multiple unused openings were present in the enclosure/dead-front area,

reducing protection from energized wiring and internal connections. Have a qualified electrician evaluate the enclosure and either properly convert and secure it as an approved junction enclosure or replace/remove it as necessary, including closing all unused openings with approved covers.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Replace

Time: As Soon As Possible



30. Obsolete service box

23. Condition: • [Unprotected openings](#)

Unused openings were present in the bottom of the main electrical panel enclosure. Openings can permit accidental contact with energized components and allow debris, insects, or foreign material to enter the panel. Have the openings closed with approved knockout seals or fittings by a qualified electrician.

Implication(s): Electric shock

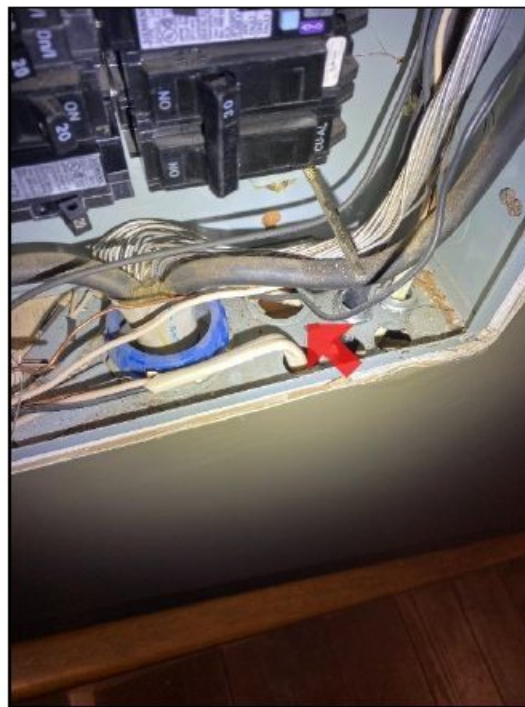
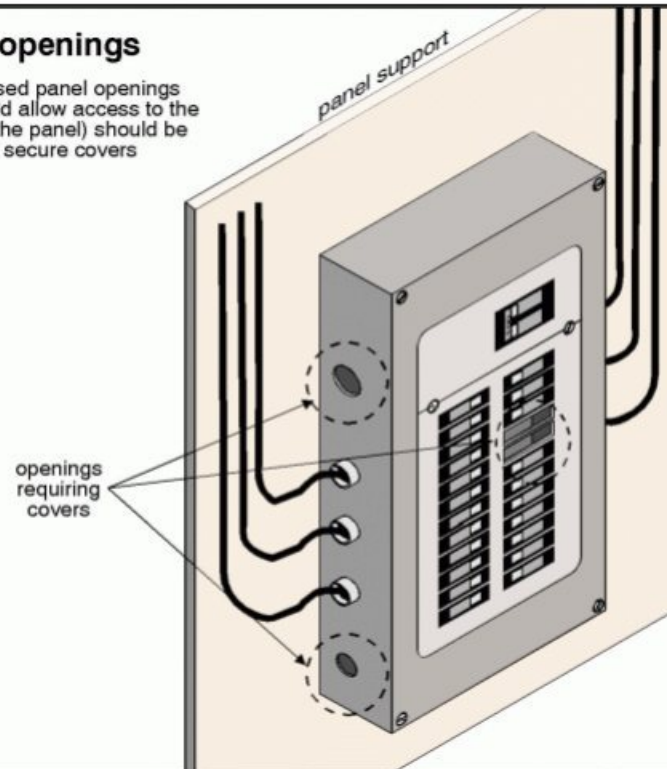
Location: Basement Staircase

Task: Repair

Time: As Soon As Possible

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



31. Unprotected openings

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

24. Condition: • Circuit breakers from several different manufacturers were observed in the main distribution panel in the

stairwell. Breakers are required to be listed or specifically classified for use with the panel in which they are installed. Compatibility of the various breakers with this panel could not be verified during the home inspection. Have a qualified electrician verify that all installed breakers are approved for use with this panel and replace any incompatible breakers as necessary.

Location: Staircase

Task: Repair or Replace

Time: As Soon As Possible

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

25. Condition: • The electrical disconnect near the HVAC equipment was observed with the cover open and energized components/contacts exposed. Exposed live electrical parts present a shock and electrocution hazard. Have the disconnect properly secured and provided with the appropriate cover/dead-front protection by a qualified electrician.

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate



32.

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

26. Condition: • [Abandoned wire](#)

Abandoned or disconnected electrical wiring was observed at various locations, including the basement utility-room ceiling and wall areas. Unused wiring should be positively identified, disconnected from its power source, and properly removed or safely terminated within approved electrical enclosures. Have a qualified electrician evaluate the abandoned wiring and remove or properly terminate it as necessary.

Implication(s): Electric shock

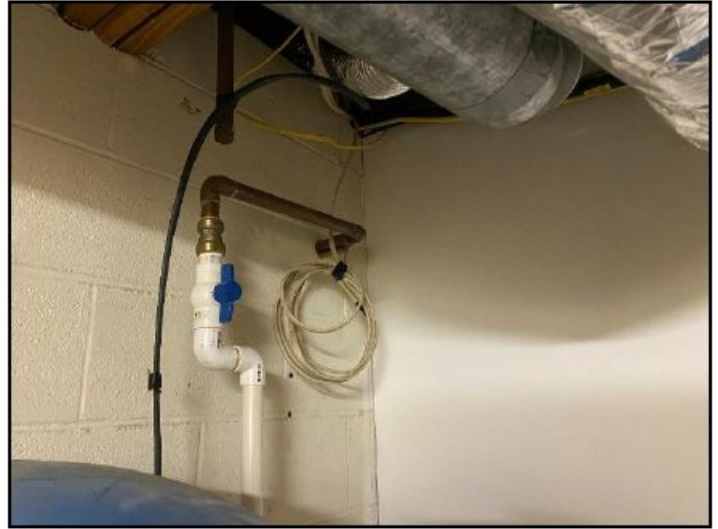
Location: Various Locations Exterior Utility Room Crawlspace

Task: Improve

Time: As Soon As Possible



33. Abandoned wire



34. Abandoned wire



35. Abandoned wire

27. Condition: • [Flexible conduit needed](#)

Nonmetallic-sheathed electrical cable serving the exterior junction box at the rear wall above the windows was observed passing immediately adjacent to a sharp metal roofing edge without adequate protection from abrasion or physical damage. Contact with the metal edge could damage the cable insulation and create a shock or fire hazard. Have a qualified electrician provide approved mechanical protection, such as properly installed conduit, bushings, or other suitable guarding, and repair or replace any damaged wiring as necessary.

Implication(s): Electric shock

Location: Rear First Floor Roof Addition

Task: Safety Issue - Repair

Time: As Soon As Possible



36. Flexible conduit needed

28. Condition: • [Extension cord used as permanent wiring](#)

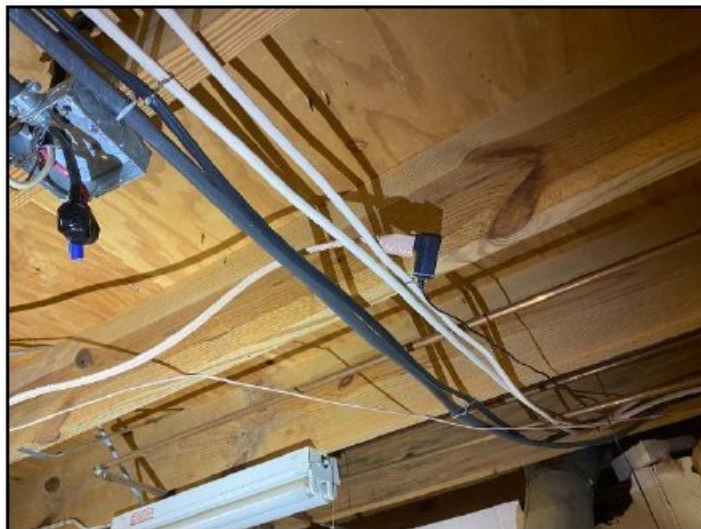
Extension cords and other flexible cord wiring were observed being used in a manner that appeared to serve as permanent wiring at portions of the basement utility room and rear lower patio. Flexible cords are not intended as a substitute for permanent building wiring and may be more susceptible to physical damage, overheating, or improper connections. Have a qualified electrician replace the temporary wiring with approved permanent wiring methods.

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Repair or Replace

Time: As Soon As Possible



37. Extension cord used as permanent wiring

29. Condition: • [Double taps](#)

Multiple grounded/neutral conductors were observed terminated under individual terminal screws on the neutral bar. Neutral conductors are generally required to terminate individually unless the terminal is specifically listed for multiple

conductors. Improper terminations can result in loose connections, overheating, or unreliable circuit performance. Have a qualified electrician separate the neutral conductors and correct the terminations as required.

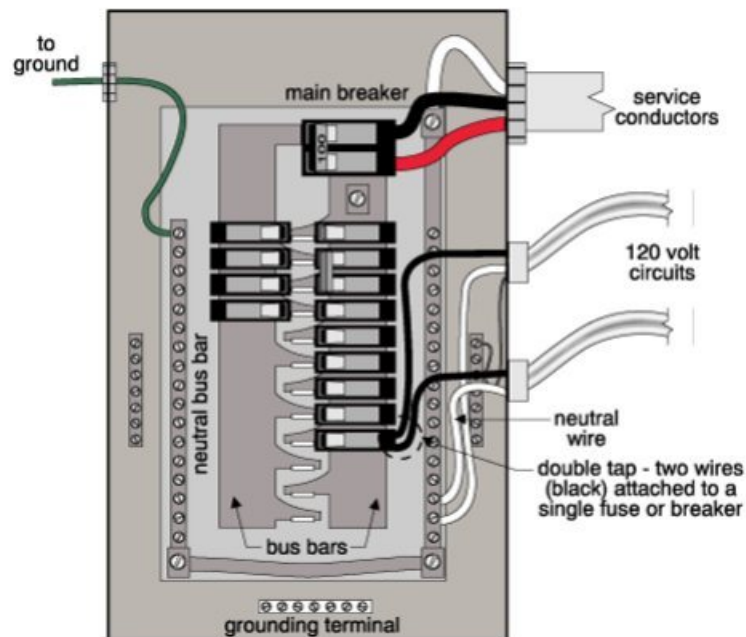
Implication(s): Fire hazard

Location: First Floor Staircase

Task: Repair or Replace

Time: As Soon As Possible

Double tapping (double lugging)





38. Double taps

30. Condition: • [Too close to/touching duct, pipe, vent or chimney](#)

Electrical wiring was observed resting against or in contact with HVAC ductwork and water-supply piping at portions of the basement utility-room ceiling. Contact with other building systems can expose wiring to abrasion, movement, or other physical damage over time. Have a qualified electrician properly reroute, support, or protect the wiring to provide suitable separation from ductwork and piping, and repair any damaged wiring as needed.

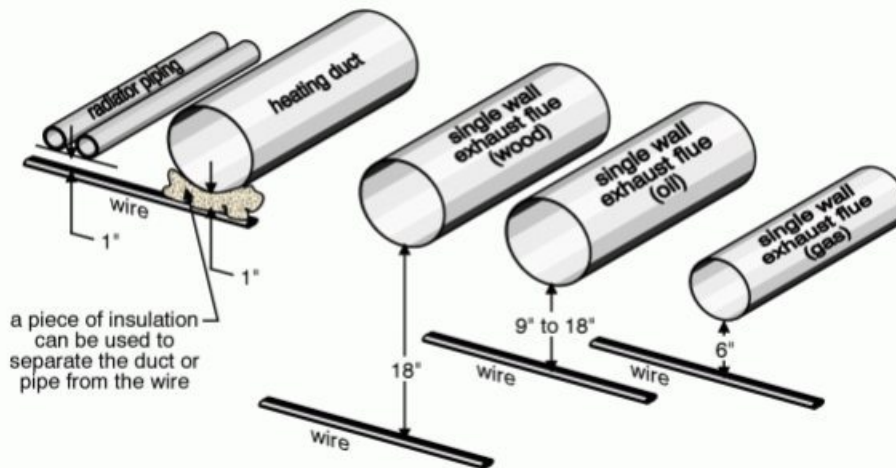
Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

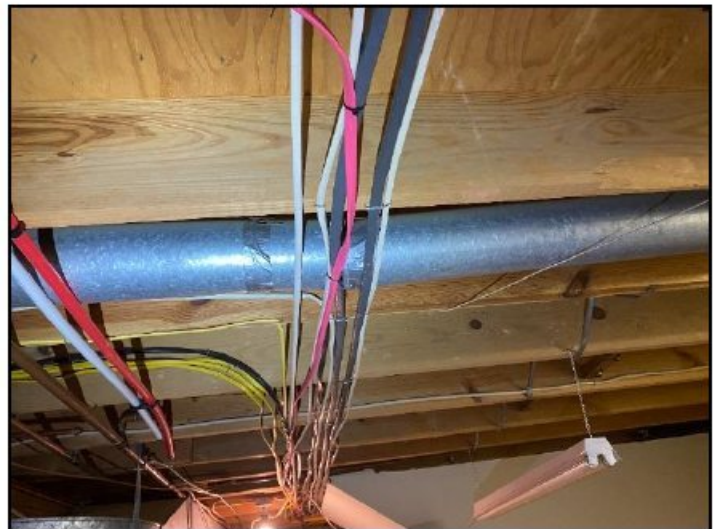
Task: Repair

Time: As Soon As Possible

Wire clearances from hot ducts and pipes



39. Too close to/touching duct, pipe, vent or...



40. Too close to/touching duct, pipe, vent or...

31. Condition: • A bonding conductor was observed connected to metallic water piping in the basement; however, portions of the original metallic water piping have been removed or interrupted by nonmetallic piping and water-treatment equipment. The continuity and effectiveness of the existing bonding/grounding path could not be verified during the home inspection. An interrupted bonding path can leave metallic piping inadequately bonded and create a potential shock hazard. Have a qualified electrician evaluate the grounding and bonding system and install bonding jumpers or other corrections as necessary to provide a permanent and effective bonding path.

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate

41.



42.



43.

DISTRIBUTION SYSTEM \ Junction boxes**32. Condition:** • [Cover loose or missing](#)

Electrical junction boxes in the basement utility-room ceiling were open and/or missing covers, leaving wiring and splice connections exposed. Exposed electrical connections present shock, arcing, and fire hazards and are susceptible to physical damage. Have a qualified electrician install approved covers and correct any improper wiring or splices within the boxes.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Replace

Time: As Soon As Possible



44. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

33. Condition: • [Wrong type](#)

The floor-mounted electrical receptacle adjacent to the sliding glass door was not provided with a proper protective floor-box cover/assembly. An incomplete or damaged floor receptacle assembly can allow moisture, debris, or physical damage to the device and may increase the risk of electrical shock. Have a qualified electrician install an approved listed floor-box cover/assembly and verify proper operation.

Implication(s): Electric shock | Fire hazard

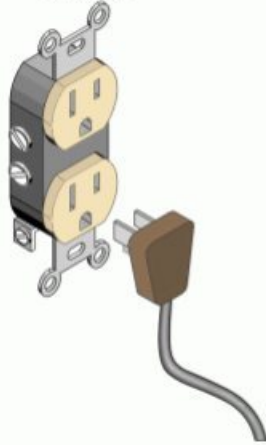
Location: Living Room

Task: Replace

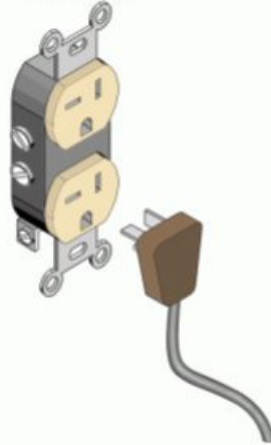
Time: As Soon As Possible

Wrong type receptacle

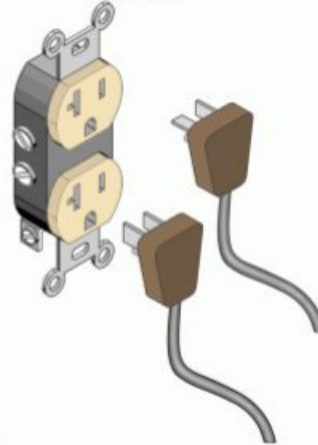
120 volt, 15 amp
receptacle
accepts only 15
amp plugs



120 volt, 20 amp
receptacle
accepts only 20
amp plugs



120 volt, 20 amp
receptacle
accepts 15 and 20
amp plugs



20 amp receptacles shouldn't be installed
on 15 amp circuits

when you see 20 amp receptacles, check
that they are attached to 12 gauge wire



45. Wrong type

DISTRIBUTION SYSTEM \ Lights**34. Condition:** • [Improper potlights](#)

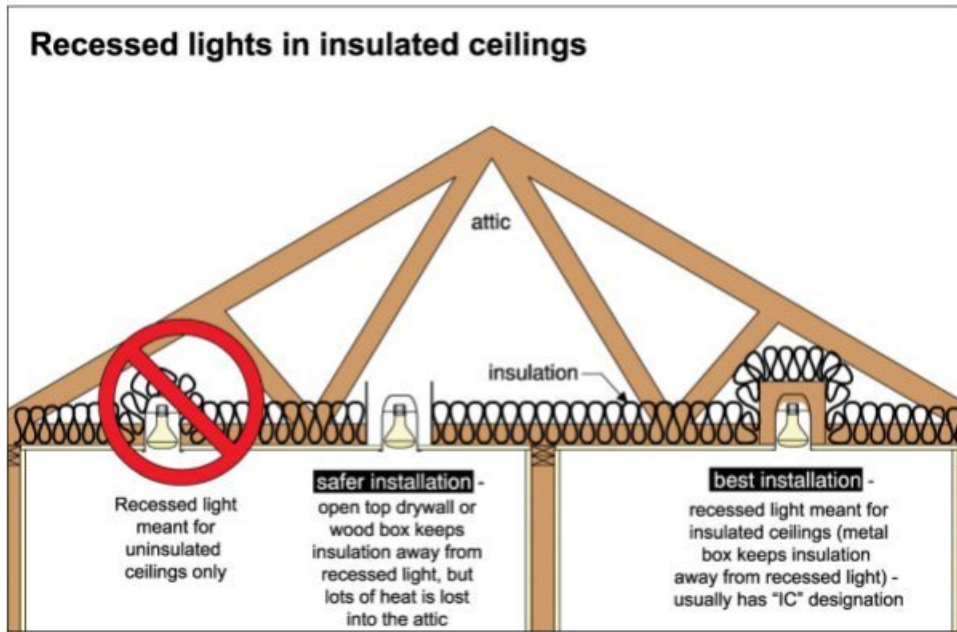
Recessed light fixtures were present at various locations throughout the home. The specific fixture type, housing rating, and installation details could not be fully determined from the visible portions of the fixtures during the inspection. The owner reported prior concerns with some recessed lighting. Since an electrician will already be evaluating other electrical conditions, have the recessed fixtures checked for proper installation, condition, compatibility, and safe operation, with repairs or replacement made as needed.

Implication(s): Fire hazard

Location: Various Locations

Task: Further Evaluation

Time: As Soon As Possible



DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

35. Condition: • None observed

Carbon monoxide alarms were not observed in the home. Carbon monoxide is an odorless, colorless gas that can be produced by fuel-burning appliances and can cause serious injury or death if undetected. Install approved carbon monoxide alarms on each level of the home and in the vicinity of sleeping areas in accordance with manufacturer instructions and applicable requirements.

Implication(s): Health hazard

Location: Throughout

Task: Safety Issue - Repair

Time: Immediate

Inspection Methods and Limitations

System ground: • Not accessible

Description

Heating system type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Heat pump manufacturer: • York

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Approximate age: • [15 years](#)

Typical life expectancy: • Fan coil unit 15 to 25 years

Propane tank type/age: • Underground

Fireplace/stove: • [Wood-burning fireplace](#)

Location of the thermostat for the heating system: • Hallway

Observations and Recommendations

RECOMMENDATIONS \ Overview

36. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Task: Service Annually

CHIMNEY AND VENT \ Masonry chimney

37. Condition: • A protective vermin/spark screen was not observed at the top of the chimney. The absence of screening can allow birds, squirrels, insects, leaves, and other debris to enter the chimney and potentially obstruct the flue. Have an appropriate chimney cap/screen installed by a qualified chimney professional while maintaining proper clearance and unrestricted exhaust flow.

Location: Roof

Task: Safety Issue - Repair

Time: As Soon As Possible



46.

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FIREPLACE \ General notes**38. Condition:** • Inspect chimney, and sweep, if needed before using

The fireplace and chimney should be professionally cleaned and inspected before use and periodically thereafter, preferably annually when the fireplace is in regular service. Creosote, soot, debris, or concealed deterioration within the chimney can increase the risk of chimney fire or improper venting. Have a qualified chimney professional clean and inspect the fireplace, flue, and chimney prior to use and maintain them regularly.

Implication(s): Fire hazard**Location:** Living Room**Task:** Improve**Time:** When Necessary**Inspection Methods and Limitations****Inspection prevented/limited by:** • A/C or heat pump operating • Chimney interiors and flues are not inspected

COOLING & HEAT PUMP

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

www.landmarkinspect.com

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Description

Heat pump type: • [Air source](#) • Central • Electric

Manufacturer: • York

Cooling capacity: • [5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 15 years

Typical life expectancy: • 12 to 15 years

Location of the thermostat for the cooling system: • Hallway

Condensate system: • Discharges into floor drain

Observations and Recommendations

RECOMMENDATIONS \ Overview

39. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Task: Service Annually

AIR CONDITIONING \ Refrigerant lines

40. Condition: • [Insulation - missing](#)

The insulation covering portions of the exterior refrigerant suction line was deteriorated, damaged, or missing. Damaged insulation reduces energy efficiency and can allow condensation to form on the refrigerant piping, potentially contributing to moisture-related deterioration. Have the damaged insulation replaced and all exterior refrigerant piping properly insulated and weather-protected.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear Exterior Wall

Task: Improve

Time: As Soon As Possible

COOLING & HEAT PUMP

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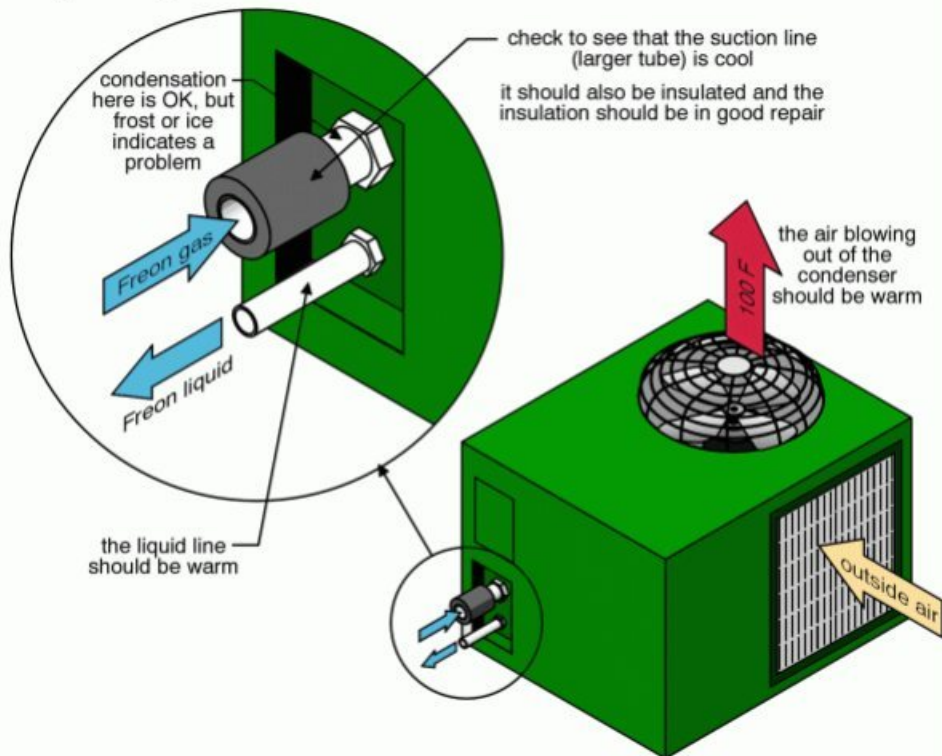
INSULATION

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Inspecting the condenser unit



COOLING & HEAT PUMP

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

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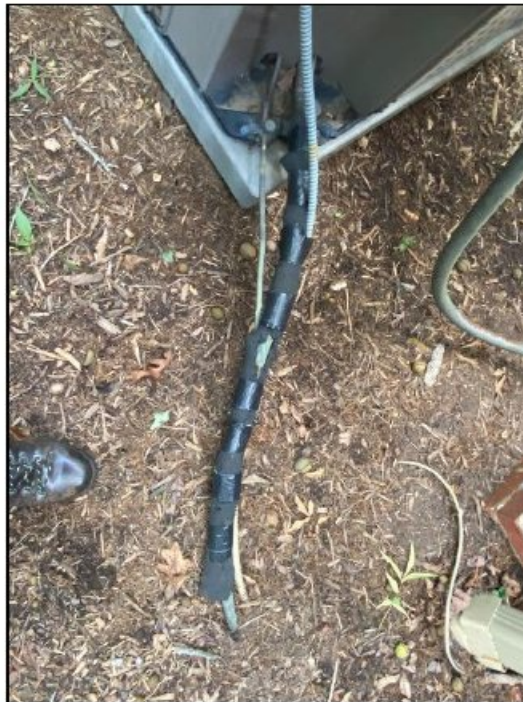
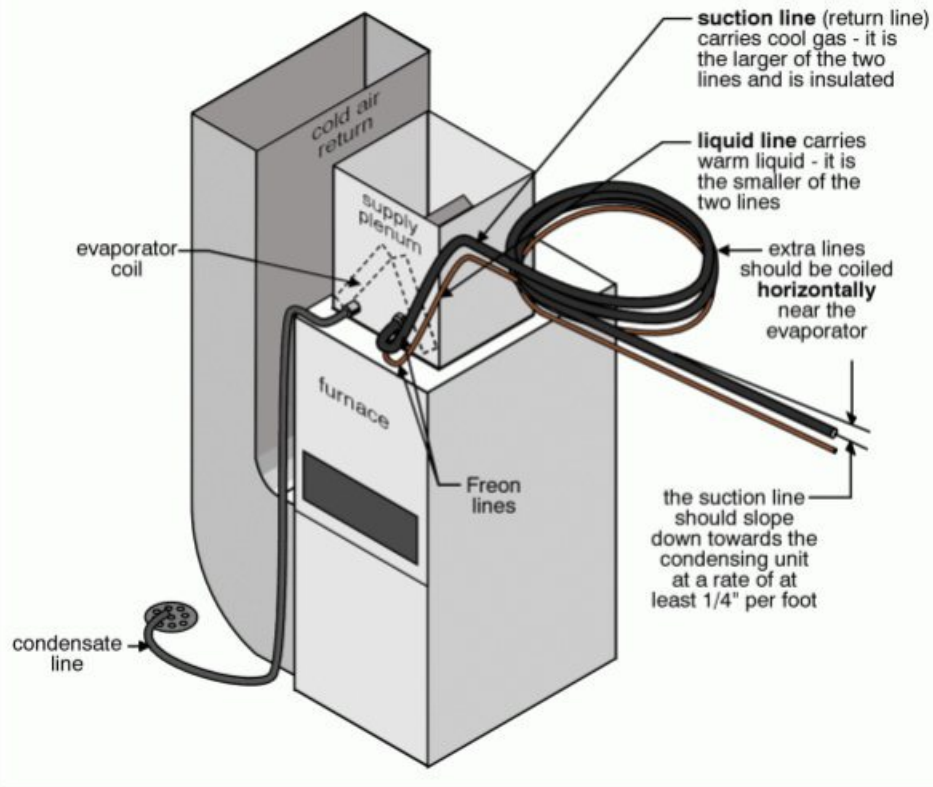
INSULATION

PLUMBING

INTERIOR

REFERENCE

Refrigerant lines



47. Insulation - missing

AIR CONDITIONING \ Ducts, registers and grilles

41. Condition: • [Poor support](#)

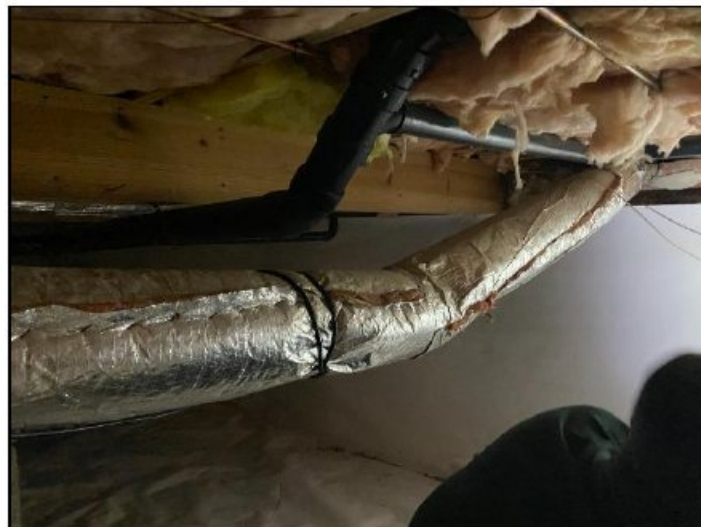
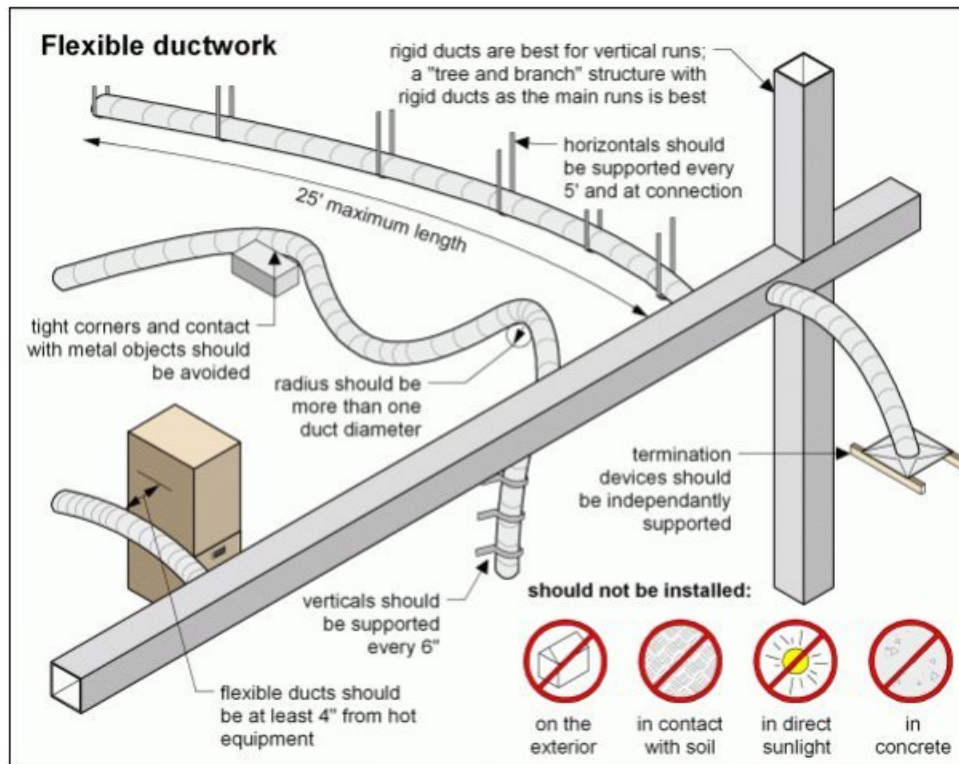
HVAC ductwork beneath the primary bedroom in the right-side crawlspace was inadequately supported and was sagging or hanging unevenly. Poor support can place stress on duct joints, restrict airflow, contribute to leakage, and allow further deterioration. Have the ductwork properly supported, secured, and repaired as needed by a qualified HVAC contractor.

Implication(s): Increased cooling costs | Reduced comfort

Location: Right Side Crawlspace

Task: Repair

Time: As Soon As Possible



48. Poor support

COOLING & HEAT PUMP

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

www.landmarkinspect.com

SUMMARY

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42. Condition: • The foil-faced outer jacket on portions of the insulated HVAC ductwork was loose, separated, or inadequately sealed at seams, exposing the underlying fiberglass insulation. Damaged or open insulation jackets can reduce insulation effectiveness and allow moisture to enter the insulation, which may contribute to condensation and deterioration. Have the affected duct insulation properly resealed or repaired using approved HVAC insulation materials and methods.

Location: Many Locations Crawl Space

Task: Improve

Time: As Soon As Practical

INSULATION AND VENTILATION

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

www.landmarkinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)

Wall insulation material: • [Mineral wool \(rock wool\)](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Kraft paper

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • Not determined

Floor above basement/crawlspace air/vapor barrier: • Kraft paper

Crawlspace ventilation: • [Wall Vents](#)

Observations and Recommendations

ATTIC/ROOF \ Roof vents

43. Condition: • The attic was originally ventilated using soffit and gable vents. A continuous ridge vent was subsequently installed when the roof covering was replaced, while the large gable vents remained open. When ridge and gable vents operate together, airflow may short-cycle between the gable vents and ridge vent rather than drawing uniformly from the lower soffit vents, potentially reducing ventilation of lower portions of the attic. Hinged shutters were installed on the interior side of the gable vents and can be closed. Have the soffit intake ventilation confirmed to be adequate and unobstructed; if so, the gable vent shutters should generally be kept closed so the attic ventilates primarily from the soffits to the ridge.

Location: Throughout Attic

Task: Further Evaluation

Time: As Soon As Practical

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49.

WALLS \ Insulation

44. Condition: • [Sagging or voids](#)

Portions of the insulation were loose, sagging, displaced, or missing at various locations, including wall insulation in the attic and batt insulation at the interior wall between the downstairs apartment and basement utility room. Gaps or displaced insulation can reduce thermal performance and may contribute to uneven temperatures, air leakage, and increased energy loss. Have the affected insulation properly repositioned, secured, and replaced where missing to provide continuous coverage.

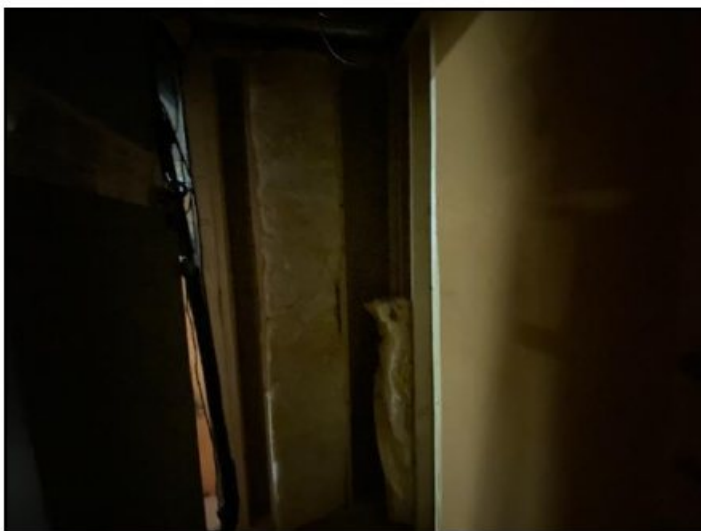
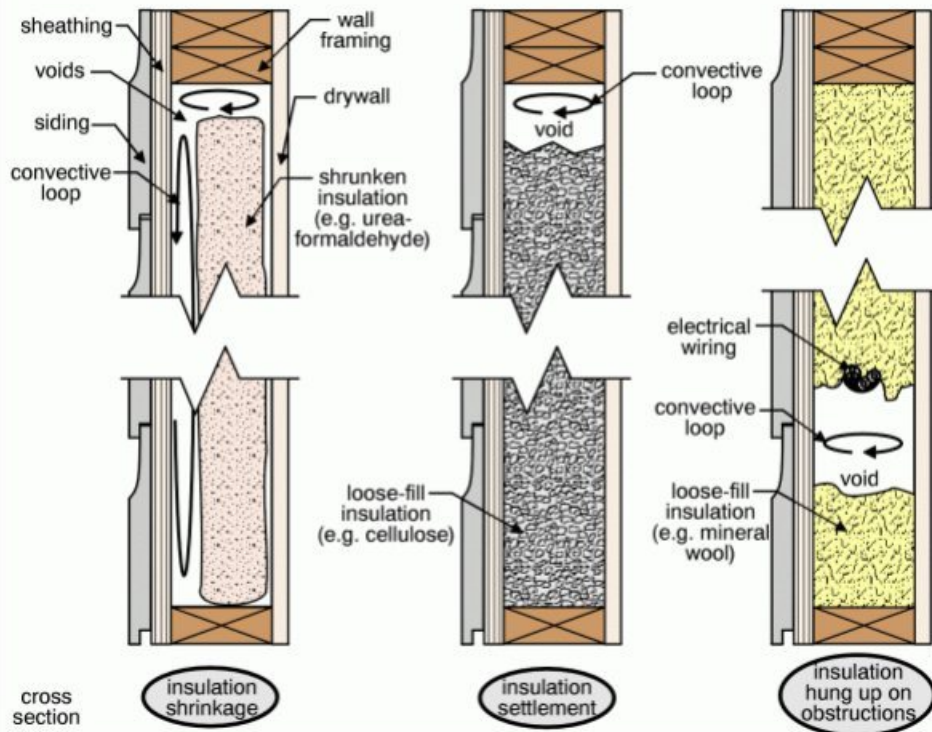
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Locations Basement Attic Utility Room

Task: Repair

Time: As Soon As Possible

Insulation voids and convective loops



50. Sagging or voids



51. Sagging or voids

FOUNDATION \ Interior insulation

45. Condition: • [Loose, sagging or voids](#)

Fiberglass floor insulation was loose, sagging, or displaced at various locations in the crawlspaces. Displaced insulation can reduce thermal performance and may allow increased air leakage and uneven floor temperatures. Have the affected insulation properly repositioned, secured, and replaced where damaged or missing to provide continuous coverage.

INSULATION AND VENTILATION

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Implication(s): Increased heating costs

Location: Various Locations Crawl Space

Task: Improve

Time: As Soon As Possible



52. Loose, sagging or voids

FOUNDATION \ Crawlspace floor

46. Condition: • Animal/pest droppings in crawlspace

Mouse/rodent droppings were observed on and around the crawlspace floor vapor barrier. The presence of droppings indicates current or previous rodent activity and may present sanitation concerns or indicate possible concealed damage to insulation, wiring, or other materials. Have the crawlspace cleaned and sanitized as appropriate, and have a qualified pest-control contractor evaluate for active rodent entry points and provide exclusion measures as needed.

Location: Various Locations Crawl Space

Task: Improve

Time: As Soon As Possible



53. Animal/pest droppings in crawlspace

INSULATION AND VENTILATION

FICTIONAL SAMPLE PROPERTY - SAMPLE INSPECTION DATE

SAMPLE REPORT

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FOUNDATION \ Crawlspace ventilation

47. Condition: • Two crawlspace wall vents on the right side of the home were damaged or improperly secured. The front vent had damaged grating/screening, and the rear vent was loose in the wall with improvised material placed around the opening. Although the crawlspace has been encapsulated and these vents are no longer intended to provide ventilation, damaged or loose openings can allow moisture, insects, rodents, and outside air to enter the crawlspace. Have the vents and surrounding wall openings properly repaired, secured, and sealed as appropriate for the encapsulated crawlspace system.

Location: Right Side Exterior

Task: Improve

Time: As Soon As Practical



54.



55.

Inspection Methods and Limitations

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Description

Water supply source (based on observed evidence): • Private

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water flow and pressure: • [Functional](#)

Water heater type: • Tankless/On demand

Water heater location: • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent • Forced draft

Water heater manufacturer: • Rheem

Water heater tank capacity: • Not determined

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 10 to 20 years

Waste disposal system: • Septic system

Waste and vent piping in building: • [ABS plastic](#) • [PVC plastic](#)

Floor drain location: • Near heating system

Water treatment system: • Water softener

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location: • Utility room

Location of fuel storage tank/system:

- Left Side
- Underground
- Exterior

Exterior hose bibb (outdoor faucet): • Present

Observations and Recommendations

SUPPLY PLUMBING \ Water supply piping in building

48. Condition: • [Poor support](#)

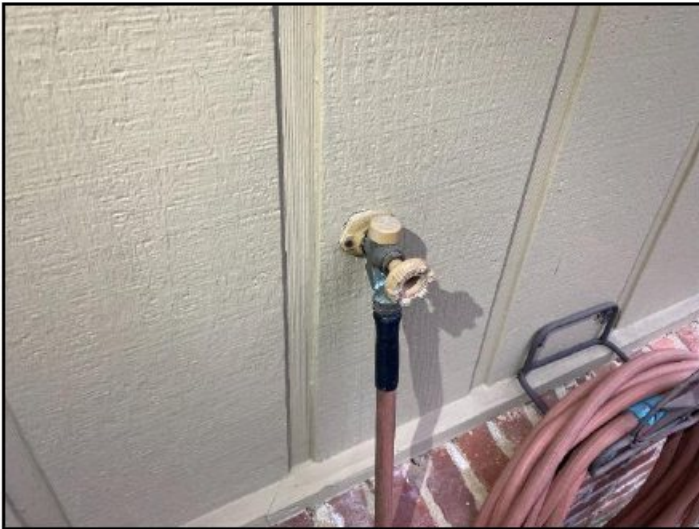
The front exterior hose bib and its associated water supply piping, visible within the garage, were loose and inadequately secured. Movement of the hose bib and piping can stress fittings and connections and may result in leakage or damage. Have the hose bib and supply piping properly secured and supported by a qualified plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Front Exterior Wall and Interior Garage Wall

Task: Improve

Time: Regular Maintenance



56. Poor support



57. Poor support

49. Condition: • [Non-standard material](#)

The water-supply piping serving the wine cooler/refrigerator above the basement utility room was configured using multiple fittings, valves and flexible tubing in an unconventional field-modified arrangement. The long-term reliability and suitability of the installation could not be determined during the home inspection. Leakage at these connections could result in concealed water damage. Have a qualified plumber evaluate the installation and repair or reconfigure the supply piping using approved fittings, shutoff provisions and methods as necessary.

Implication(s): Chance of water damage to structure, finishes and contents | Reduced system life expectancy | No water

Location: Basement Utility Room

Task: Further Evaluation

Time: As Soon As Possible



58. Non-standard material

50. Condition: • A water-supply pipe emerged from the ground immediately inside the left rear crawlspace access and

crossed the entrance area before continuing toward the water-treatment equipment. Its routing places the pipe in a location where it can be struck or damaged during normal entry into the crawlspace. Damage to the pipe could result in significant leakage or loss of water service. Have the piping rerouted or provided with durable mechanical protection by a qualified plumber.

Location: Left Side Crawl Space

Task: Further Evaluation

Time: Discretionary



59.

GAS SUPPLY \ Gas meter and shut off valve

51. Condition: • Leaves, mulch, and other debris had accumulated around the buried propane tank/regulator access area in the left exterior yard. Debris can obstruct access, retain moisture, and interfere with inspection or service of the gas components. Clean and maintain the area around the access cover and regulator so the components remain visible, accessible, and free of accumulated debris.

Location: Left Side Yard

Task: Improve

Time: As Soon As Possible



60.

WATER HEATER \ Water heater

52. Condition: • The water heater cabinet was damaged and deformed along the side, resulting in a visible gap between the side panel and front cover. The damaged enclosure may not provide the intended protection for internal components, and the extent of any additional appliance damage could not be determined during the home inspection. Have the water heater evaluated by a qualified plumbing/heating contractor or manufacturer-authorized service technician and repair or replace the damaged cabinet/components as needed.

Location: Basement Utility Room

Task: Further Evaluation

Time: As Soon As Possible



61.

WATER HEATER \ Combustible clearance

53. Condition: • The combustion-air intake connection at the indoor tankless water heater was open and was not connected to exterior intake piping. The appliance is identified as a direct-vent model. An incomplete combustion-air intake/venting configuration may affect proper appliance operation and venting. Have a qualified plumbing/HVAC contractor or manufacturer-authorized technician verify the installation against the manufacturer's requirements and complete or correct the combustion-air intake/venting system as needed.

Location: Basement Utility Room

Task: Consult Plumber Contractor

Time: As Soon As Possible



62. Inadequate

WATER HEATER \ Temperature/pressure relief (TPR) valve

54. Condition: • [Discharge tube missing](#)

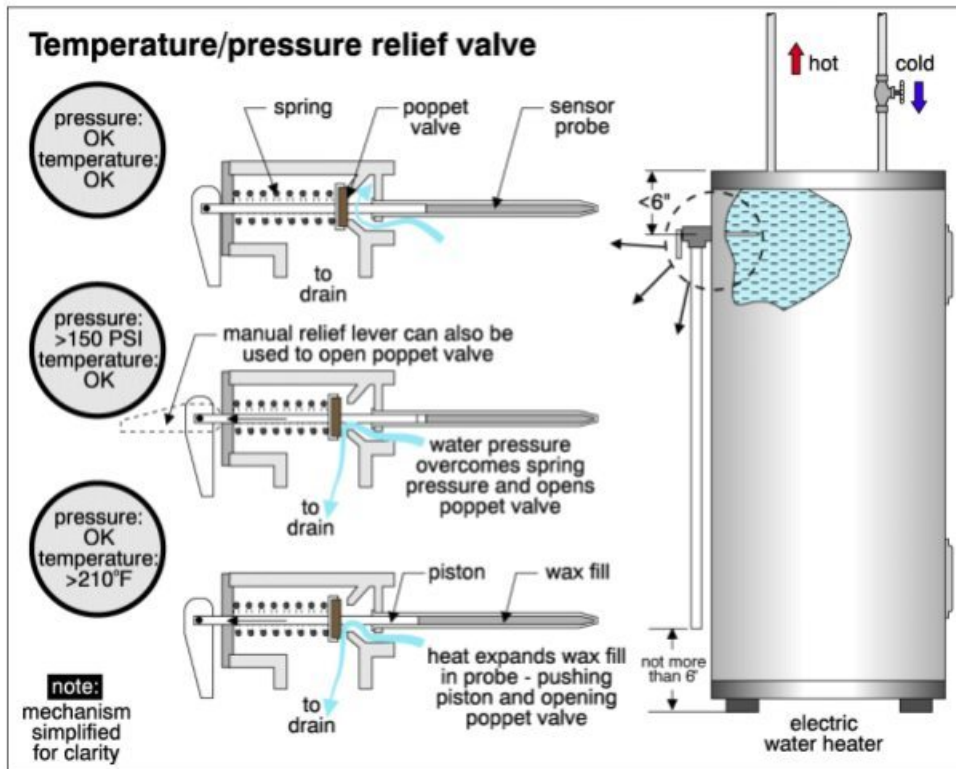
The pressure-relief valve at the water heater was not provided with a discharge pipe. If the relief valve operates, hot water may discharge directly at the appliance, creating a potential scalding hazard and possible water damage. Have a qualified plumber install an approved discharge pipe terminating at an appropriate location.

Implication(s): Scalding

Location: Basement Utility Room

Task: Safety Issue - Repair

Time: Immediate



63. Discharge tube missing

WASTE PLUMBING \ Drain piping - installation

55. Condition: • [Poor support](#)

ABS drain/waste piping in the right-side crawlspace was inadequately supported and was sagging or hanging between support points. Poor support can place stress on joints, affect drainage slope, and contribute to leakage or blockage. Have the piping properly supported and adjusted as needed by a qualified plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

REFERENCE

Location: Right Side Crawlspace

Task: Repair

Time: As Soon As Possible



64. Poor support

56. Condition: • An abandoned or unidentified pipe/opening was observed near the upper portion of the basement utility room front wall. Its original purpose and whether it remains connected to any active system could not be determined during the inspection. Have the pipe evaluated to determine its function and confirm that it is properly disconnected, capped/sealed, or otherwise terminated as appropriate.

Location: Basement Utility Room

Task: Further Evaluation

Time: As Soon As Possible



65.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

57. Condition: • The water supply lines serving the garage sink were disconnected or otherwise not operational at the

time of inspection. As a result, the sink and associated plumbing could not be functionally tested. Restore the water supply and have the fixture checked for proper operation and leakage before use.

Location: Garage

Task: Further Evaluation

Time: Discretionary

FIXTURES AND FAUCETS \ Shower stall

58. Condition: • [Leak](#)

The shower head in the primary bathroom leaked during operation. Leakage can waste water and may contribute to deterioration or moisture damage at nearby finishes if allowed to continue. Have the shower head and associated connection repaired or replaced as needed by a qualified plumber.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master Bathroom

Task: Repair or Replace

Time: As Soon As Possible

FIXTURES AND FAUCETS \ Toilet

59. Condition: • [Loose](#)

The toilet in the downstairs apartment bathroom was loose at the floor. Movement can damage the wax seal and may allow leakage, moisture damage, or deterioration of the subfloor. Have the toilet properly secured and reset as necessary by a qualified plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Lower Addition

Task: Improve

Time: As Soon As Possible

Loose toilet



66. Loose

Inspection Methods and Limitations

Inspection limited/prevented by: • The waste pipe clean out location was not found.

Items excluded from a building inspection: • Well • Water quality • Septic system

Not included as part of a building inspection: • Washing machine connections • Wells, well pumps, and water storage related equipment • Water conditioning systems

Description

Major floor finishes: • [Carpet](#) • [Laminate](#) • Wood • Tile

Major ceiling finishes: • [Acoustic tile](#)

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Paneling](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • Wood • Vinyl

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#) • Garage door - metal

Doors: • Hollow Core • Solid Core • Bi Fold • Wood

Oven type: • Convection

Oven fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Door bell • Cooktop • Wall Oven (or Oven) • Wine Cooler

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Observations and Recommendations

WALLS \ Plaster or drywall

60. Condition: • Damaged

Portions of the wall finishes were cut, damaged, or left open behind the upstairs hall bathroom sink and behind the garage sink, leaving plumbing components and wall cavities exposed. Open wall areas can allow moisture, pests, and damage to concealed materials and leave plumbing less protected from impact. Have the wall openings properly repaired and finished after confirming the plumbing in these areas is serviceable and no further access is required.

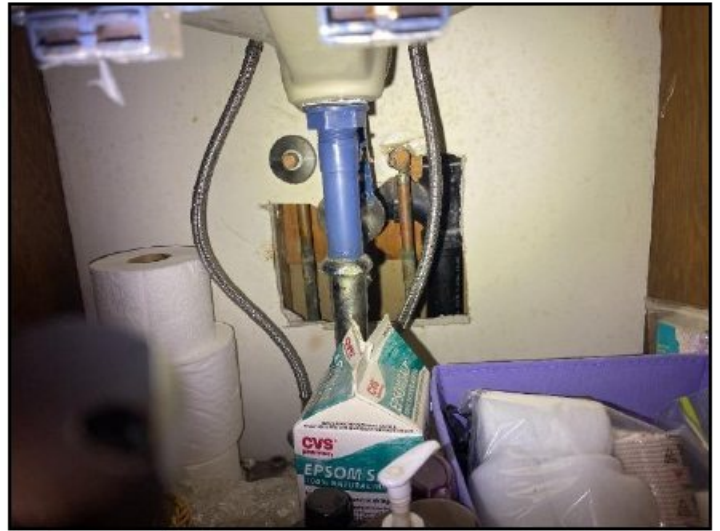
Location: First Floor Hallway Bathroom Garage

Task: Improve

Time: Discretionary



67. Damaged



68. Damaged

FLOORS \ Ceramic tile, stone, marble, etc

61. Condition: • Grout missing

Grout was missing or deteriorated at portions of the primary bathroom tile floor. Open joints can allow moisture and debris to enter between or beneath the tiles and may contribute to tile movement or further deterioration. Have the affected joints cleaned out and properly regouted, and repair any loose or damaged tile as needed.

Implication(s): Trip or fall hazard

Location: Master Bathroom

Task: Improve

Time: As Soon As Possible



69. Grout missing

WINDOWS \ General notes

62. Condition: • The protective stain/finish on portions of the wood window frames and sashes was peeling, worn, or

deteriorated at several locations. Loss of the protective finish can expose the wood to moisture and contribute to staining, swelling, decay, or further deterioration. Have the affected window components prepared and refinished, and repair any damaged wood as needed.

Location: Various Locations

Task: Improve

Time: When Renovating



70.

WINDOWS \ Storms and screens

63. Condition: • [Missing](#)

Screens were missing from the windows in the downstairs apartment. Missing screens can allow insects and debris to enter when the windows are opened. Install properly fitted screens where desired.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Lower Living Room

Task: Improve

Time: Discretionary

DOORS \ Doors and frames

64. Condition: • [Binds](#)

The door between the hall bathroom and adjoining bedroom, and the double-acting swinging door between the kitchen and dining area, rubbed or bound against the frame and/or adjacent surfaces during operation. Continued rubbing can damage the doors and finishes and may indicate misalignment or movement of the door assemblies. Adjust, repair, or realign the doors and hardware as needed for smooth operation.

Implication(s): System inoperative or difficult to operate

Location: Dining Room Hallway Bathroom

Task: Improve

Time: As Soon As Possible



71. Binds

DOORS \ Glass (glazing)

65. Condition: • Safety-glazing/tempered-glass identification was not observed on the sliding glass door panels. Because sliding-door glazing is located where breakage could result in serious injury, have a qualified glass contractor verify whether the panels are safety glazing. Replace or upgrade the glazing if safety glazing cannot be verified or if otherwise recommended by the glass contractor.

Location: Throughout Living Room Family Room

Task: Safety Issue - Repair Further Evaluation

Time: As Soon As Possible



72. Safety glass not installed

APPLIANCES \ Dryer

66. Condition: • Dryer vent disconnected

The dryer exhaust duct was disconnected in the right-side crawlspace. A disconnected dryer exhaust can discharge warm, moist, lint-laden air into the crawlspace, increasing the potential for moisture-related conditions, lint accumulation,

INTERIOR

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and fire. Have the duct properly reconnected, secured, and confirmed to terminate at the exterior using an approved dryer exhaust system before continued use.

Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Right Side Crawlspace

Task: Repair or Replace

Time: Immediate



73. Dryer vent disconnected

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS