

Sample Home Inspection

Prepared for Jane Doe

Residential Inspection

1234 Main St, City, State Zip

JD

John Doe

Inspector

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Disclaimer

Internachi Standard of practice will be used. Please view prior to signing. Signing means that you have read and understood the standards.

https://www.nachi.org/sop.htm

Inspection Overview

Inspection

In Attendance	**Client, Homeowner**	Inspection Begin	**8:36 AM**
Property Occupied	**Furnished, Vacant**	Inspection End	**10:46 AM**
Access Property	**Home Owner**		

Property

Building Type	**Single Family**	Property Style	**Modern**
Bedrooms	**32**	Year Built	**2024**
Bathrooms	**3**		

Weather

Weather	**Hot, Clear, Dry**	Rained in the Past 3 Days	**No**
Temperature	**90 °F**	Ground Condition	**Dry**

Findings Summary

1	3
Safety Hazard	Recommendation

Safety Hazard

1 Item



ELECTRICAL SYSTEMS / Branch Circuits

pg. 16

Branch Circuits Defect 1

Guest bedroom 1

There is a loose outlet in the first guest bedroom.

Recommendation: Licensed Electrician

Recommendation

3 Items



STRUCTURAL SYSTEMS / Roof Covering and Gutters

pg. 9

Roof Covering Defect 4

The gutter is damaged at the rear of the house.

Recommendation: General Contractor



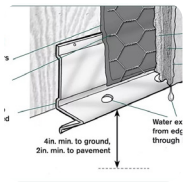
STRUCTURAL SYSTEMS / Windows

pg. 12

Windows Defect 34

All of the window screens are missing.

Recommendation: General Contractor



STRUCTURAL SYSTEMS / Other

pg. 13

Mailbox

The recommended ground clearance for EIFS systems on a mailbox is typically 4 to 6 inches.

Recommendation: General Contractor

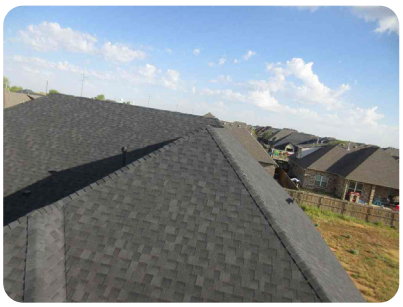
Full Report

STRUCTURAL SYSTEMS

General Information

Foundation Type **Slab Foundation**	Type(s) of Roof Covering **Asphalt shingles noted.**
Viewed From **Telescopic camera**	Roof Structure Viewed From **Attic**
Approximate Average Depth of Insulation: **Insulation is 20 inches deep- R15 Noted**	Exterior Walls Material **Exterior walls are made of brick, Exterior walls are made of tile**
Ceiling **Ceiling is made of drywall**	Window Types **Windows are made of vinyl**
Fireplace Type **No fireplace**	Walls Material **Interior walls are made of tile, No fireplace**
Ceiling Material **Ceiling is made of drywall**	

Photos



Type(s) of Roof Covering



Type(s) of Roof Covering



Type(s) of Roof Covering



Type(s) of Roof Covering



Type(s) of Roof Covering



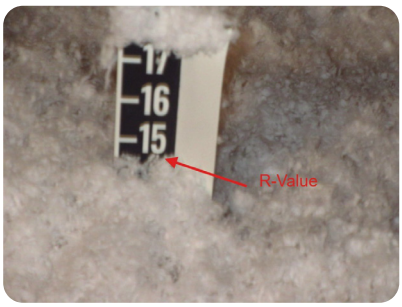
Type(s) of Roof Covering



Approximate Average Depth of Insulation:



Approximate Average Depth of Insulation:



Approximate Average Depth of Insulation:



Exterior Walls Material



Exterior Walls Material

Foundations

Rating

Not inspected

Photos



Rating

Limitation

Obstruction

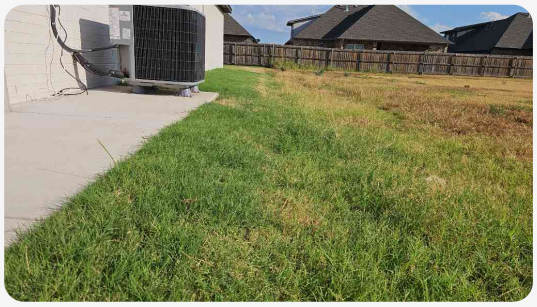
The foundation can not be seen in the areas where the EIFS system covers it.

Grading

Rating

Inspected

Photos



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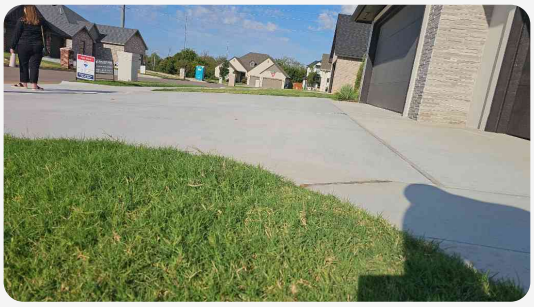


Rating



Rating



Rating

Roof Covering and Gutters

Rating

Inspected

Roof Covering Defect 4

Recommendation

The gutter is damaged at the rear of the house.

Recommendation: General Contractor





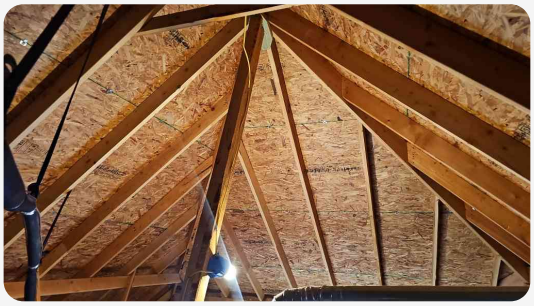
Roof Structure

Rating
Inspected

Photos



Rating



Rating

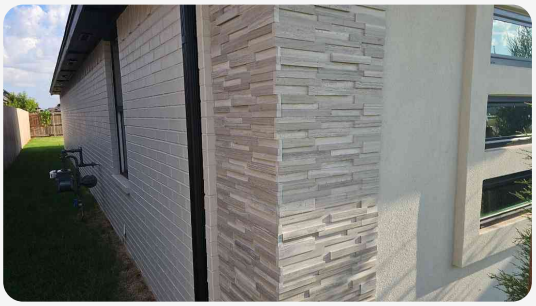


Rating

Walls

Rating
Inspected

Photos



Rating



Rating

Walls Defect 1

Maintenance

Ground clearance: EIFS must terminate at least 6 inches above finished grade.

Recommendation: General Contractor

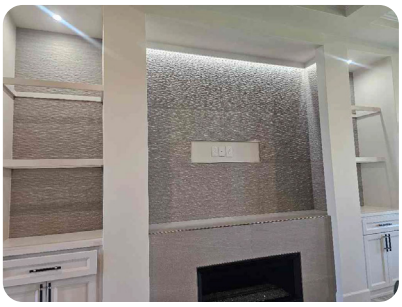
Walls Defect 8

Maintenance

The living room upper shelf areas are missing their glass shelving.

Recommendation: General Contractor







Ceilings & Floors

Rating
Inspected

Doors

Rating
Inspected

Photos


Rating


Rating

Doors Defect 1

All doors are functional

Doors Defect 2

Maintenance

The garage firedoor step plate needs to be supported/filled in on the garage side then caulked.

Recommendation: General Contractor

Windows

Rating
Defected

Photos


Rating

Windows Defect 34

Recommendation

All of the window screens are missing.

Recommendation: General Contractor





Stairways

Rating

Not inspected

Fireplace

Rating

Inspected

Photos



Rating



Rating

Porches, Decks, Carports

Rating

Inspected

Other

Rating

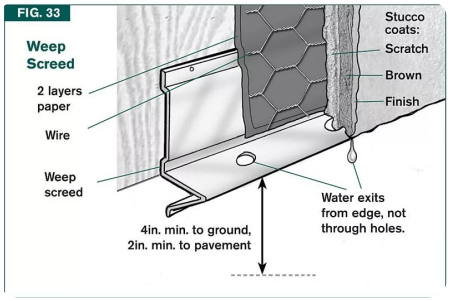
Inspected

Mailbox

Recommendation

The recommended ground clearance for EIFS systems on a mailbox is typically 4 to 6 inches.

Recommendation: General Contractor



ELECTRICAL SYSTEMS

General Information

Main Panel and Subpanel Locations
Electrical panel is located in the gaeage

Type of Wiring
Copper wiring, 200 Amp service panel

System Ground
Inspected

Photos



System Ground

Service Entrance and Panels

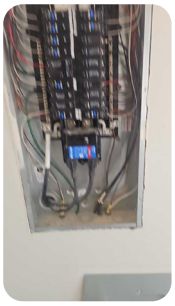
Rating
Inspected

Electrical Panel

Manufacturer	Eaton	Center Style	BR
Enclosure Type	1 - INDOOR	Enclosed Panelboard Rating	200 AMPS MAX
Voltage	120/240 VAC 1 PHASE 3 WIRE, 208Y/120 VAC 3 WIRE	Frequency	50/60 HZ
Bus Rating	200 AMPS MAX	Maximum Sum Of Breaker Ratings Per Stab	200 A

Photos


Rating


Rating

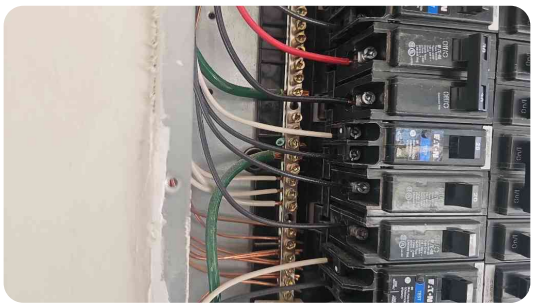

Rating


Rating


Rating



Rating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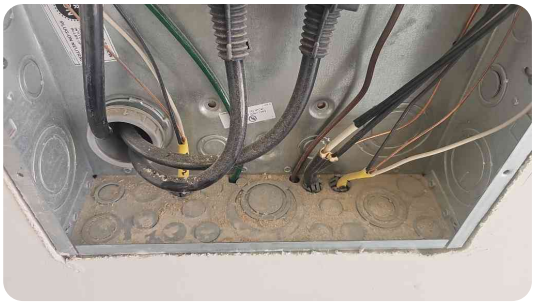

Rating



Electrical Panel

Branch Circuits

Rating
Inspected

Photos



Rating

Branch Circuits Defect 1

Safety Hazard

Guest bedroom 1

There is a loose outlet in the first guest bedroom.

Recommendation: Licensed Electrician





Other

Rating	Loose Outlet
Defected	Loose outlet in the guest bedroom.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

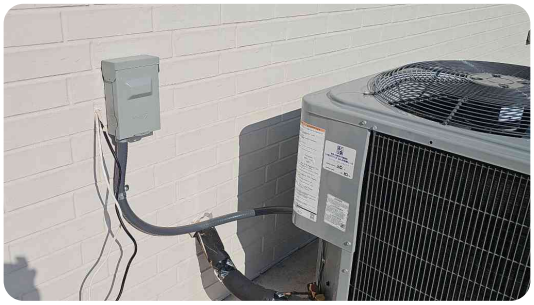
HVAC Systems

Rating **Inspected**	Type of HVAC System **The home has a split system.**
Energy Source **The furnace is gas powered**	Type of Cooling System **Electric**

Photos



Rating



Rating



Rating



Rating



Rating



Rating



Rating

Heating Equipment

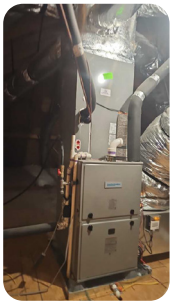
Rating

Inspected

Air Handler / Indoor Section

Manufacturer	International Comfort Products	Model Number	EAM5X61M21A1E
Serial Number	J251702678	Refrigerant Type	R-454B
Design Test Pressure	470 PSIG (3241 kPa)	Max Allowable Pressure	870 PSIG (5998 kPa)
Date of Manufacture	APR 2025	Factory Installed Metering Device	TXV
Location	Lewisburg, TN 37091 U.S.A.	Engineering Location	ENGINEERED IN USA, ASSEMBLED IN MEXICO

Photos



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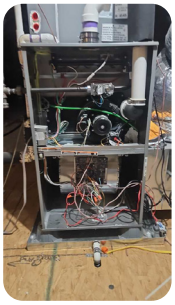


Rating



Air Handler / Indoor Section

Cooling Equipment

Rating
Inspected

Air Conditioner Condenser Unit

Manufacturer	International Comfort Products	Model Number	N5A5S48AKAWAAAAB
Catalog Number	N5A5S4BAKAWA	Serial Number	E253402186
Refrigerant Type	R454B	Refrigerant Charge	6.26 LBS / 2.84 KG
Metering Device Indoor	TXV	Metering Device Outdoor	NA
Indoor TXV Sub Cooling	8 Â°F / 4 Â°C	Power Supply	208-230 V, 1 Ph, 60 Hz
Permissible Voltage Max	253 V	Permissible Voltage Min	197 V
Compressor Voltage	208/230 V AC	Compressor Phase	1
Compressor Frequency	60 Hz	Compressor RLA	22.4 A
Compressor LRA	126.0 A	Fan Motor Voltage	208/230 V AC
Fan Motor Phase	1	Fan Motor Frequency	60 Hz
Fan Motor HP	1/5	Fan Motor FLA	1.05 A
Design Test Pressure Hi	470 PSI / 3241 KPA	Design Test Pressure Lo	250 PSI / 1724 KPA
Max Design Working Pressure	700 PSI / 4826 KPA	Max Allowable Pressure	870 PSI / 5998 KPA
Minimum Circuit Amps	29.1 A	Max Fuse	50 A
Max Ckt Bkr	50 A	Short Circuit Current	5kA rms, symmetrical, 230V

Date of Manufacture	AUG 2025

Photos



Rating



Air Conditioner Condenser Unit

Ducts and Vents

Rating

Inspected

Photos



Rating



Rating



Rating

Other

Rating

NP

PLUMBING SYSTEMS

General Information

Location of Water Meter **Front of structure**	Waste drain material **PVC**
Energy Source **Water heater is gas powered**	Capacity **Unit is 50 gallons**

Photos



Location of Water Meter



Location of Water Meter

Plumbing Supply System

Rating
Inspected

Drains, Wastes, Vents

Rating
Inspected

Photos



Rating



Rating



Rating



Rating

Water Heating Equipment

Rating

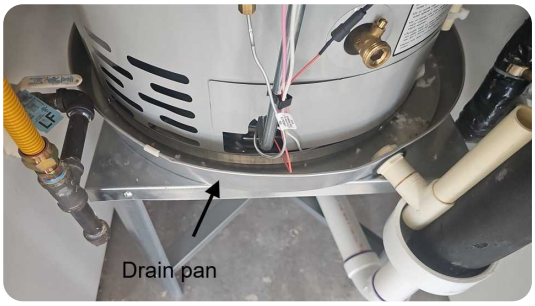
Inspected

Gas Water Heater

Manufacturer	BRADFORD WHITE CORPORATION	Manufacturer Address	200 LAFAYETTE STREET MIDDLEVILLE MI 49333 USA
Website	www.bradfordwhite.com	Model Number	RG250T6N
Serial Number	CD56996023	D N	-600
Nominal Capacity	50 US gal	Fuel Type	NATURAL GAS
Gas Pressure Manifold	4.0 (InWC)	Inlet Supply Max	14.0 (InWC)
Inlet Supply Min	5.0 (InWC)	Clearance Front	4 INCHES
Clearance Left	0 INCHES	Clearance Top	12 INCHES
Clearance Back	0 INCHES	Clearance Right	0 INCHES
Clearance Vent Connector	6 INCHES	Standard	ANSI Z21.10.1-2019/CSA 4.1-2019
Test Pressure	300 psi	Working Pressure	150 psi
Category	CATEGORY I NATURAL DRAFT	Compliance Note	DOES NOT COMPLY W/JURISDICTIONS HAVING 10ng/J NOx REGS
Certifications	CSA Design Certified, AHRI Certified		

Photos


Rating



Rating



Rating



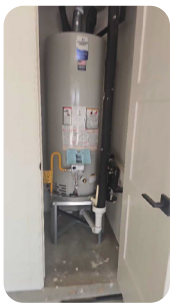
Rating

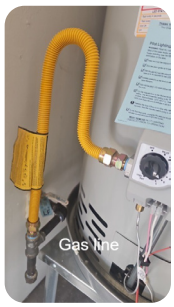

Rating



Rating


Rating


Rating



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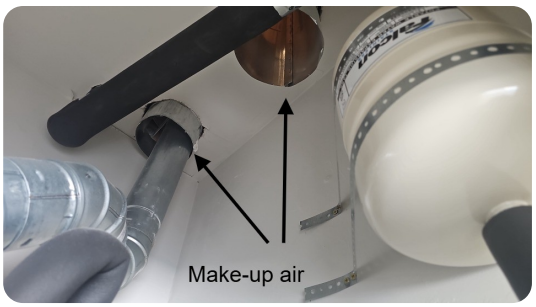


Rating



Rating


Gas Water Heater

Gas Distribution Systems

Rating
Inspected

Gas Meter

Manufacturer	Honeywell	Brand	American Meter
Model Number	AC-250	Serial Number	25A42806
MAOP	5 PSI	Capacity	250 C.F.H. @ 1/2" DIFF.
ANSI Class	CLASS 250	Temperature Compensation	TEMP. COMP.

Photos



Rating



Gas Meter

Private Septic System

Rating

Not present

Washer Connection

Tested

Inspected- No leaks, Inspected-Drained properly

Photos



Tested

APPLIANCES

Dishwashers

Dishwasher (23)

Manufacturer	Whirlpool	Brand	Whirlpool
Model Number	WDP540HAMZ 4	Serial Number	FF1369942
Type	553-0	Voltage	120 V
Frequency	60 Hz	Amperage	6.6 A

Photos



Dishwasher (23)

Disposer

Rating

Operational

Food Waste Disposer

Manufacturer	InSinkErator LLC	Brand	InSinkErator
Model Number	Badger 5-92A	Serial Number	IDF1604153
Voltage	120 V	Amperage	6.3 A
Frequency	60 Hz	Phase	1
Service Phone	1-800-558-5700	Location	Mt. Pleasant, WI 53177 USA
Insulation Class	Class F	Thermal Protection	Yes

Listing	UL	

Photos



Rating



Food Waste Disposer

Range Hood

Rating

Operational

Photos



Rating

Ranges, Cooktops, and Ovens

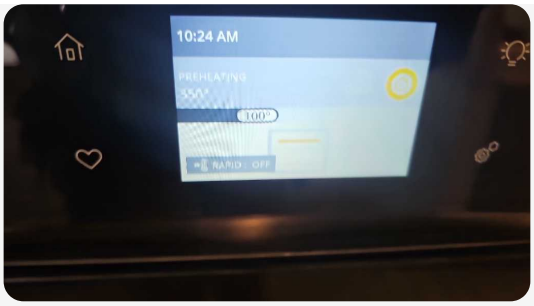
Rating

Operational

Photos



Rating



Rating



Rating

Microwave

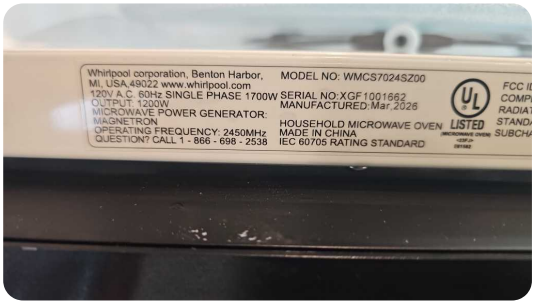
Rating

Operational

Microwave Oven

Manufacturer	Whirlpool corporation	Manufacturer Location	Benton Harbor, MI, USA, 49022
Website	www.whirlpool.com	Voltage	120V A.C.
Frequency	60 Hz	Phase	SINGLE PHASE
Power Input	1700W	Output	1200W
Microwave Power Generator	MAGNETRON	Operating Frequency	2450MHz
Support Phone	1 - 866 - 698 - 2538	Model Number	WMCS7024SZ00
Serial Number	XGF1001662	Date of Manufacture	Mar, 2026
Device Type	HOUSEHOLD MICROWAVE OVEN	Country of Origin	MADE IN CHINA
Rating Standard	IEC 60705	Certification	UL LISTED

Photos

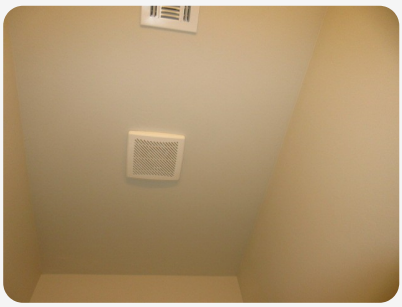


Microwave Oven

Bath Fan

Rating
Operational

Photos



Rating

Garage Door and Opener

Rating
Operational

Garage door type
Insulated

Photos



Garage door type

Dryer Vents

Rating
Inspected

Other

Rating
Not present

OPTIONAL SYSTEMS

Sprinklers

Rating
Not Inspected

Pool Type

Type of Construction	Type of Pump
No pool	None

Type of Storage Equipment
None

Pool Condition

Rating
No pool

Outbuildings

Rating
Not present

Water Wells

Rating
Not presented

Septic Tank

Rating
Not present

Other Built-in Appliances

Rating
Not present

Other

Rating

Not present