

Sample Home Inspection Report

A polished example report for website visitors

PROPERTY	CLIENT
123 Example Lane St. Louis, MO 63101	Sample Client
INSPECTION DATE	INSPECTOR
August 26, 2026	Corey Webb Blue Line Home Inspections LLC

Important

This is a fictional sample created for marketing/demo purposes. The illustrative images are not photographs of a real inspected property and all findings and measurements are examples.

Defending Your Greatest Investment

Modern reporting • Clear priorities • Actionable recommendations • Photo documentation

1. Inspection Summary

The summary highlights notable items. The full report contains additional observations, measurements, system details, photos, and context.

SAFETY	1 item	Potential immediate safety concern.
REPAIR	4 items	Defects warranting repair or specialist evaluation.
MAINTENANCE	5 items	Routine maintenance or improvement items.
INFO	3 items	Useful system or condition information.

Missing GFCI Protection

SAFETY

Location: Garage receptacle

A receptacle near the garage work area did not appear to have GFCI protection. GFCI protection reduces shock risk in locations where moisture or grounded surfaces may be present.

Recommendation: Have a qualified electrician evaluate and install appropriate GFCI protection.

Roof Flashing Needs Repair

REPAIR

Location: Rear roof / chimney

Flashing at the chimney showed lifted edges and aged sealant. This condition can allow moisture intrusion during wind-driven rain.

Recommendation: Have a qualified roofing contractor repair or replace the flashing and verify the area is watertight.

2. Roofing

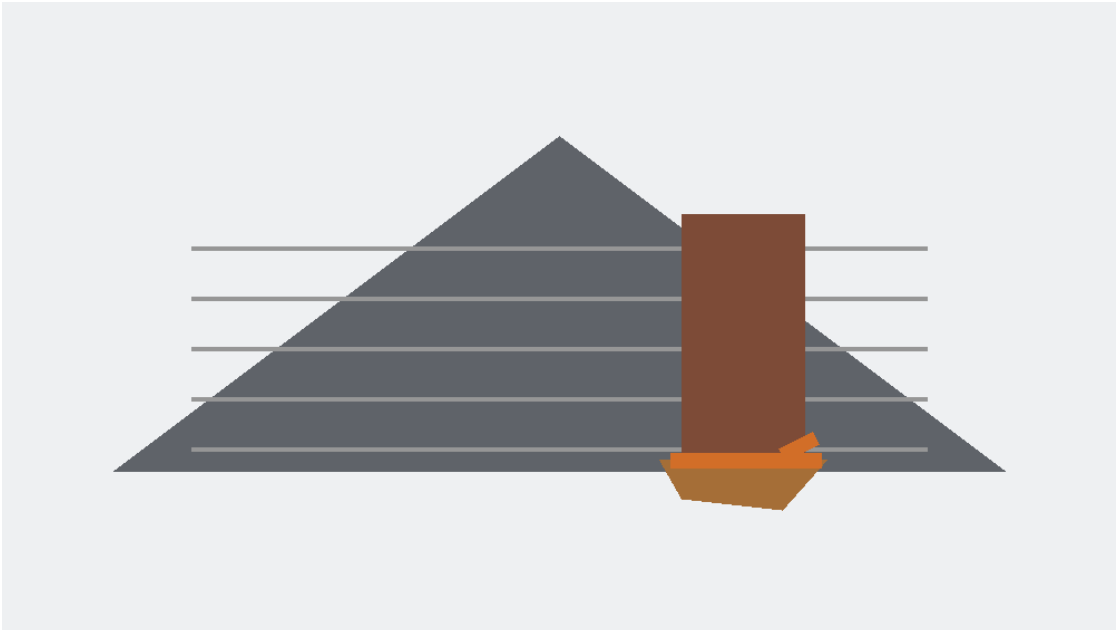
Inspection method: viewed from ground, ladder at eaves, and accessible roof surfaces where safe.

Roof covering	Architectural asphalt shingles
Estimated age	Approximately 10-15 years
Drainage	Aluminum gutters and downspouts
Overall condition	Serviceable with localized repairs recommended

Chimney Flashing Deterioration

REPAIR

Location: Rear roof



Example: Chimney flashing

Illustrative sample image for website/demo use.

Material	Metal step/counter flashing
Observed condition	Lifted edge; cracked sealant
Moisture observed	No active interior leakage visible
Approx. roof age	10-15 years

Metal flashing was present, but sealant was cracked and one counter-flashing edge was lifted. No active interior leakage was visible at the time of inspection.

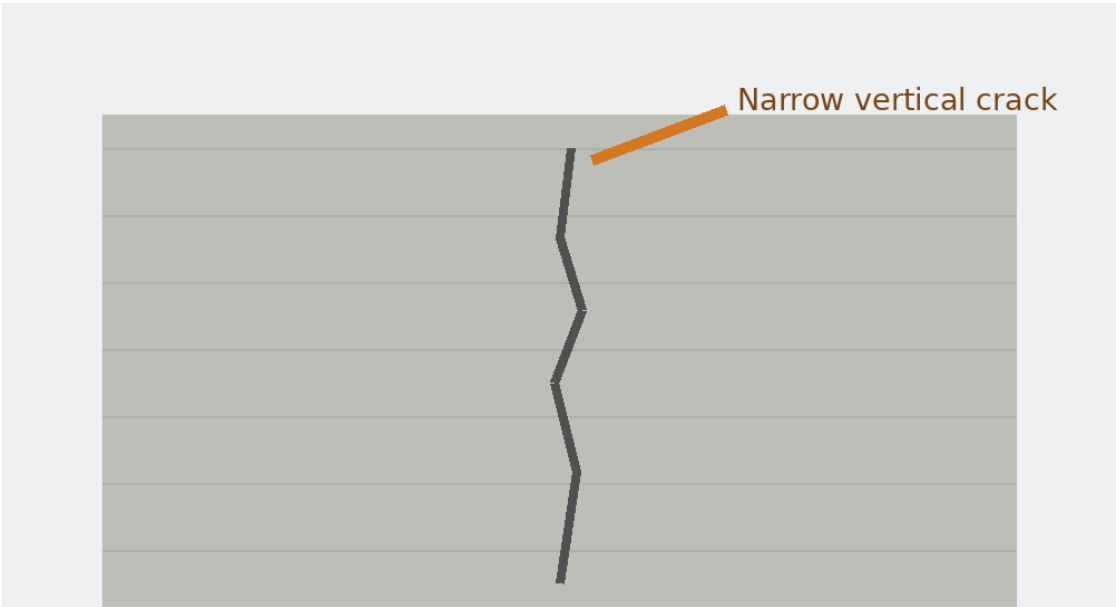
Recommendation: Repair flashing before the next heavy-weather season.

3. Exterior & Structure

Minor Foundation Crack

MAINTENANCE
CE

Location: Basement, front wall



Example: Foundation crack

Illustrative sample image for website/demo use.

Foundation type	Poured concrete
Crack orientation	Vertical
Approx. width	Hairline / less than 1/8 in. (sample)
Displacement	None observed
Moisture	No active seepage at inspection

A narrow vertical crack was visible in the poured concrete foundation. No displacement was observed in this area.

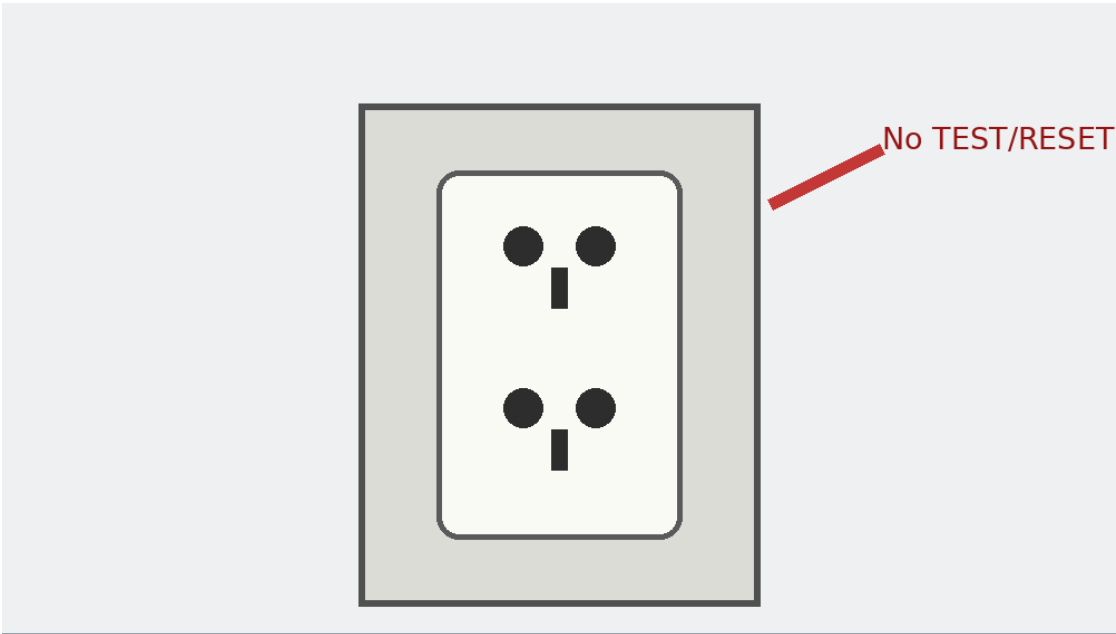
Recommendation: Seal as appropriate and monitor for widening, displacement, or moisture entry.

4. Electrical

Missing GFCI Protection

SAFETY

Location: Garage



Example: Garage receptacle

Illustrative sample image for website/demo use.

Service	200 amp, 120/240V
Receptacle tested	Garage work-area receptacle
GFCI response	No GFCI trip identified
Wiring observed	Copper where visible

The tested receptacle did not trip through a GFCI device and no upstream GFCI protection was identified during the inspection.

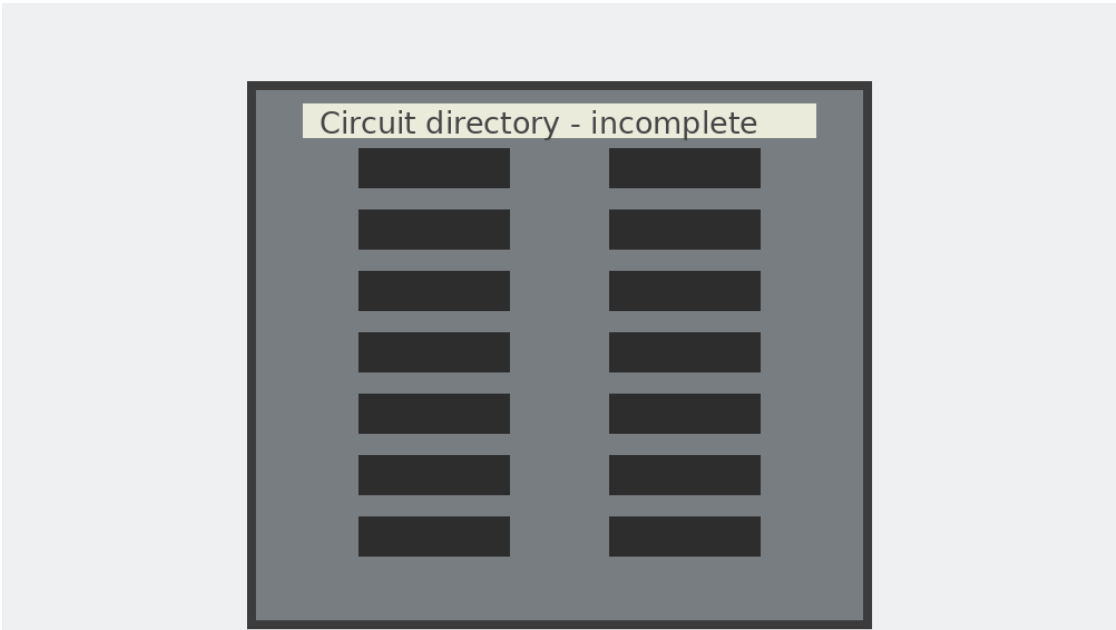
Recommendation: Have a qualified electrician evaluate and provide GFCI protection where required.

4. Electrical - Panel Example

Panel Labeling Incomplete

MAINTENANCE
CE

Location: Main electrical panel



Example: Electrical panel

Illustrative sample image for website/demo use.

Panel location	Basement
Main disconnect	200 amp
Panel type	Breaker panel
Directory	Incomplete / unclear in several positions

Several breaker descriptions were missing or unclear. Clear circuit identification improves serviceability and emergency response.

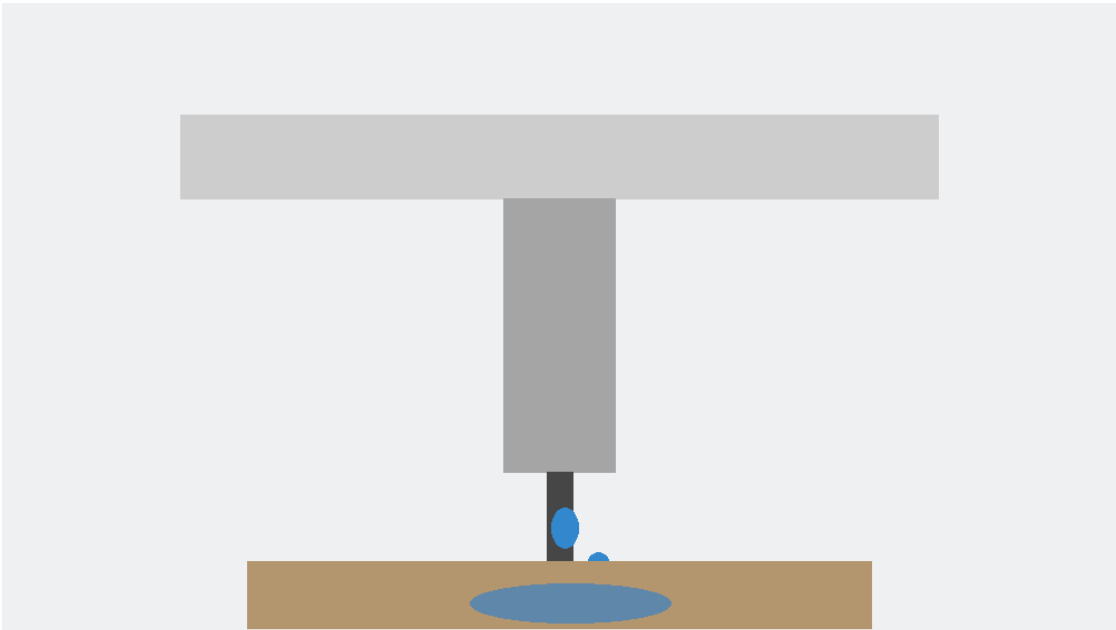
Recommendation: Update the panel directory so circuits can be identified quickly and accurately.

5. Plumbing & HVAC

Leak at Sink Drain

REPAIR

Location: Hall bathroom



Example: Sink drain leak

Illustrative sample image for website/demo use.

Fixture	Hall bathroom sink
Test method	Normal fixture operation
Leak location	Drain connection
Moisture	Active droplets observed
Cabinet condition	Light staining; no major deterioration visible

Water droplets formed at the drain connection while the sink was operated. The cabinet base showed light staining but no significant deterioration was visible.

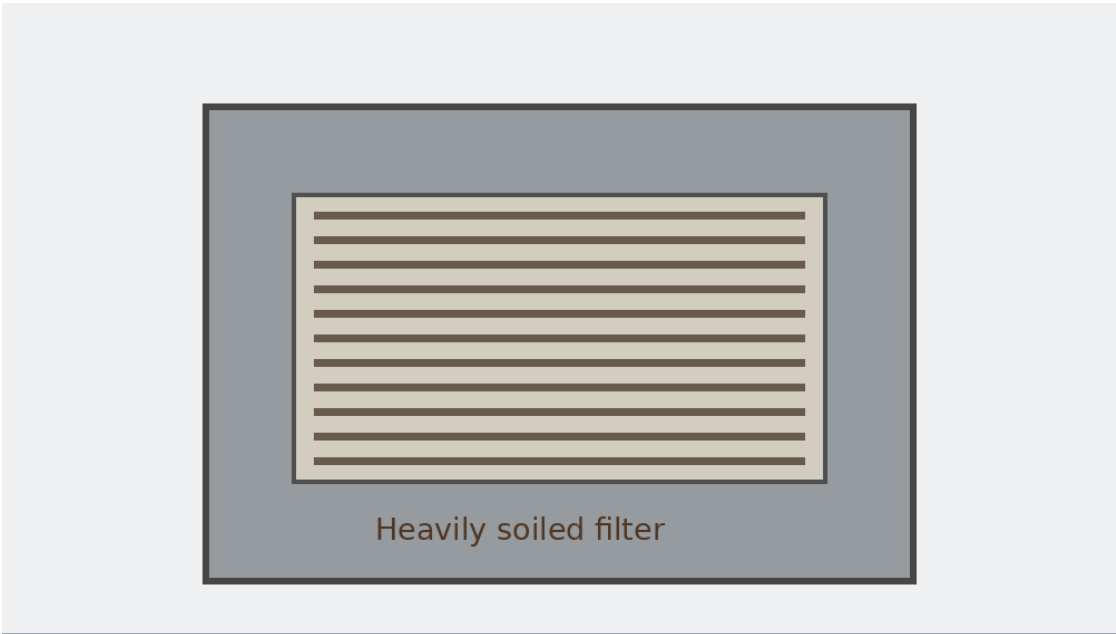
Recommendation: Repair the drain connection and dry the area fully.

5. Plumbing & HVAC - HVAC Example

Dirty HVAC Filter

MAINTENAN
CE

Location: Furnace



Example: HVAC filter

Illustrative sample image for website/demo use.

Heating	Natural gas forced air
Cooling	Central air conditioning
Filter condition	Heavily soiled
System response	Operated using normal controls
Service recommendation	Routine HVAC service / filter replacement

The air filter was heavily loaded with dust, which can reduce airflow and system efficiency.

Recommendation: Replace the filter now and maintain an appropriate replacement schedule.

6. Interior, Kitchen & Bathrooms

Loose Handrail

REPAIR

Location: Basement stairs

Location	Basement stairway
Condition	Loose under moderate pressure
Guard/handrail note	Functional safety item; sample observation

The handrail moved under moderate pressure. A secure graspable handrail is important for stair safety.

Recommendation: Secure the handrail to solid framing.

Caulk Deterioration

MAINTENANCE

Location: Primary bathroom shower

Area	Shower enclosure
Condition	Cracked/separated sealant
Visible damage	No major concealed damage determinable in visual inspection

Sealant at portions of the shower enclosure was cracked and separated.

Recommendation: Remove failed sealant, allow surfaces to dry, and recaulk with an appropriate bathroom sealant.

7. Example Report Inputs

A real Blue Line report can combine narrative findings with standardized inspection inputs so clients can quickly understand the home's systems and the conditions observed.

Category	Example report inputs
Roof	Covering type • estimated age • inspection method • drainage • visible flashing condition
Exterior	Siding • foundation type • windows • driveway • grading • decks/porches
Electrical	Service amperage • voltage • panel location/type • visible wiring • GFCI/AFCI observations • smoke/CO alarms
Plumbing	Water source • waste system • water heater fuel/capacity • visible supply/drain materials • fixture operation
HVAC	Heating fuel/type • cooling type • filter condition • basic operating observations • temperature differential
Interior	Walls/ceilings/floors • windows/doors • stairs/handrails • kitchen appliances • bathroom fixtures
Finding entry	Location • condition observed • severity/priority • photo • measurement/test result • recommendation

Note: Inputs and terminology shown here are illustrative. A real report will reflect the property, inspection agreement, standards of practice, local conditions, and observations made on the inspection date.

8. Report Scope & Next Steps

This sample demonstrates the type of clear, prioritized reporting a client could receive from Blue Line Home Inspections. A real inspection report would reflect the actual property, inspection agreement, standards of practice, local conditions, and observations made on the day of inspection.

Before Closing

Review the full report, obtain specialist evaluations or repair estimates for material concerns, and confirm negotiated repairs are completed to your satisfaction.

After Move-In

Create a maintenance calendar for filters, gutters, exterior sealants, plumbing fixtures, smoke/CO alarms, and seasonal HVAC service.

Sample Report Disclaimer

This document is a fictional marketing example only. The property address, client, conditions, findings, system details, measurements, illustrations, and recommendations are illustrative. It is not intended to replace an actual inspection, inspection agreement, standards of practice, specialist evaluation, code inspection, warranty, or engineering analysis.

BLUE LINE HOME INSPECTIONS LLC

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