Morgan Home Inspections (sample company)
(555) 010-0100 · office@example.com

HOME INSPECTION REPORT

456 Harbor View Drive · Sample Property



Client Jordan Taylor (fictional client)	Client email jordan@example.com	Date October 15, 2026 at 2:00 PM
Inspection type Pre-Purchase	Inspector Alex Morgan (sample inspector)	License # HI-00000 (sample)
Year built 1986	Square feet 1,840	Occupancy Vacant

Selected services

Pool Inspection · Mold Inspection / Testing · Radon Testing · WDO Report · Four-Point Inspection · Wind Mitigation Report

Main Inspection Summary

This combined sample shows a full home inspection with linked services. The pool gate does not self-close (safety concern), the mold assessment found a leak-related moisture issue under the hall bath sink, and the third-party WDO provider reported mud tubes at the rear sill plate. Radon results are still awaiting the laboratory and are not included in this version; an updated report will be sent once results are reviewed.

Contents

Main Inspection Summary

Summary of concerns

Full Home Inspection

1. Roof
2. Exterior
3. Lots and Grounds
4. Foundation
5. Attic
6. Electric
7. Plumbing
8. HVAC
9. Living Space
10. Kitchen

Pool Inspection · Completed

1. Pool Surfaces & Structure
2. Deck & Surrounding Areas
3. Barriers, Gates & Alarms
4. Circulation & Filtration
5. Visible Plumbing & Valves
6. Electrical Observations
7. Heating & Spa Equipment

8. Safety Components
9. Limitations & Recommendations

Mold Inspection / Testing · Completed

1. Inspection Information
2. Interior Observations
3. Moisture Measurements
4. Sampling Details
5. Laboratory Results
6. Findings & Recommendations
7. Limitations & Attachments

WDO Inspection · Completed

1. Inspection & Provider Information
2. Structure & Accessible Areas
3. Evidence of Wood-Destroying Organisms
4. Visible Damage
5. Conducive Conditions
6. Recommendations & Limitations
7. Original Provider Report

Radon Testing · Awaiting Third-Party Report

Four-Point Inspection · Completed

Wind Mitigation Report · Completed

Items not inspected & notes

Scope and Limitations of the Home Inspection

Supporting documents

Satisfactory | Maintenance Recommended | Repair Recommended | Safety Concern | Not Inspected | Not Present

Summary of concerns

This summary is not a substitute for reading the full report.

Safety Concern 2

Kitchen receptacle lacks GFCI protection — Electric → GFCI Protection
Have a licensed electrician evaluate and provide appropriate GFCI protection before use.

Pool gate does not self-close — Pool Inspection → Barriers, Gates & Alarms → Gate Operation
Have the gate hinges and latch adjusted or replaced so the gate self-closes and self-latches.

Repair Recommended 10

Leak at sink drain connection — Plumbing → Drains
Have a qualified plumber repair the leaking connection, then check the cabinet for moisture damage and verify the repair under flow.

Raised deck slab edge — Pool Inspection → Deck & Surrounding Areas → Trip Hazards
Have the deck section leveled or ground to remove the trip edge.

Drip at filter union — Pool Inspection → Visible Plumbing & Valves → Leakage
Have a pool technician reseal or replace the union.

Staining and growth-like substance below hall bath sink — Mold Inspection / Testing → Interior Observations → Staining
Have a plumber repair the leak source, then have affected materials cleaned or replaced by a qualified remediation contractor.

Mud tubes at basement sill plate — WDO Inspection → Evidence of Wood-Destroying Organisms → Evidence Type
Have a licensed pest control provider evaluate and treat, and have damaged wood evaluated by a qualified contractor.

Grading — Lots and Grounds
Improve grading along the rear wall to direct surface water away from the foundation.

Location — Mold Inspection / Testing → Moisture Measurements
Example reading: 28.7% on a pin-type meter at the cabinet back wall (elevated relative to 11% at a dry reference wall).

Further Evaluation — Mold Inspection / Testing → Findings & Recommendations
Locate and repair the moisture source before cleaning affected materials.

Affected Components — WDO Inspection → Visible Damage
Limited surface damage at about two feet of the rear sill plate (sample observation).

Further Evaluation — WDO Inspection → Recommendations & Limitations
Treatment and repair decisions should follow the provider's recommendations. Concealed areas may contain additional damage.

Maintenance Recommended **6**

Debris in rear gutter — Roof → Gutters & Drainage
Clean gutters and downspouts and confirm water discharges away from the foundation.

Filters — HVAC
Replace the dirty air filter with the manufacturer-recommended size and type.

Visible Finish — Pool Inspection → Pool Surfaces & Structure
Light staining and minor plaster roughness at the steps.

Filter — Pool Inspection → Circulation & Filtration
Filter pressure gauge read high; cleaning is likely due.

Original Results — Mold Inspection / Testing → Laboratory Results
Example laboratory results attached. Indoor air sample was lower than the outdoor control; the cabinet tape lift showed growth-like particles.

Wood-to-Soil Contact — WDO Inspection → Conducive Conditions
Rear deck post bears directly on soil.

1. Roof

Gutters & Drainage

Maintenance Recommended

Leaves and debris were observed in the rear gutter.

Debris in rear gutter

Maintenance Recommended

Location: Rear eave

Accumulated leaves may restrict drainage.

Recommendation: Clean gutters and downspouts and confirm water discharges away from the foundation.
Refer to: Gutter maintenance professional



Roof covering near rear eave (illustrative sample photo, AI-generated) · Rear slope

2. Exterior

Siding

Satisfactory

Accessible siding was intact at the time of inspection.

3. Lots and Grounds

Grading

Repair Recommended

Improve grading along the rear wall to direct surface water away from the foundation.

4. Foundation

Foundation Walls

Satisfactory

No significant displacement observed in accessible foundation walls.

5. Attic

Roof Sheathing

Not Inspected

Not inspected because: Stored belongings blocked safe access to the attic hatch.

6. Electric

GFCI Protection

Safety Concern

Kitchen receptacle lacks GFCI protection Safety Concern

Location: Kitchen counter beside sink

The kitchen receptacle near the sink did not demonstrate ground-fault protection when tested.

Recommendation: Have a licensed electrician evaluate and provide appropriate GFCI protection before use.
Refer to: Licensed electrician

7. Plumbing

Drains

Repair Recommended

Leak at sink drain connection

Repair Recommended

Location: Kitchen sink cabinet

Water droplets were observed at the drain connection during fixture operation, with moisture staining on the cabinet base.

Recommendation: Have a qualified plumber repair the leaking connection, then check the cabinet for moisture damage and verify the repair under flow.
Refer to: Qualified plumber



Illustrative sample photo: sink drain and moisture staining (AI-generated) · Kitchen sink cabinet

8. HVAC

Filters

Maintenance Recommended

Replace the dirty air filter with the manufacturer-recommended size and type.

9. Living Space

Walls & Ceilings

Satisfactory

Accessible wall and ceiling finishes appeared serviceable.

10. Kitchen

Garbage Disposal

Not Present

No garbage disposal is installed.

ADDITIONAL REPORT

Pool Inspection

Completed

Assigned inspector: Alex Morgan (sample inspector)

The pool, deck, barrier, visible plumbing, and operating equipment were evaluated from accessible areas.

Service limitations

Underground piping, the shell beneath water, and concealed bonding were not evaluated.

POOL INSPECTION

1. Pool Surfaces & Structure

Visible Finish

Maintenance Recommended

Light staining and minor plaster roughness at the steps.

Coping

Satisfactory

Accessible coping stones were secure at the time of inspection.

2. Deck & Surrounding Areas

Trip Hazards

Repair Recommended

Raised deck slab edge

Repair Recommended

Location: Deck near equipment pad

An offset of roughly one inch was observed between two deck slabs.

Recommendation: Have the deck section leveled or ground to remove the trip edge.
Refer to: Concrete contractor

3. Barriers, Gates & Alarms

Gate Operation

Safety Concern

Pool gate does not self-close

Safety Concern

Location: Side yard pool gate

The pool gate remained open when released from a partly open position.

Recommendation: Have the gate hinges and latch adjusted or replaced so the gate self-closes and self-latches.
Refer to: Fence or pool safety contractor

Fencing

Satisfactory

Perimeter fence was continuous where visible.

POOL INSPECTION

4. Circulation & Filtration

Pool Pump

Satisfactory

Pump operated during the inspection; no unusual noise noted.

Filter

Maintenance Recommended

Filter pressure gauge read high; cleaning is likely due.

5. Visible Plumbing & Valves

Leakage

Repair Recommended

Drip at filter union

Repair Recommended

Location: Equipment pad

Water was dripping from the union below the filter while the pump ran.

Recommendation: Have a pool technician reseal or replace the union.
Refer to: Pool service technician

Pool deck and equipment pad (illustrative sample photo, AI-generated) · Equipment pad

6. Electrical Observations

GFCI Testing

Satisfactory

Pool light circuit tripped and reset at the GFCI device.

7. Heating & Spa Equipment

Heater

Not Inspected

Not inspected because: Heater was shut off at the gas supply and was not operated.

8. Safety Components

Visible Drain Covers

Satisfactory

Visible main drain cover was in place; date stamp not legible from deck.

POOL INSPECTION

9. Limitations & Recommendations

Inaccessible Areas

Satisfactory

Underground piping, pool shell beneath water, and concealed bonding were not evaluated.

ADDITIONAL REPORT

Mold Inspection / Testing

Completed

Assigned inspector: Alex Morgan (sample inspector)

Visual moisture assessment with limited sampling at client-selected locations.

Service limitations

Sampling is a snapshot of conditions at the time of collection. Laboratory results shown are fictional examples.

MOLD INSPECTION / TESTING

1. Inspection Information

Areas Included

Satisfactory

Hall bathroom, bedroom 2, and HVAC closet at the client's request.

2. Interior Observations

Staining

Repair Recommended

Staining and growth-like substance below hall bath sink

Repair Recommended

Location: Hall bathroom sink cabinet

Water staining and a dark growth-like substance were observed on the cabinet back wall with elevated moisture readings.

Recommendation: Have a plumber repair the leak source, then have affected materials cleaned or replaced by a qualified remediation contractor.
Refer to: Plumber; remediation contractor

Moisture meter at stained cabinet wall (illustrative sample photo, AI-generated) · Hall bathroom sink cabinet

MOLD INSPECTION / TESTING

3. Moisture Measurements

Location

Repair Recommended

Example reading: 28.7% on a pin-type meter at the cabinet back wall (elevated relative to 11% at a dry reference wall).

MOLD INSPECTION / TESTING

4. Sampling Details

Sample Location

Satisfactory

M-01 tape lift (hall bath cabinet), M-02 air (bedroom 2), M-03 air (outdoor control). Collected Oct 15, 2026 (sample dates).

MOLD INSPECTION / TESTING

5. Laboratory Results

Original Results

Maintenance Recommended

Example laboratory results attached. Indoor air sample was lower than the outdoor control; the cabinet tape lift showed growth-like particles.

6. Findings & Recommendations

Further Evaluation

Repair Recommended

Locate and repair the moisture source before cleaning affected materials.

MOLD INSPECTION / TESTING

7. Limitations & Attachments

Concealed Areas

Satisfactory

Wall cavities and areas behind fixed cabinets were not opened. Sampling reflects conditions at the time of collection only.

ADDITIONAL REPORT

WDO Report

Completed

Third-party provider: Riley Chen (fictional)

Example Pest Services LLC (fictional) · (555) 010-0199 · pest@example.com · License / certification: SAMPLE-0000 (not a real license)

Visual inspection of accessible areas for evidence of wood-destroying organisms.

Service limitations

Concealed areas behind finishes, insulation, and stored items were not visible.

WDO INSPECTION

1. Inspection & Provider Information

Provider

Satisfactory

Performed by a third-party provider (fictional): Example Pest Services LLC.

2. Structure & Accessible Areas

Areas Inspected

Satisfactory

Exterior perimeter, basement, garage, and accessible attic framing.

3. Evidence of Wood-Destroying Organisms

Evidence Type

Repair Recommended

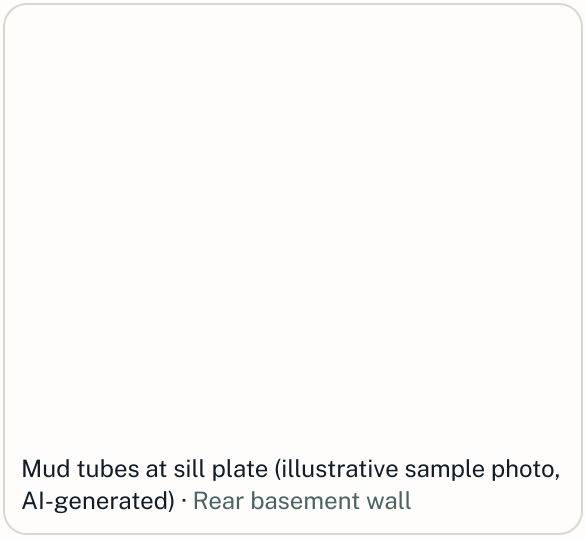
Mud tubes at basement sill plate

Repair Recommended

Location: Rear basement wall

Earthen tubes consistent with subterranean termite activity were observed on the foundation wall leading to the sill plate.

Recommendation: Have a licensed pest control provider evaluate and treat, and have damaged wood evaluated by a qualified contractor.
Refer to: Licensed pest control provider



Mud tubes at sill plate (illustrative sample photo, AI-generated) · Rear basement wall

4. Visible Damage

Affected Components

Repair Recommended

Limited surface damage at about two feet of the rear sill plate (sample observation).

5. Conducive Conditions

Wood-to-Soil Contact

Maintenance Recommended

Rear deck post bears directly on soil.

6. Recommendations & Limitations

Further Evaluation

Repair Recommended

Treatment and repair decisions should follow the provider's recommendations. Concealed areas may contain additional damage.

WDO INSPECTION

7. Original Provider Report

Completed Third-Party Report

Satisfactory

Sample provider document attached — generic example, not an official or regulatory form.

Radon Testing

Awaiting Third-Party Report

Assigned inspector: Alex Morgan (sample inspector)

> **Results pending — findings and results for this service are not included in the current report.**

Four-Point Inspection

Completed

Assigned inspector: Alex Morgan (sample inspector)

Roof information and condition
Roof: asphalt architectural shingles, gable, approx. 9 years old (owner-reported, sample). Condition: a few lifted shingle tabs at the south slope; no active leaks observed in the attic.

Electrical information and condition
Electrical: 200 A main panel, copper branch wiring, breakers. Condition: no double taps observed; panel labeling incomplete.

HVAC information and condition
HVAC: split system heat pump, approx. 7 years old (data plate, sample). Condition: heating and cooling operated; condensate line intact.

Plumbing information and condition
Plumbing: PEX supply, PVC drains, 50-gallon electric water heater approx. 6 years old. Condition: no active leaks observed at accessible fixtures.

Equipment details
Sample values for demonstration — not an insurer's official four-point form.

Four-point systems were evaluated visually from accessible areas. This generic layout is not an insurer's official form.



Lifted shingle tabs, south slope (illustrative sample photo, AI-generated)



Plumbing at sink cabinet (illustrative sample photo, AI-generated)

Wind Mitigation Report

Completed

Assigned inspector: Alex Morgan (sample inspector)

Roof details
Roof covering: asphalt shingle, permit year 2017 (sample). Roof deck attachment: 8d nails at 6 in. edge / 12 in. field spacing observed at attic sampling points. Roof geometry: gable.

Building details
Single-family, one story, built 1986 (sample). Masonry walls on concrete slab.

Documented mitigation features
Roof-to-wall attachment: clips observed at accessible trusses. Secondary water resistance: not verified. Opening protection: none observed.

Verification notes
Attic access at hallway hatch; attachment verified at three sampling points. Field fields are sample values and must be transferred to the insurer's verified form where required.

Mitigation features documented for insurance review. This is not an official insurer or regulatory form; use the carrier's verified form when required.



Roof covering photographed for documentation (illustrative sample photo, AI-generated)

Scope & limitations

This abbreviated sample shows selected items across the inspection categories. It is not a completed inspection or a report on an actual property. Roof observed from ground level; concealed areas were not evaluated.

Items not inspected

- Attic → Roof Sheathing: Stored belongings blocked safe access to the attic hatch.
- Pool Inspection → Heating & Spa Equipment → Heater: Heater was shut off at the gas supply and was not operated.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

Scope and Limitations of the Home Inspection

Property	Inspection date	Inspector	Report ID
456 Harbor View Drive · Sample Property	October 15, 2026	Alex Morgan (sample inspector) · License #HI-00000 (sample)	SAMPLE

This home inspection is a visual, noninvasive examination of the readily accessible systems and components of the property that were present and observable at the time of the inspection. The inspection is intended to identify and document material defects, safety concerns, signs of deterioration, and components that may require repair, maintenance, monitoring, or additional evaluation.

The inspection may include visible and accessible portions of the roof, exterior, site and grounds, structure, foundation, crawlspace, attic, insulation and ventilation, electrical system, plumbing system, heating and cooling systems, interior rooms, doors, windows, installed kitchen appliances, bathrooms, garage, and other components included within the inspection agreement.

The inspection and report represent the condition of the property only at the time of the inspection. Conditions can change after the inspection because of weather, occupancy, repairs, system operation, component failure, or other circumstances.

GENERAL LIMITATIONS

The inspection is limited to areas and components that are visible, safely accessible, and included within the agreed inspection scope. The inspector does not dismantle systems, remove permanently installed finishes, move heavy furniture, disturb insulation, lift flooring, open walls, excavate soil, or perform destructive testing.

Areas may be limited or excluded when access is restricted by personal belongings, locked doors, stored materials, vegetation, unsafe conditions, insufficient clearance, weather, animals, active construction, disconnected utilities, or other conditions beyond the inspector’s control. These limitations will be documented in the report when applicable.

The inspection is not technically exhaustive and does not determine every possible defect. Concealed, intermittent, latent, cosmetic, or future conditions may not be visible or discoverable during a limited visual inspection.

The inspection is not a guarantee, warranty, insurance policy, appraisal, engineering analysis, environmental assessment, code-compliance inspection, or certification that the property is free from defects. The report does not predict the remaining service life of any component or guarantee its continued operation.

SYSTEM OPERATION

Systems and components are operated using normal homeowner controls when utilities are available and operation is safe. The inspector is not required to activate shutoff valves, light pilot flames, reset breakers, operate emergency controls, or test equipment that is disconnected, shut down, inaccessible, unsafe, or may be damaged through normal operation.

SPECIALIZED AND ENVIRONMENTAL CONDITIONS

Unless specifically included in the inspection agreement, the inspection does not include testing or evaluation for mold, radon, asbestos, lead-based paint, formaldehyde, indoor air quality, soil contamination, underground storage tanks, water quality, wood-destroying organisms, pests, septic systems, wells, security systems, low-voltage systems, generators, solar systems, or other specialized environmental or technical conditions.

Separate testing or evaluation by an appropriately qualified professional may be recommended when evidence of a possible concern is observed.

REPAIRS AND FURTHER EVALUATION

When the report recommends repair, correction, servicing, or further evaluation, the work should be completed by an appropriately qualified professional. Recommended repairs should be evaluated and completed before the end of the applicable inspection or contingency period whenever possible.

Repair costs are not included unless specifically stated. Any cost information provided is an estimate only and should be confirmed through qualified contractors.

REPORT USE

The inspection report must be read in its entirety, including the summary, photographs, comments, limitations, and recommendations. The summary is provided for convenience and is not a substitute for reviewing the complete report.

The inspection report is prepared exclusively for the client named in the inspection agreement. Other parties should not rely on the report without written authorization from the inspector or inspection company.

The inspection agreement, applicable standards of practice, and state requirements control the scope of the inspection. If a conflict exists between this report section and the signed inspection agreement, the signed inspection agreement will govern.

Sample Report — fictional inspection company, property, client, inspector, and findings, prepared with SuperiorInspect. Photos are illustrative, AI-generated examples, not customer inspection media.

Prepared by Alex Morgan (sample inspector), License #HI-00000 (sample) · Morgan Home Inspections (sample company)

Supporting documents and third-party attachments

Mold Inspection / Testing

Sample laboratory results (example, not authentic).pdf

Clearly labeled example laboratory document.
Original document: /samples/sample-mold-lab-results.pdf

WDO Report · Third-party document

Sample WDO provider document (generic example).pdf

Generic sample provider document — not an official or regulatory form.
Original document: /samples/sample-wdo-provider-report.pdf