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

HOME INSPECTION REPORT

123 Maple Lane · 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

Inspection Summary

Overall, this 1986 home appeared generally maintained for its age. The most important item is the missing GFCI protection at the kitchen receptacle, followed by a leaking sink drain and grading that slopes toward the rear foundation. Routine maintenance items include gutter cleaning and an HVAC filter change. The attic was not inspected due to blocked access; we recommend evaluation once access is cleared.

Contents

Inspection Summary

Summary of concerns

1. Roof

2. Exterior

3. Lots and Grounds

4. Foundation

5. Attic

6. Electric

7. Plumbing

8. HVAC

9. Living Space

10. Kitchen

Items not inspected & notes

Scope and Limitations of the Home Inspection

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 1

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

Repair Recommended 2

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.

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

Maintenance Recommended 2

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.

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

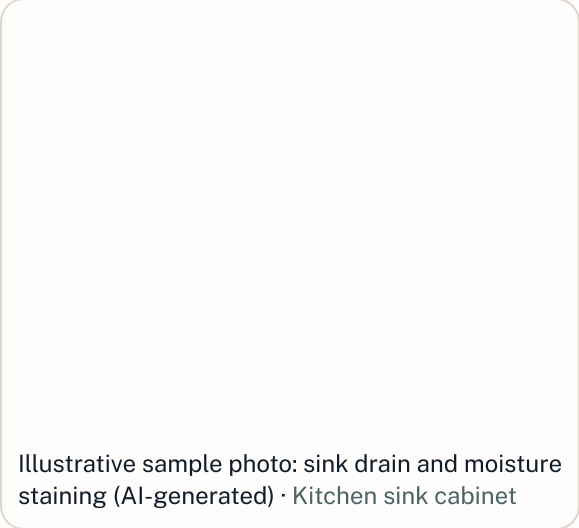
Leak at sink drain connection

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.

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.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

Scope and Limitations of the Home Inspection

Property	Inspection date	Inspector	Report ID
123 Maple Lane · 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)