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

RADON TESTING

302 Birch Street · Sample Property



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

Selected services

Radon Testing

Contents

Summary of concerns

Radon Testing · Completed

1. Test Location & Placement
2. Equipment Information
3. Test Dates & Duration
4. Testing Conditions
5. Results
6. Interpretation & Recommendations

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.

Repair Recommended **2**

Reported Concentration — Radon Testing → Results

Example average: 4.4 pCi/L (picocuries per liter). Example reading only — not a real measurement.

Inspector-Reviewed Interpretation — Radon Testing → Interpretation & Recommendations

The example average is at or above the 4.0 pCi/L action level referenced by the U.S. EPA. Consider evaluation by a qualified radon mitigation professional.

ADDITIONAL REPORT

Radon Testing

Completed

Assigned inspector: Alex Morgan (sample inspector)

Short-term continuous radon monitor test under closed-house conditions.

Service limitations

Short-term results may vary with weather and house operation. Readings shown are fictional examples.

RADON TESTING

1. Test Location & Placement

Room

Satisfactory

Basement family room, lowest livable level, 30 in. above the floor, away from drafts and exterior walls.

2. Equipment Information

Device Type

Satisfactory

Continuous radon monitor (example device, fictional serial CRM-0000). Calibration date shown for demonstration only.

RADON TESTING

3. Test Dates & Duration

Start Time

Satisfactory

Start Oct 12, 2026 9:00 AM; End Oct 14, 2026 9:15 AM (48.25 hours, Eastern Time). Sample dates.

RADON TESTING

4. Testing Conditions

Documented Building Conditions

Satisfactory

Closed-house conditions were reported for 12 hours before and during the test. No tampering was indicated.

RADON TESTING

5. Results

Reported Concentration

Repair Recommended

Example average: 4.4 pCi/L (picocuries per liter). Example reading only — not a real measurement.

RADON TESTING

6. Interpretation & Recommendations

Inspector-Reviewed Interpretation

Repair Recommended

The example average is at or above the 4.0 pCi/L action level referenced by the U.S. EPA. Consider evaluation by a qualified radon mitigation professional.

Scope & limitations

Sample report prepared to demonstrate the software. Fictional property, client, inspector, readings and findings.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

Scope and Limitations of the Home Inspection

Property	Inspection date	Inspector	Report ID
302 Birch Street · 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

Radon Testing

Sample radon monitor output (example, not authentic).pdf

Example hourly readings for demonstration.
Original document: /samples/sample-radon-results.pdf