

Sample Home Inspection Report

Property: 1234 Oak Ridge Drive, Atlanta, GA 30318
Inspector: Marko Fields • Fields Inspections • SAMPLE REPORT

Executive Summary

Category	Summary
Priority Items	Roof flashing repair, missing GFCI protection, active moisture under kitchen sink, loose stair handrail
Repair / Evaluate	Double-tapped breaker, attic junction box cover missing, aging water heater, bedroom window balance issue
Maintenance	Sealant maintenance at vent penetrations, HVAC service recommended, monitor exterior caulking and grading

Roof

Topic	Details
Finding	Deteriorated flashing was observed at a rear roof-to-wall intersection.
Why it matters	Failed flashing can allow water intrusion and hidden damage over time.
Recommended next step	Have a qualified roofing contractor repair or replace flashing as needed.

Electrical

Topic	Details
Finding	Part of the kitchen counter lacked GFCI protection.
Why it matters	GFCI protection helps reduce shock risk in wet areas.
Recommended next step	Have a licensed electrician evaluate and correct.

Plumbing

Topic	Details
Finding	Moisture staining and dampness were noted under the kitchen sink.

Why it matters	Leaks can damage cabinetry and contribute to fungal growth.
Recommended next step	Repair the leak source and monitor for ongoing moisture.

Heating & Cooling

Topic	Details
Finding	Cooling response was present, but the unit appears older.
Why it matters	An aging system may require more frequent service or replacement planning.
Recommended next step	Service annually and budget for future replacement.

Interior / Safety

Topic	Details
Finding	The interior stair handrail was loose at the lower connection point.
Why it matters	Loose handrails can create a fall hazard.
Recommended next step	Secure the connection and verify stability.

Important Note

A home inspection is a visual, non-invasive inspection of accessible systems and components on the day of the visit. This sample report is shortened to demonstrate layout and communication style.