

COMPLETE PRINTABLE Home Inspection Report Template

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Information for

-Home Buyers

-Sellers

-Home Inspectors

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Customer Name	x
Home Phone	x
Other Phone	x
Email Address	x
Customer Current Address	x
City	x
State	x
Zip Code	x
Report ID#	x
Date	x
Time from:	x
to:	x
Address of Property to be Inspected	x
City	x
State	x
County	x
Zip Code	x
Realtor	x

KEY: **IN**=INSPECTED **NI**=NOT INSPECTED **RR**=REPAIR / REPLACE

ROOFING

ROOFING	IN	NI	RR
Roof Covering	x	x	x
Flashing	x	x	x
Chimneys, Penetrations	x	x	x
Roof Drainage Systems	x	x	x

Roof Material	xx
3 Tab Fiberglass	x
Bitumen	x
Architectural	x
Roll Roofing	x
Half-Lap	x
Built-up	x
Slate	x
Rubber Membrane	x
Concrete	x
Tile	x
Tar and Gravel	x
Cedar Shakes	x
Metal	x

Asbestos	x
Wood Shakes	x
Modified Bitumen	x
Ceramic / Clay	x
Asphalt / Fiberglass	x
Corrugated Fiberglass	x

SKYLIGHTS	xx	EXT. CHIMNEY	xx
None		None	
One		Masonry Stucco	
Two		Block	
Three		Metal Flue Pipe	
Four		Brick	
Five		Comp. Board	
Six		EIFS (Stucco)	
Seven		Metal Siding	
Ventilating		Stone	
Fixed		Cement Fiber	
Homemade		Wood	
Motorized		Panels	
Solar Tube		Vinyl	

Custom Made		Parged Masonry	
Roof Windows		Other	

Viewed Roof From:	xx
Ground	
Walked the roof	
Ladder	
Binoculars	

ROOFING NOTES, DEFECTS, REPAIRS REQUIRED	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

X
X
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X

**KEY: IN=INSPECTED NI=NOT INSPECTED RR=REPAIR / RE
EXTERIOR**

EXTERIOR	IN	NI	RR
Wall Cladding			
Flashing & Trim			
Doors			
Windows			
Decks			

Balconies			
Steps			
Railings			
Porch & Patio Floors			
Walkways			
Patio			
Covers			
Driveways			
Vegetation			
Grading			
Drainage			
Retaining Walls & Related Structures			
Porches			
Eaves			
Soffit			
Fascias	x	x	x

SIDING STYLE	XX	SIDING MATERIAL	XX
Beaded		Wood	
Bevel		Vinyl	
Channel		EIFS	
Drop		Cement Fiber	
Lap		Masonry Panels	
Log		Logs	
Ship Lap		Aluminum	
Shakes		Shingles	
Shingles		Cedar	

Pebble		Shakes	
Vertical Lap		Full Brick	
Wood		Brick Veneer	
Block & Mortar		Plastic	
Tongue & Groove		Asphalt	
German Lap		Stone	
T 1-11		Metal	
Reverse Board & Batten		Corrugated Metal	
Brick		Plywood	
Cement Stucco		Common Board	
Batten		Unfinished	

EXT. DOORS	XX	APPURTENANCES	XX	DRIVEWAYS	XX
Wood		Deck		Asphalt	
Steel		Deck with Steps		Gravel	
Hollow Core		Sidewalk		Brick	
Solid		Patio		Dirt	
Single Pane		Porch		Cobblestone	
Insulated Glass		Covered Porch		Street Parking	
Plastic Comp.		Ramp		Parking Lot	
Insulated Door		Steps w/ Railing		Shared Drive	
Fiberglass		Balcony		Not Visible	
Insul. Fibergalss		Other		Other	

EXTERIOR NOTES, DEFECTS, REPAIRS REQUIRED
x

Roof Structure Including Attic			
--------------------------------	--	--	--

FOUNDATION	XX	WALL STRUCTURE	XX
Masonry Block		Brick	
Poured Concrete		Block	
Brick		Wood	
Skirting		2x4 Wood	
Concrete Slab		2x6 Wood	
Aesthetic Block		Metal Studs	
Rock		Diameter Logs	

FLOOR STRUCTURE	XX	COLUMNS/PIERS	XX
2x6		Wood Piers	
2x8		Brick Piers	
2x10		Supporting Walls	
2x12		Dry Stacked Stone	
Wood Beams		Dry Stacked Brick	
Engineered Floor Joists		Dry Stacked Block	
Steel I-Beam		Mortared Material	
Slab Floor		Block Supports	
Concrete Floor		Steel Screw Jacks	
Not Visible		Steel Lally Columns	

ROOF STRUCTURE	XX	TYPE OF ROOF	XX
Engineered Trusses		Gable Roof	
2x4 Rafters		Gable w/Dormers	
2x6 Rafters		Gable w/ Addition	
2x8 Rafters		Double Gable	

2x10 Rafters		Multiple Dormers	
2x12 Rafters		Hip Roof	
Steel Trusses		Shed Roof	
Lateral Bracing		Gambrel Roof	
Common Board		Round	
Wood Slats		Geodesic Dome	
Plywood Sheathing		A-Frame	
Collar Ties		Flat Roof	
Not Visible		Other	

CEILING STRUCTURE	XX	CRAWLSPACE VIEWED FROM	XX
2x4		Crawled	
2x6		From Entry	
2x8		Unsafe Conditions	
2x10		No Crawlspce	
Diameter Logs		Standing Water	
Not Visible		No Access	

ATTIC INFORMATION	XX	ATTIC VIEWED FROM	XX
Attic Hatch		Entry	
Pull Down Stairs		Walked	
Lighting in Attic		Inaccessible	
Scuttle Hole		From Stairs	
Storage		Partial Viewing	

STRUCTURAL NOTES, DEFECTS, REPAIRS REQUIRED
x

[illegible]

INTERIOR

KEY: IN=INSPECTED NI=NOT INSPECTED RR=REPAIR / REPLACE

INTERIOR INFORMATION	IN	NI	RR
Ceilings			
Walls			
Floors			

Windows (representative number)			
Doors			
Counter Tops & Cabinets			
Steps, Stairways, Railings			

FLOOR COVERINGS	XX	CEILING MATERIALS	XX
Carpet		Drywall	
Wood		Sheetrock	
Hardwood T & G		Wallpaper	
Laminate T & G		Wallpaper/ Painted Over	
Vinyl		Ceiling Tile	
Linoleum		Plaster	
Unfinished		Suspended Ceiling Tile	
Wood Planking		Comp. Mineral Fiberboard	
9" Tile (possible asbestos)		Textured Sheetrock	
T & G Planking		Unfinished Ceiling	
Tile		Wood	
Stone		Comp. Particleboard	
Self Adhesive Tile		Plywood	

WINDOW TYPES	xx		
Thermal (insulated)		Unknown	
Non-Insulated		Pella	
Single Pane		Peachtree	
Jalousie		Anderson	
Awning		BiltBest	
Bow Window		Marvin	

Storm Windows		Milgard	
Tilting Windows		Malta	
Double-Hung		Crestline	
Single-Hung		Curadco	
Sliders		Acorn	
Casement Windows		MW Brand	
Both Insul. & Non-Insul.		Other	

INTERIOR WALL MATERIALS	XX	INTERIOR DOORS	XX
Drywall		Hollow Core	
Sheetrock		Solid Core	
Plaster		Masonite	
Paneling		Raised Panel	
Wallpaper		Recess Sculptured	
Wood		Metal	
Unfinished		Wood	
Tile		Homemade Doors	
Painted Wallpaper		Particleboard	
Wainscoting		Sliding Pocket Doors	

CABINETS	XX	COUNTER TOPS	XX
None Present		None Present	
Wood		Wood	
Veneer		Veneer	
Laminate		Corian	
Plastic		Marble	
Melamine		Composite	

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HEATING / CENTRAL AIR COND.	IN	NI	RR
Heating Equipment			
Normal Operating Controls			
Automatic Safety Controls			
Cooling Equipment			
Gas / LP Fireplaces			
Solid Fuel Heating Devices (woodstove, fireplace)			
Pellet Stove / Corn Stove / Multi-Fuel Stove			
Chimneys, Flues and Vents			
Distribution Systems, Fans, Controls			
Presence of Heat Source in Each Room			
Presence of Cooling Source in Each Room			

KEY: HU=HEATING UNIT CU=COOLING UNIT

HU & CU BRANDS	HU	CU	HU & CU BRANDS	HU	CU
Unknown			Int'l Comfort		
None			Intertherm		
Amana			Janitrol		
American			Kenmore		
Americanaire			Lennox		
Amer. Standard			Luxaire		
Arcoaire			Magic Chef		
AO Smith			Mitsubishi		
Apollo			Monitor		

AquaTherm			New Yorker		
Armstrong			Ninety-Two		
Bryant			Nordyne		
Burnham			Olsen		
Carrier			Oneida		
Coleman			Patriot		
ClimateMaster			Payne		
Comfortmaker			Peerless		
Copeland			Presidential		
Crown			Rheem		
Dayton			Ruud		
Empire			Sears		
EnviroTemp			Singer		
EnviroMaster			Tempstar		
Freidrich			ThermoPride		
Frigidaire			Toyostove		
GE			Trane		
Gibson			WeatherKing		
Goettle			Weil-McLane		
Goodman			Westinghouse		
Hallmark			York		
Heil			Zane		
Heatwave			Zephyr		

HEAT- ENERGY SOURCE	xx	FIREPLACES	xx
Oil		Conventional (wood)	
Natural Gas		Stand Alone	

Propane		Gas Non Vented	
Kerosene		Gas Vented	
Solar		Decorative Only	
Electric		Prop. Gas Log Vented	
Wood		Prop. Gas Log Non-V	
Coal		Pellet Insert	
Pellets		Sealed-off Fireplace	
Corn or Alternate Fuel		None	

FILTER TYPES	xx	DUCT WORK	xx
N/A (None)		Insulated	
Washable		Non-Insulated	
Disposable		Both (I & NI)	
Electronic Air Cleaner		Partially Insulated	
Cartridge		Galvanized Ducts	
Multiple Filters		Possible Asbestos Material	
Missing Filter		No Ducts	

COOLING EQUIPMENT TYPE	xx
Heat Pump Forced Air	
Air Conditioning Unit	
Window A/C Unit	
Swamp Cooler	

NUMBER OF FIREPLACES	
-----------------------------	--

NUMBER OF WOOD STOVES	
------------------------------	--

TOTAL NUMBER OF HEAT SYSTEMS	
-------------------------------------	--

NUMBER OF A/C ONLY UNITS	
---------------------------------	--

HEATING UNIT TYPE(S)	xx
Oil Fired Forced Warm Air	x
Steam Boiler	x
Hydronic (boiler)	x
Gas Fired Forced Warm Air	x
Radiant Floor Heating	x
Radiant Ceiling Heating	x
Electric Baseboard Heat	x
Oil Furnace Converted to Gas	x
Coal Furnace Converted to Oil	x
Coal Furnace Converted to Gas	x
Heat Pump Forced Air	x
Geothermal Convection Pump	x
Outdoor Boiler	x

ELECTRICAL SYSTEM**KEY: IN=INSPECTED NI=NOT INSPECTED RR=REPAIR / REPLACE**

ELECTRICAL SYSTEM	IN	NI	RR
Conductors - Service Entrance			
Main Distribution Panel			
Main Over-Current Device			
Grounding & Polarity of GFCI Outlets			
Operation of GFCI Outlets			
Branch Circuit Conductors			
Compatibility of Over-Current Device to Branch Circuit Conductors			
Over-Current Devices of Each Branch Circuit			
Smoke Detectors			
Carbon Monoxide Detectors			

LOCATION-MAIN & DIST. PANELS	xx	ELECTRICAL PANEL CAPACITY	xx
Basement Wall		60 AMP	
1st Level Wall		100 AMP	
2nd Level Wall		125 AMP	
3rd Level Wall		150 AMP	
Garage / Carport		200 AMP	
Hallway		225 AMP	
Bedroom		(2) 200 AMP Panels	
Closet		(2) 150 AMP Panels	
Utility Room		(2) 100 AMP Panels	
Other		Inadequate	

ELECTRICAL PANEL MANUFACTURER	xx
Bryant	
Challenger	
Crouse Hinds	
Cutler Hammer	
Federal Pacific	
GE	
General Switch	
Murray	
Siemens	
Square D	
Thomas & Betts	
Walker	
Westinghouse	
ITE	
Gould	
Other	

ELEC. SERVICE CONDUCTORS	xx	BRANCH CIRCUIT MATERIAL	xx
Overhead Service		Copper	
Lateral Service		Aluminum	
Aluminum		Romex	
Copper		Cotton Fiber Insulated	
220 Volts		Shielded Cable	
110 Volts		Conduit	
Notes:		Knob & Tube	

PLUMBING SYSTEM**KEY: IN=INSPECTED NI=NOT INSPECTED RR=REPAIR / REPLACE**

PLUMBING SYSTEM	IN	NI	RR
Plumbing Waste, Drain & Vent Systems			
Water Supply & Distribution System, Fixtures			
Main Water Shutoff Device			
Hot Water Systems, Controls, Flues & Chimneys			
Sump Pump			

WATER SOURCE	xx	WATER FILTERS	xx
Well		Sediment Filter	
Spring		Whole House Filter	
Public Water Supply		Filter & Conditioning System	
Shared Well		Faucet Filters Only	
Other (Identify)		None	

WATER SUPPLY INTO HOME	xx	WATER DIST. MATERIALS	xx
Copper		Copper	
Black Hose		Galvanized	
Pex		Pex	
Poly		Poly	
CPVC		CPVC	
Galvanized		PVC	
PVC		Other	

Not Visible		Not Visible	
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PLUMBING WASTE MATERIAL	xx	WASHER DRAIN SIZE	xx
Cast Iron		1 1/2" Diameter	
PVC		2" Diameter	
ABS		No Washer Drain	
Copper		Undersized	
Lead		Not Visible	

WATER HEATER CAPACITY	xx	WATER HEATER LOCATION	xx
30 Gallon		Basement	
36 Gallon		Attic	
38 Gallon		Downstairs Closet	
40 Gallon		Under Stairs	
(2) 40 gallon		Utility Room	
50 Gallon		Washer / Dryer Room	
65 Gallon		Concealed in Wall	
66 Gallon		Crawlspace	
75 Gallon		Main Floor	
Two Heaters		Garage	
Tankless Point-of-Use		Upper Level of Home	
Unknown (obscured)		Bathroom Closet	
No Water Heater		No Water Heater	

WATER HEATER POWER SOURCE	xx
Electric	

Gas	
Propane	
Solar / Electrical Auxilliary	
Zoned Hot Water From Boiler	
None (Hot Water From Boiler Only)	

WATER HEATER MFR.	xx	WATER HEATER MFR.	xx
American		Penfield	
Apollo		Premier Plus	
A.O. Smith		Raypak	
Bradford-White		Redi-Hot	
Burnham		Reliance	
Craftmaster		Rheem	
Crane		Richmond	
Dayton		Ruud	
Envirotemp		Scotty's	
GE		Sears	
GlowCore		Solar	
Hedges		State	
Hotpoint		Standard	
Jackson		Thermaster	
Kenmore		Thermodynamics	
Lowes		Trianco	
Lennox		Water Furnace	
Maytag		Weil McLane	
Monitor		Whitfield	
Morflo		Willett	

Myson		None	
Nordyne		Unknown	
Peerless		Other	

INSULATION & VENTILATION

KEY: IN=INSPECTED NI=NOT INSPECTED RR=REPAIR / REPLACE

INSULATION & VENTILATION	IN	NI	RR
Attic Insulation			
Insulation Under Floors			
Ventilation of Attic			
Vapor Retarders			
Vent Systems For Kitchen, Bath, Laundry			
Ventilation of Foundation, Basement			
Vents, Thermostats & Controls - Attic			

FLOOR INSULATION	xx	ATTIC INSULATION	xx
Faced		Faced	
Unfaced		Unfaced	
Fiberglass		Fiberglass	
Batts		Batts	
Foil Faced Reflective		Foil Faced Reflective	
Vapor Barrier		Vapor Barrier	
Encapsulated Fiberglass		Encapsulated Fiberglass	
Foam		Rock Wool	
Netted Loose Fill		Cellulose	
R-11		Perlite / Vermiculite	
R-19		Blown-In	

R-22		R-19 or Less (poorly insulated)	
R-25		R-22	
R-30		R-30	
None / Not Visible		R-38	

ATTIC VENTILATION	xx
Gable Vents	
Soffit Vents	
Ridge Vent	
Passive Ventilation	
Turbines	
Thermostatically Controlled Fan	
Manually Switched Fan	
Solar Powered Fan	

EXHAUST FANS	xx	DRYER POWER SOURCE	xx	DRYER VENT MAT.	xx
Fan Only		220 Electric		Flexible Vinyl	
Fan w/Light		Gas		Flexible Metal	
Fan w/Light & Heater		Propane		Rigid Metal	
Unknown		110 Volt Stackable		Rigid PVC	
None		No Dryer		No Dryer or Vent	

INSULATION / VENTILATION NOTES, DEFECTS, REPAIRS REQUIRED
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Trash Compactor			
Garbage Disposal			
Range / Oven / Cooktop			

MARK APPLIANCE CODE NEXT TO BRAND

KEY: RE=REFRIGERATOR DW=DISHWASHER MW=MICROWAVE

TC=TRASH COMPACTOR GD=GARBAGE DISPOSAL
ROC=RANGE/OVEN/COOKTOP

BRAND	xx	BRAND	xx	BRAND	xx
Ace		RCA		White Rock	
Admiral		Disposall		Brown	
Amana		Roper		Caldera	
Asko		Badger		Caloric	
Bosch		Sears		Creda	
Broan		Tappan		Daycor	
Frigidaire		Thermador		Dynamic	
Gaggenau		Viking		Dynasty	
GE		Whirlpool		Galaxy	
Gibson		Westinghouse		Kenyon	
Holiday		Emerson		Rinnai	
Hotpoint		Franke		Wolf	
JennAir		Grind-All		Goldstar	
Kenmore		Hydromaid		Litton	
KitchenAide		Insinkerator		MVP	
Magic Chef		Sinkmaster		Sharp	
Maytag		Waste King		Panasonic	
Meile		Whirlaway		Hobart	

APPLIANCE NOTES, DEFECTS, REPAIRS REQUIRED
X
X
X
X
X
X
X
X
X
X
