

Home inspection report template

Version 1. Written from InterNACHI's Home Inspection Standards of Practice. Complete one form for each property inspected.

Property and inspection

Property address

Inspection date

Client

Inspector and company

Residential units on the property ☐ One ☐ Two ☐ Three ☐ Four

This standard covers residential properties with four or fewer units and their attached garages and carports. The inspection is visual and non-invasive. It covers what is readily accessible on the inspection date. Mark each system's result, then describe it, and record every finding that needs correction with where it is.

Roof

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Roof covering type

Findings and where

Exterior

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Wall covering type

Findings and where

Basement, foundation, crawl space and structure

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Foundation type and crawl space access

Findings, and why anything was not inspected

Heating

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Thermostat location, energy source and heating method

Findings and where

Cooling

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Thermostat location and cooling method

Findings and where

Plumbing

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Water supply, shut-off locations and water heater capacity

Findings and where

Electrical

Result

☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Main disconnect amperage and wiring type

Findings and where

Fireplace

Result ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Fireplace type

Findings and where

Attic, insulation and ventilation

Result ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Insulation type and average depth

Findings and where

Doors, windows and interior

Result ☐ Inspected, nothing to report ☐ Needs correction ☐ Not inspected

Garage door operation, manual or opener

Findings and where

Limits and signature

The inspection does not cover items the standard excludes, including mold, pests, radon and other environmental hazards, service life, code compliance and repair costs. It is not technically exhaustive and does not identify concealed or latent defects.

Inspector signature

Date signed