

# DAD APPROVED

## HOME INSPECTIONS

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# SAMPLE HOME INSPECTION REPORT

Clear findings. Straightforward explanations. No scare tactics.

|                 |                                     |
|-----------------|-------------------------------------|
| PROPERTY        | 1234 Sample Street, Moore, Oklahoma |
| INSPECTION TYPE | Residential Home Inspection         |
| INSPECTOR       | Dad Approved Home Inspections       |
| REPORT STATUS   | SAMPLE - FOR DEMONSTRATION ONLY     |

**Important:** This is a fictional demonstration report created to show the style, organization, and plain-language approach a client can expect. It is not a report for an actual property.

**Bad jokes, solid inspections.**

# HOW TO READ THIS REPORT

The goal of this report is to help you understand the home's condition. Findings are grouped by importance so you can quickly see what deserves attention while still having the details you need.

|                              |                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>SAFETY / SIGNIFICANT</b>  | Items that may affect safety, function, or could involve a more substantial repair. Further evaluation or correction is recommended. |
| <b>REPAIR / EVALUATE</b>     | Defects or conditions that should be repaired, serviced, or evaluated by an appropriate qualified professional.                      |
| <b>MAINTENANCE / MONITOR</b> | Routine maintenance, minor defects, or conditions to keep an eye on.                                                                 |

## SAMPLE SUMMARY

The summary highlights selected findings from the full report. It is not intended to replace reading the complete report.

|                              |                                                                                                                                                                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SAFETY / SIGNIFICANT</b>  | <b>GFCI protection not present</b><br>Garage receptacle<br><br>The receptacle tested without GFCI protection. GFCI protection helps reduce the risk of electrical shock in locations where moisture may be present. Recommend evaluation and correction by a qualified electrician. |
| <b>REPAIR / EVALUATE</b>     | <b>Active plumbing leak observed</b><br>Under kitchen sink<br><br>Moisture was present at a drain connection below the kitchen sink. Recommend repair by a qualified plumbing professional and checking the cabinet area for moisture-related damage.                               |
| <b>REPAIR / EVALUATE</b>     | <b>Roof flashing needs attention</b><br>Rear roof-to-wall transition<br><br>Flashing at the roof-to-wall transition appears loose and has areas that may allow water entry. Recommend evaluation and repair by a qualified roofing professional.                                    |
| <b>MAINTENANCE / MONITOR</b> | <b>Exterior sealant deteriorated</b><br>South-facing window<br><br>Sealant around portions of the window has deteriorated. Renewing exterior sealant is recommended as routine maintenance to help reduce the chance of moisture intrusion.                                         |

# ROOFING

The roof covering, visible flashings, penetrations, drainage components, and accessible roof areas were visually evaluated.

## REPAIR / EVALUATE

### Roof-to-wall flashing loose

Rear elevation

Flashing at the roof-to-wall transition is not lying tight to the surface in one area. This condition can increase the chance of water intrusion. Recommend evaluation and repair by a qualified roofing professional.

## MAINTENANCE / MONITOR

### Debris in gutter

Front elevation

Leaves and debris were present in a section of gutter. Cleaning the gutters and downspouts will help promote proper roof drainage.

# EXTERIOR

Visible exterior wall coverings, trim, windows, doors, grading, drainage, walkways, porches, decks, and other readily accessible exterior components were observed.

## MAINTENANCE / MONITOR

### Deteriorated sealant

South window

Exterior sealant is cracked and separated in areas around the window. Renew sealant as part of routine maintenance.

## REPAIR / EVALUATE

### Negative grading near foundation

East side

Soil slopes toward the foundation in this area. Improving drainage away from the home can help reduce moisture accumulation near the foundation.

# STRUCTURE & FOUNDATION

Visible and readily accessible structural components were observed for signs of significant movement, damage, or deterioration.

**MAINTENANCE / MONITOR****Minor slab crack**

Garage floor

A narrow crack was observed in the garage slab. Minor cracking is common in concrete. Monitor for significant widening, displacement, or other changes.

## ELECTRICAL

Readily accessible electrical service equipment, panels, representative receptacles, switches, and visible wiring were inspected.

**SAFETY / SIGNIFICANT****GFCI protection not present**

Garage receptacle

The garage receptacle tested without GFCI protection. Recommend evaluation and correction by a qualified electrician.

**REPAIR / EVALUATE****Two conductors under one breaker**

Main electrical panel

Two conductors appear connected to a breaker designed for a single conductor. Recommend evaluation and correction by a qualified electrician.

## PLUMBING

Visible supply piping, drains, fixtures, water-heating equipment, and accessible plumbing components were operated or observed where appropriate.

**REPAIR / EVALUATE****Leak at drain connection**

Kitchen sink

Moisture was present below the kitchen sink at a drain connection. Recommend repair and drying the cabinet area.

**MAINTENANCE / MONITOR****Slow drainage**

Hall bathroom sink

The sink drained more slowly than expected during the inspection. Cleaning the stopper/trap area may correct the condition; further evaluation is recommended if slow drainage continues.

## HEATING & COOLING

Accessible heating and cooling equipment was operated using normal controls when conditions allowed.

**MAINTENANCE / MONITOR****HVAC filter dirty**

Hall return

The air filter was visibly dirty. Replace the filter and continue replacement at an interval appropriate for the home and filter type.

**REPAIR / EVALUATE****Condensate insulation deteriorated**

Exterior HVAC line

Insulation on the refrigerant suction line is deteriorated. Replace damaged insulation to improve system efficiency and reduce condensation.

## ATTIC & INSULATION

Accessible attic areas, visible insulation, ventilation, framing, and penetrations were observed where safely accessible.

**REPAIR / EVALUATE****Bathroom exhaust terminates in attic**

Attic above hall bath

The bathroom exhaust duct appears to discharge into the attic rather than outdoors. Moist air should be vented to the exterior to help reduce attic moisture. Recommend correction by a qualified professional.

**MAINTENANCE / MONITOR****Insulation disturbed**

Near attic access

Insulation is compressed or displaced near the attic access. Redistributing insulation can help improve coverage.

## INTERIOR, WINDOWS & DOORS

Representative interior rooms, ceilings, walls, floors, stairs, windows, and doors were visually inspected and operated where appropriate.

**MAINTENANCE / MONITOR****Door rubs frame**

Primary bedroom

The bedroom door rubs the frame when operated. Adjustment is recommended for smoother operation.

**REPAIR / EVALUATE****Window does not stay open**

Living room

One window would not remain in the open position. Repair or adjustment is recommended for proper operation.

## BUILT-IN APPLIANCES

Installed kitchen appliances were operated using normal controls where possible. This is a basic functional check and is not a performance or life-expectancy evaluation.

**MAINTENANCE / MONITOR****Dishwasher mounting loose**

Kitchen

The dishwasher has noticeable movement at the cabinet opening. Securing the unit to the countertop or cabinetry is recommended.

## GARAGE

The accessible garage structure, vehicle door, automatic opener, pedestrian door, and visible electrical components were observed.

**SAFETY / SIGNIFICANT****Auto-reverse requires attention**

Garage door opener

The automatic garage door opener did not reverse as expected during the sample safety check. Recommend adjustment or repair by a qualified garage-door professional.

**MAINTENANCE / MONITOR****Weather seal worn**

Overhead door

The lower garage-door weather seal is worn in areas. Replacement can help reduce air, water, and pest entry.

# FINAL NOTES

A home inspection is a visual, non-invasive evaluation of the home's visible and readily accessible systems and components at the time of inspection. Conditions can change, and some components may be concealed or inaccessible.

This sample is intentionally shortened. A real inspection report may contain additional descriptions, photographs, limitations, observations, and recommendations based on the specific property.

# THE DAD APPROVED STANDARD

**If I wouldn't approve it for one of my own kids, I wouldn't approve it for you.**

The goal is simple: inspect carefully, explain findings in plain language, and give you useful information so you can make a confident decision about the home.

## Dad Approved Home Inspections

Serving Moore, Norman, Oklahoma City & surrounding communities

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