

Inspection Report



This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.

This inspection report prepared specifically for:

Sample Name
Sample Address
Sample City, OH 12345



Inspected by: **Brian K Leach**

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Leach Home Inspection Services

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Any item identified as maintenance is to be considered normal or routine in maintaining a home.

MAINTENANCE

considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

Any item identified as a minor concern either does not significantly affect habitability and/or can be

MINOR CONCERN

closing.

possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a

MAJOR CONCERN

in appropriate trades prior to closing.

to its presence or absence in the structure. In our opinion these items should be evaluated by professionals

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due

SAFETY HAZARD

DEFINITIONS OF PERSPECTIVES

properly or perform its intended function in response to normal use.

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate

DEFECTIVE

The item could not be inspected due to physical limitations.

NOT INSPECTED or INACCESSIBLE

The item does not exist in the structure being inspected.

NOT PRESENT

The item is performing its intended function as of the date of inspection in response to normal use.

ACCEPTABLE

DEFINITIONS OF CONDITIONS

Terminology

The bottom section provides inspectors space to provide additional detail when needed.

necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home).

sections. The top section of each page rates components of the property and provides a recommended action when

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three

READING THIS REPORT

About This Inspection Report