

# 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 Names**  
**Sample Address**  
**Sample City, OH 12345**



*Inspected by:* **Brian K Leach**

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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**

closed.

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**