SAMPLE REPORT · FICTIONAL PROPERTY AND FINDINGS · FOR DEMONSTRATION ONLY

ROKAN
Inspection Pros

Home Inspection Report



Property: 123 Sample Lane, Anytown, NY 10900
Client: Jane Q. Buyer
Inspection date: October 20, 2026 · 9:00 AM · 52°F, overcast, ground wet
Report delivered: October 21, 2026
Inspector: [Inspector Name], NYS Licensed Home Inspector # [LICENSE]
Property: Two-story single-family, approx. 2,100 sq ft, built 1978, basement, attached garage. Occupied; furnished.

Summary

This report summarizes the visible condition of the home's readily accessible systems and components on the date of inspection. The home is generally in fair condition, with several items that need attention. Findings are ranked so you can see what matters first. Please read the full report, including the systems observed and limitations.

Safety Hazard	(3)
Major Defect	(2)
Repair / Maintenance	(3)
Informational	(2)

Key findings



Double-tapped circuit breaker — Safety Hazard

Two conductors are connected under a single terminal of a breaker that is labeled for one conductor.

Location: Main panel, basement · Next step: Now



Water heater relief valve has no discharge pipe — Safety Hazard

The temperature/pressure relief (TPR) valve has no discharge pipe attached.

Location: Water heater, basement · Next step: Now



No smoke or CO alarm outside bedrooms — Safety Hazard

A mounting plate is present in the hallway outside the bedrooms, but no smoke or carbon monoxide alarm is installed. The home has gas-fired appliances.

Location: Second-floor hallway · Next step: Now



Damaged and curling asphalt shingles — Major Defect

Multiple shingles on the north slope are curled and lifted; some granule loss is visible.

Location: North roof slope · Next step: Before closing

Showing the 4 highest-priority findings. All 10 findings, with recommended next steps, follow on the next pages.

How to read this report

Priority	Meaning	Suggested timing
Safety Hazard	A condition that poses a risk of injury or illness.	Address now
Major Defect	A significant defect that may be costly or affect structure or major systems.	Evaluate before closing
Repair / Maintenance	Repairs or maintenance needed to prevent further deterioration.	Plan within about a year
Informational	Useful information, aging components, or items to monitor.	Monitor / budget

Priorities are the inspector's professional opinion to help you plan. Every observed deficiency is reported regardless of priority. Each finding names the type of qualified professional to contact; we do not perform repairs, recommend specific companies, or provide cost estimates. Obtain quotes from licensed contractors.

Systems and components observed

System	Description	Status	Limitations / reason not observed
Site conditions	Grading, vegetation, walkways, driveway, steps, patio	Observed	—
Structure	Poured concrete footing (assumed); concrete block foundation; wood frame floors, walls, roof	Observed	Finished basement walls and stored items limited view of portions of the foundation.
Exterior	Vinyl siding; aluminum trim; wood deck; attached garage door with opener	Observed	—
Roof	Asphalt architectural shingles; aluminum gutters	Observed	Viewed from ladder at eaves and with binoculars; roof not walked due to wet surface.
Plumbing	Public water; copper supply; PVC and cast-iron drains; gas tank water heater, approx. 40 gal	Observed	—
Electrical	Underground service; 200 A main breaker panel, basement; copper branch wiring	Observed	—
Heating	Gas forced-air furnace, basement	Observed	Heat exchanger not visible without disassembly (outside scope).
Air conditioning	Split system, central	Not operated	Outdoor temperature below 60°F at time of inspection; operating the unit could damage the compressor. Recommend evaluation when temperatures allow.
Interior	Walls, ceilings, floors, stairs, a representative number of windows and doors	Observed	Furniture and stored items limited view of some surfaces.
Insulation & ventilation	Fiberglass batts, approx. 8–10 in. in attic; soffit and ridge vents; bath exhaust fans	Observed	—

Fireplace	Masonry wood-burning fireplace and chimney	Observed	Interior of flue not fully visible; recommend Level 2 chimney inspection at property transfer.
Attic	Accessed through hallway hatch	Observed	Areas beyond the walkway not entered (no walkable floor).

Detailed findings

1 Double-tapped circuit breaker — Safety Hazard



Photo 1 · Main panel, basement

System: Electrical

What we observed: Two conductors are connected under a single terminal of a breaker that is labeled for one conductor.

Why it matters: Loose connections can overheat and create a fire hazard.

Recommended next step
Have a licensed electrician evaluate the panel and correct the connection.
Urgency: Now

2 Water heater relief valve has no discharge pipe — Safety Hazard

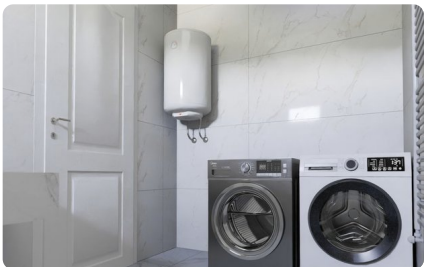


Photo 2 · Water heater, basement

System: Plumbing

What we observed: The temperature/pressure relief (TPR) valve has no discharge pipe attached.

Why it matters: If the valve opens, scalding water would spray from the valve at person height.

Recommended next step
Have a licensed plumber install a full-size discharge pipe terminating within 6 in. of the floor or to an approved location.
Urgency: Now

3 No smoke or CO alarm outside bedrooms — Safety Hazard



Photo 3 · Second-floor hallway

System: Interior / Life Safety

What we observed: A mounting plate is present in the hallway outside the bedrooms, but no smoke or carbon monoxide alarm is installed. The home has gas-fired appliances.

Why it matters: Occupants may not be warned of fire or carbon monoxide while sleeping.

Recommended next step
Install smoke alarms and CO alarms outside sleeping areas and on each level; test monthly.
Urgency: Now

4 Damaged and curling asphalt shingles

Major Defect



Photo 4 · North roof slope

System: Roof

What we observed: Multiple shingles on the north slope are curled and lifted; some granule loss is visible.

Why it matters: Curled shingles are vulnerable to wind damage and can allow water intrusion.

Recommended next step
Have a qualified roofing contractor evaluate the roof covering and repair or replace as needed.
Urgency: Before closing

5 Horizontal crack with inward bowing in block wall

Major Defect



Photo 5 · Basement, east foundation wall

System: Structure

What we observed: A horizontal crack runs along the east block wall at about mid-height with visible inward displacement (approx. 1/2 in. from plumb).

Why it matters: Horizontal cracking with displacement can indicate lateral soil pressure and may progress.

Recommended next step
Have a licensed professional engineer evaluate the wall and recommend repairs before closing.
Urgency: Before closing

6 Grading slopes toward the foundation

Repair / Maintenance



Photo 6 · Rear (east) side of house

System: Site

What we observed: Soil at the rear of the house slopes toward the foundation; standing water was observed near the wall.

Why it matters: Water directed toward the foundation can contribute to basement moisture and wall pressure.

Recommended next step
Have a landscaping or drainage contractor regrade so soil slopes away from the house.
Urgency: Within 1 year

7 Missing kick-out flashing at roof-to-wall joint

Repair / Maintenance



Photo 7 · Front entry, left side

System: Exterior

What we observed: Where the lower roof edge meets the sidewall, no kick-out (diverter) flashing is installed; staining is visible on the siding below.

Why it matters: Water can run behind the siding and cause concealed rot.

Recommended next step
Have a roofing or siding contractor install kick-out flashing and check for concealed damage.
Urgency: Within 1 year

8 Bath exhaust duct ends in the attic

Repair / Maintenance



Photo 8 · Attic above hall bathroom

System: Attic / Ventilation

What we observed: The bathroom exhaust fan duct terminates in the attic instead of at an exterior vent.

Why it matters: Moist air discharged into the attic can cause condensation, mold growth, and decay.

Recommended next step
Have a qualified contractor extend the duct to a roof or wall termination.
Urgency: Within 1 year

9 Water heater beyond typical service life

Informational



Photo 9 · Water heater, basement

System: Plumbing

What we observed: Gas water heater, approx. 40 gal. The data plate indicates manufacture in 2013 (about 13 years old). No leaks were observed.

Why it matters: Tank water heaters commonly last about 8–12 years. Age alone does not mean failure.

Recommended next step
Budget for replacement and have it serviced. See also the relief-valve finding above.
Urgency: Monitor / budget

10 Failed seals on insulated windows

Informational

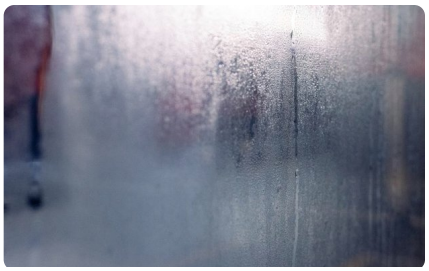


Photo 10 · Living room and front bedroom

System: Interior

What we observed: Two double-pane windows show fogging between the panes.

Why it matters: Failed seals reduce clarity and insulating value; the windows remain operable.

Recommended next step
Consider glass unit replacement by a window contractor at your convenience.
Urgency: Monitor / budget

Scope, limitations and important notices

Licensing and standards. Home inspectors are licensed by the NYS Department of State. This inspection was performed in accordance with Article 12-B of the NYS Real Property Law and the Code of Ethics and Standards of Practice in 19 NYCRR Subparts 197-4 and 197-5, and the pre-inspection agreement signed by the client on October 18, 2026.

Visual inspection. Home inspectors may only report on readily accessible and observed conditions. This is a visual, non-invasive evaluation of the home's condition on the date of inspection. Conditions that were concealed, inaccessible, or intermittent may not have been observed.

Not included. A home inspection is not a code compliance inspection, warranty, guarantee, appraisal, survey, or environmental test, and does not determine market value, property boundaries, or remaining life of components. Home inspectors are not permitted to provide engineering or architectural services.

Items not observed. Systems or components not observed are listed in the table above with the reasons they were not observed.

Immediate threats. As authorized in the pre-inspection agreement, immediate threats to health or safety observed during the inspection were disclosed on site to the client and the occupants.

Confidentiality. This report is confidential and was prepared solely for the client named above. It will not be disclosed to any third party without the client's express consent, except as required by law.

Photos. Photos show representative examples and may not show every instance of a condition.

[Inspector Name], NYS Licensed Home Inspector # [LICENSE]

Date: October 21, 2026

Rokan Inspection Pros · [PHONE] · [EMAIL] · Questions about this report? Call us anytime.