

Welcome.

# **How to Write a Home Inspection Report**

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Watch House Video

- Standards of Practice
- What is a home inspection report?
- 4 types of defects
- Which software?
- 3 parts of a home inspection narrative
- Conduct a roof inspection and write a report on the roof.

Take the Poll

It all starts with the Standards of Practice.

[www.nachi.org/sop](http://www.nachi.org/sop)

**Inspect**  
**Describe**  
**Report**

**A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.**

# Inspect Describe Report

- The Standards of Practice guides your inspection process (your observations).
- Your observations are communicated in your inspection report.

**Standards → Inspection Process → Inspection Report**

- Coherence: logical interconnection and organization of process and thought.

**→ Home Maintenance Book**



A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. Example: missing ledger flashing with imminent collapse

A **major defect** is a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace. Example: missing roof shingles

A **minor defect** is a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner. Example: broken GFCI

A **cosmetic defect** is a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality. Example: Carpet stain

## 3 PARTS OF A REPORT NARRATIVE

- **Part 1:** “I inspected... “I observed indications of...
- **Part 2:** Defect is identified and reason why it is a defect is described.
- **Part 3:** Correct and further evaluation recommended.

# ROOF

- Roof Access
- Roof Type
- Estimated Age
- Roof Covering
- Roof Flashing
- Skylight
- Structure
- Gutters & Downspouts
- Active Leak
- Roof Defects

Let's do an inspection.

Which software?

Step #11 at [www.nachi.org/everything](http://www.nachi.org/everything)

**Thank you.**

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