SAMPLE EXCERPT

Inspection report excerpt

This PDF shows the kind of report Inspect AI Pro produces from field shorthand. The property, client, and inspector below are fictional. Nothing here is a real inspection.

PROPERTY	1842 Harbourview Lane, Victoria, British Columbia
CLIENT	Alex Sample (fictional)
INSPECTION DATE	15 October 2026
PREPARED BY	Sample Inspector, Example Home Inspections (demonstration only)
REPORT TYPE	Residential excerpt — demonstration

Sample only. This is a fictional excerpt for demonstration. It is not a real inspection, not a real client, and not a real property.

Before — field shorthand

These are the notes as an inspector might type them on site. A word in parentheses, such as (safety), is the severity hint.

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roof: missing shingles n side, lifted tabs (safety)
attic: insulation thin ~4 in, moisture stains near bath fan
kitchen: sink leaks under cabinet (safety concern)
electrical: panel double-tap breaker 14, light rust on enclosure
exterior: grading slopes toward foundation, west side
windows: bedroom 2, failed seal, fog between panes
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After — report language

The inspector reviews this draft before anyone else sees it. Inspect AI Pro writes the PDF. It does not perform the inspection.

Roofing

Severity: Safety

Observation. Several asphalt shingles on the north slope are missing, and other tabs on that slope are lifted. Underlayment is exposed at those locations. Water can enter the roof assembly until the shingles are repaired.

Recommendation. Have a qualified roofer evaluate the north slope and repair or replace the damaged shingles.

Attic
Severity: Repair

Observation. Insulation in the area viewed was about 4 inches thick, which is thin for this climate. Moisture staining was visible on the sheathing beside the bathroom exhaust fan. In the area viewed, the fan duct did not appear to discharge to the exterior.

Recommendation. Have a qualified contractor correct the bath-fan duct so it discharges outdoors, confirm the source of the staining, and add insulation appropriate for the climate.

Kitchen — Plumbing
Severity: Safety

Observation. An active leak was observed beneath the kitchen sink. Moisture was present on the cabinet base. Ongoing leakage can damage the cabinet and can support microbial growth.

Recommendation. A licensed plumber should repair the leak. The cabinet should be dried, and any concealed damage should be evaluated.

Electrical
Severity: Safety

Observation. Breaker 14 in the main panel has two conductors terminated under one lug (a double-tap). Light surface rust was noted on the panel enclosure. A loose double-tap can overheat.

Recommendation. A licensed electrician should correct the double-tap and assess the enclosure.

Exterior — Grading
Severity: Repair

Observation. Along the west side, the soil slopes toward the foundation. That directs surface water at the building.

Recommendation. Where practical, regrade so the ground falls away from the foundation for several feet.

Windows
Severity: Monitor

Observation. The window in bedroom 2 shows fogging between the panes. That indicates the insulated-glass seal has failed. It is a clarity and efficiency issue, not by itself a structural defect.

Recommendation. Replace the sealed unit when clarity or energy performance matters.

End of sample excerpt. Limitations, photos, and the rest of a full report are omitted. This document is not a warranty and not an opinion about a real building.