PROFESSIONAL SAMPLE REPORT

HOME INSPECTION 360° CONDITION ASSESSMENT

INTERIOR • EXTERIOR • CRACKS • DAMPNESS • BATHROOM • CEILING • TERRACE • THERMAL CAMERA

Includes real inspection-photo composites from prior sample material, plus example findings and detailed guidance for interpreting and documenting defects.

REPORT ID	HI360-SAMPLE-REAL-001	**REPORT STATUS**	Website demonstration
PROPERTY TYPE	Apartment / independent house	**INSPECTION DATE**	Sample only
CLIENT / ADDRESS	Illustrative; not a current customer	**COMPANY**	HOME INSPECTION 360°

IMPORTANT: This sample combines real inspection-photo composites from earlier inspection materials with illustrative sample wording. It is not a report for a current customer property. Any embedded thermal colour scales or readings must be verified against original camera files before being used as measured evidence.

Contact: 9940697969

1. Inspection Scope & Workflow

A home inspection documents visible conditions in accessible areas, records evidence and identifies where further testing may be needed. A report should separate direct observations from suspected causes and should state any area that was inaccessible or not tested.

AREA	INSPECTION CHECKS	EVIDENCE TO CAPTURE
Interior rooms / hall / bedrooms	Vertical, horizontal, diagonal and hairline cracks; peeling paint; damp patches; plaster defects; door/window gaps.	Room overview, close-up, exact location and measurements if taken.
Kitchen / utility	Visible pipe joints, sink perimeter, service penetrations, staining, drainage and tile joints.	Fixture and joint photographs; actual test notes.
Bathroom / toilet	Grout gaps, failed sealant, tap/shower leaks, basin/WC junctions, drains and adjoining-wall/ceiling effects.	Wet-area overview, defect close-up and adjacent room image.
Ceiling / slab underside	Water stains, cracks, bubbling paint, loose plaster, rust staining, sagging and spalling.	Wide ceiling photo, close-up and thermal photo if captured.
Balcony / exterior	Frame gaps, facade cracks, damaged render, tile joints, failed sealant, balcony edge and drainage.	Elevation view and detail photo, with orientation.
Terrace / roof / tank	Parapet cracks, tile/skirting gaps, ponding, outlets, tank junctions and visible waterproofing defects.	Terrace overview, outlets and junction close-ups.
Staircase / common areas	Wall dampness, cracks, ceiling stains, accessible services, tile/granite joints and visible concrete damage.	Area overview, close-ups and access limitations.

Recommended sequence

- Record property details, customer-reported symptoms and prior repairs.
- Inspect accessible areas systematically and assign room/elevation IDs.
- Capture original overview and close-up photos; preserve original files.
- Use thermal camera, moisture meter, acoustic or pressure testing only when available and actually performed.
- Classify priority based on evidence, active leakage, safety risk and uncertainty.
- Explain observations, possible causes, next steps and limitations in the report.

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2. Sample Defect Register & Recommended Actions

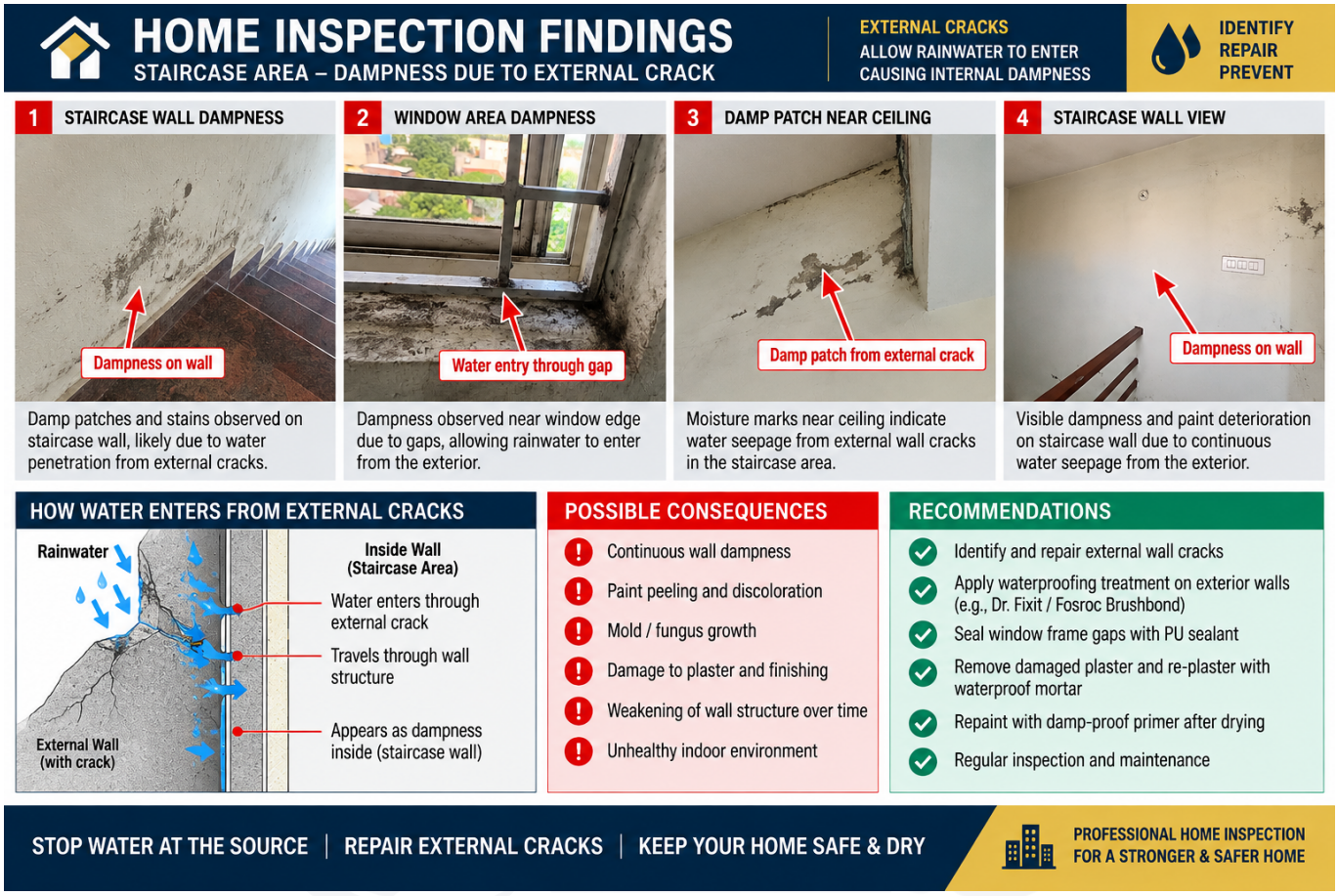
ID / AREA	SAMPLE OBSERVATION	PRIORITY	RECOMMENDED NEXT STEP
IN-01 Interior crack	A localized crack is visible on an internal wall near an opening.	Assess	Record pattern, width if measured and any displacement. Refer to a qualified engineer if widening or concerning.
EX-01 Exterior wall	Surface crack and damaged render may provide a rainwater entry path.	Medium	Check crack pattern, substrate and water path before selecting a compatible repair.
DM-01 Dampness	Localized staining / peeling paint appears on a lower wall or staircase.	Medium / high if active	Investigate plumbing, rain entry, drainage and moisture migration before repainting.
BA-01 Bathroom	Missing grout or failed sealant appears at selected tile joints.	Medium	Remove failed material, prepare joint and regrout/reseal compatibly; investigate further if leakage persists.
CE-01 Ceiling	Ceiling stain or bubbling paint may be associated with water from above or concealed services.	High if active	Trace source and check area above; stop leakage before plaster/paint reinstatement.
TE-01 Terrace	Open tile joints or parapet cracks may permit water entry.	High if active	Review drainage, outlets and waterproofing continuity; verify after repair.
TL-01 Flooring	Cracked tile or open skirting/granite joint is visible.	Low / medium	Check movement, bedding, substrate and water entry before replacing or regrouting.
PL-01 Plumbing	Water staining near visible pipework; concealed source not confirmed.	Needs verification	Inspect visible connections; consider appropriate plumbing isolation/pressure test or specialist leak detection.

Priority guide: HIGH/URGENT = active leak, falling material, exposed reinforcement, concerning movement or water near electricity; MEDIUM = recurring dampness or failed joints; LOW = minor cosmetic maintenance; NOT ASSESSED = inaccessible or untested area.

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3. REAL INSPECTION PHOTO COMPOSITE — Staircase and window-area dampness

Example observations: damp staining and paint deterioration around staircase wall, window edge and upper wall/ceiling junction. Confirm the source before specifying repair; external cracks or failed joints are possibilities, not proven causes from photographs alone.



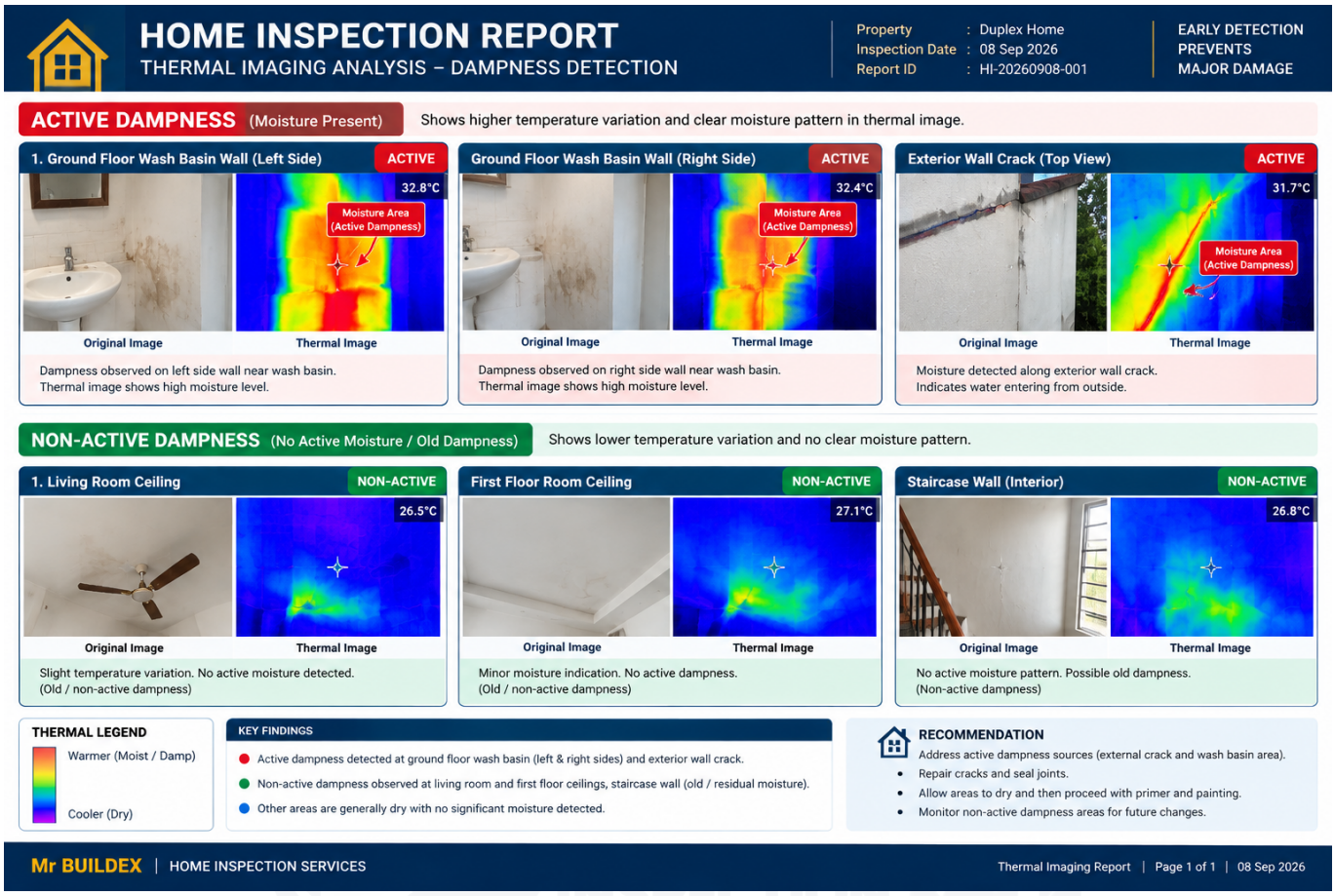
Sample content for customer explanation

“Damp staining and deterioration are visible on the staircase wall and near the window/upper-wall junction in the supplied inspection image. Water entry from an exterior crack or failed joint is one possible cause, but it should be verified by checking the outside surface, frame seals, rainfall exposure and any plumbing routes. Repair the source first, then allow drying and restore damaged finishes.”

Evidence note: This is a real-photo composite from previous inspection materials, not an unedited original photograph. Use original site files and confirm readings before issuing a property-specific report.

4. REAL INSPECTION PHOTO COMPOSITE — Dampness comparison

Example observations: report panels illustrate areas recorded as active and non-active dampness in a prior inspection graphic. Thermal patterns are screening evidence and must be cross-checked with visible conditions and suitable testing.



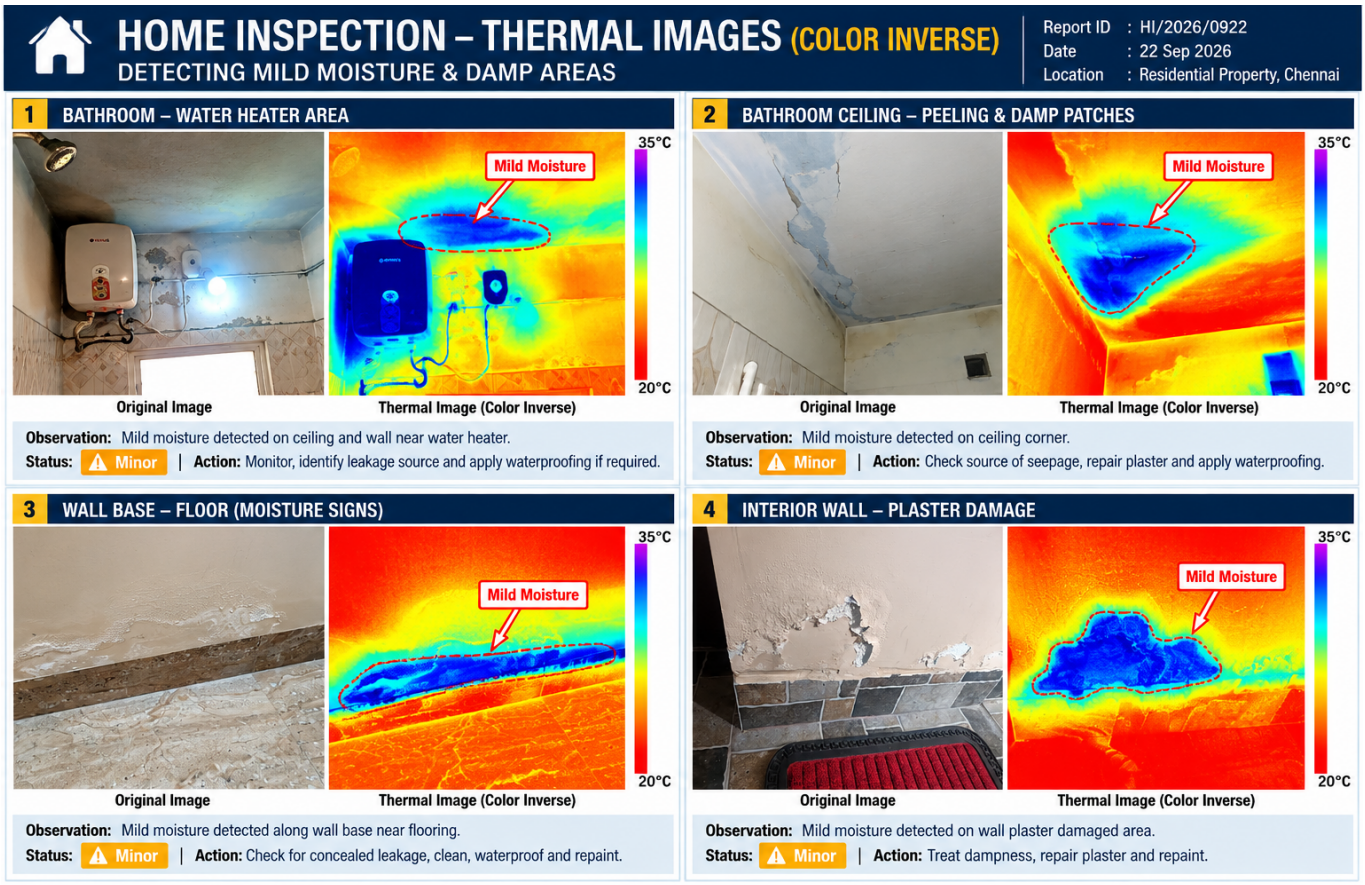
Sample content for customer explanation

“Thermal imagery shows surface-temperature variations at selected wall areas. These patterns may be consistent with moisture but are not conclusive by themselves. Correlate each thermal image with its matching normal photograph, actual instrument data and site conditions; record whether dampness is directly visible, suspected or previously reported.”

Evidence note: This is a real-photo composite from previous inspection materials, not an unedited original photograph. Use original site files and confirm readings before issuing a property-specific report.

5. REAL INSPECTION PHOTO COMPOSITE — Thermal moisture screening

Example observations: bathroom water-heater area and ceiling corner show visible staining and thermal comparisons. Use the original camera files and matching normal photographs for a customer-specific report; do not rely on colour alone.



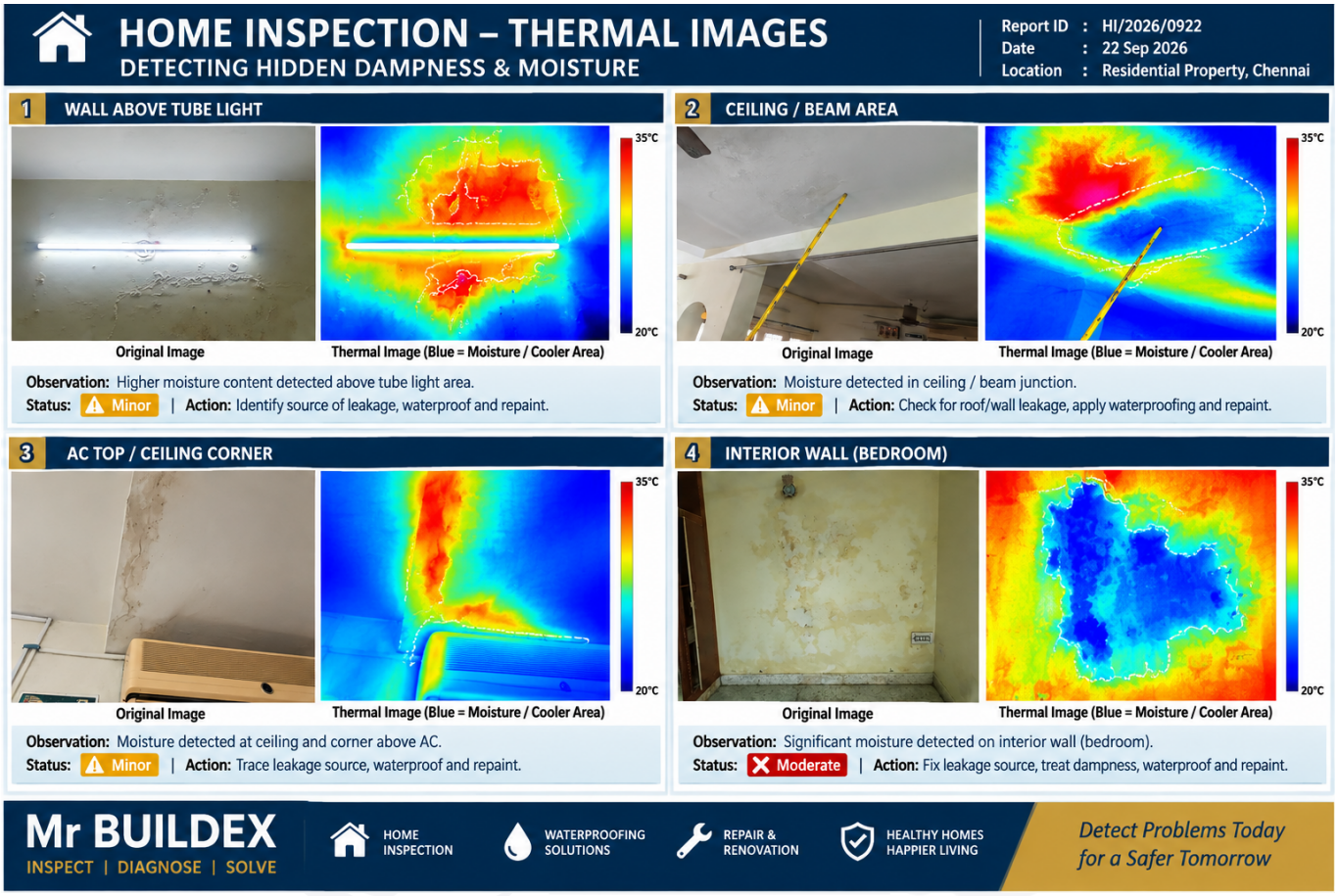
Sample content for customer explanation

“Visible staining and surface deterioration are present around the bathroom heater/ceiling corner in this example composite. Inspect the water-heater connections, concealed pipe routes, external wall and ceiling above. Do not state the source is confirmed unless a suitable test or direct observation supports it.”

Evidence note: This is a real-photo composite from previous inspection materials, not an unedited original photograph. Use original site files and confirm readings before issuing a property-specific report.

6. REAL INSPECTION PHOTO COMPOSITE — Wall, ceiling and service-area screening

Example observations: image panels show moisture-related concerns near wall bottoms, room corners, staircase ceiling and bedroom ceiling. Confirm the location, real readings and likely source during the site visit.



Sample content for customer explanation

“The sample panels illustrate several locations where moisture-related concerns may be investigated, including wall bottoms, room corners, staircase ceiling and bedroom ceiling. Record each location separately, identify the room above where possible, and distinguish current wetness from old staining through follow-up checks.”

Evidence note: This is a real-photo composite from previous inspection materials, not an unedited original photograph. Use original site files and confirm readings before issuing a property-specific report.

7. Thermal Camera: How to Report It Correctly

Thermal imaging records surface-temperature patterns. A pattern can be influenced by moisture, airflow, insulation, solar exposure, reflections and material differences. Thermal colours alone do not prove the exact source of a leak or provide a calibrated moisture percentage.

FIELD	WHAT TO RECORD	WHY
Matching image pair	Normal photo and thermal photo of the same surface, taken close together.	Connects the thermal pattern to the actual location.
Location / conditions	Room, wall/ceiling, orientation, date/time, recent rainfall or water use.	Allows repeat inspection and interpretation.
Equipment / readings	Camera model and actual spot/scale readings where recorded; moisture-meter values only if measured.	Avoids invented values.
Cross-check	Visible staining, moisture-meter check, plumbing test or suitable follow-up investigation.	Tests other possible causes.
Conclusion	Use “possible moisture-related anomaly; source unconfirmed” when appropriate.	Avoids overclaiming.

Sample thermal report wording

“Thermal screening identified a surface-temperature variation at [location]. The pattern may be associated with moisture or another thermal condition. The source and moisture content are not confirmed by thermal imaging alone. Correlation with visible conditions and suitable follow-up checks is recommended.”

8. Safety, Limitations & Customer Deliverables

• Water near electrical fittings: do not touch wet fixtures; arrange qualified electrical assistance.

• Loose overhead plaster, falling material, exposed reinforcement, significant displacement or rapidly widening cracks: make the area safe and seek the appropriate qualified professional.

• Do not repaint over active dampness. Identify and control the source and allow appropriate drying first.

• A general home inspection is not a structural engineering certificate, electrical safety certificate or guarantee that concealed defects do not exist.

• Report only measurements and tests actually taken; note access restrictions and tests not performed.

Customer deliverables

Property summary • area-wise defect register • original photographs and captions • thermal images where captured • recommended next steps • inspection limitations • optional separate repair quotation.

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END OF SAMPLE REPORT • Illustrative explanations; actual findings must be verified at the inspected property.