DOLAN INSPECTIONS, INC.

DI-SAMPLE-2026-001

HOME INSPECTION

Sample report / redacted edition

FICTIONAL PROPERTY



[Photo redacted]

Illustration only • No real property images or inspection photographs.

[Street Address Redacted]

Mount Dora, FL 32757

PREPARED FOR

[Client Name Redacted]

FICTIONAL INSPECTION DATE

October 23, 2026

INSPECTOR

Tom Dolan

FLORIDA LICENSE

Home Inspector HI17316

Website demonstration only. All property characteristics, observations, conditions, and recommendations in this sample are invented. No inspection of a real property is represented.

01 / REPORT OVERVIEW

Summary of findings

Fictional single-family home • Mount Dora, Florida • October 23, 2026

4 ILLUSTRATIVE FINDINGS
1 moderate / 3 minor / No cost estimates or repair deadlines

IA-01 / MODERATE

Localized moisture staining at window trim

A small stain is illustrated at the rear bedroom window. Source and activity are not established. Have a qualified contractor evaluate the area and correct the cause as needed. See page 6.

EL-01 / MINOR

GFCI receptacle did not reset

The fictional garage GFCI receptacle did not reset using its built-in button. Have a licensed electrician evaluate and restore proper protection. See page 4.

RE-01 / MINOR

Light roof-surface wear

Scattered granule wear is illustrated on a few shingles. No active roof leak is represented. Have a qualified roofer review during routine maintenance. See page 3.

HV-01 / MINOR

HVAC age and routine service

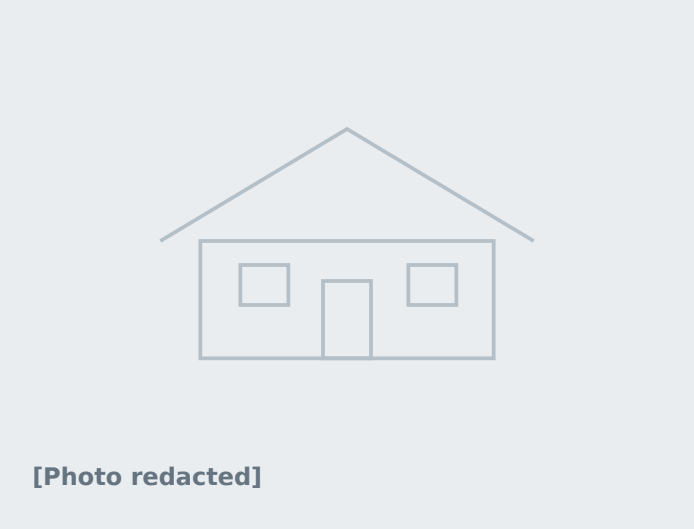
The illustrative equipment label indicates 2015 manufacture. Cooling responded during the fictional test. Keep regular service records; age alone does not establish remaining life. See page 5.

How to read this sample: Moderate = further evaluation of a localized concern. Minor = maintenance or a limited repair item. These labels are illustrative, not a complete safety assessment.

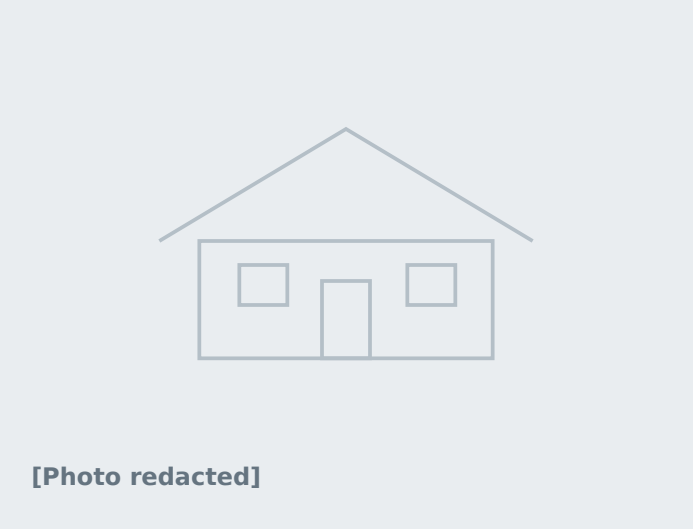
02 / BUILDING ENVELOPE

Roof & exterior

Visible roofing, drainage, exterior wall finishes, and accessible perimeter areas.



R-01 • Fictional shingle surface / wear detail



R-02 • Fictional eave and drainage detail

RE-01 / MINOR

Scattered shingle granule wear

Light surface wear is illustrated on a few south-facing shingles. Have a qualified roofing contractor review during routine maintenance and make localized repairs if needed. Remaining roof life is not estimated.

Illustrative observations

Asphalt-shingle roof; concrete-block exterior with painted stucco. Visible flashing and eaves are shown without a separate concern in this sample. Keep gutters and downspout outlets clear and direct roof runoff away from the foundation.

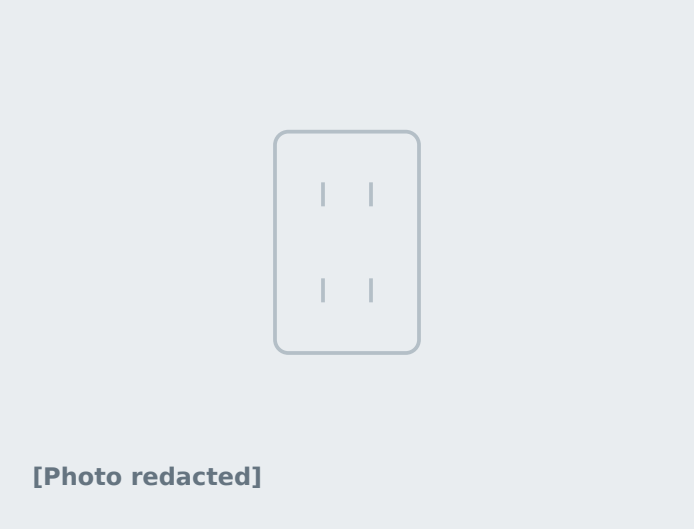
Access & limitations

Roof represented as viewed from ground level and accessible eaves. Concealed flashing, underlayment, and areas hidden by finishes are not evaluated. This report is not a roof certification or wind-mitigation form.

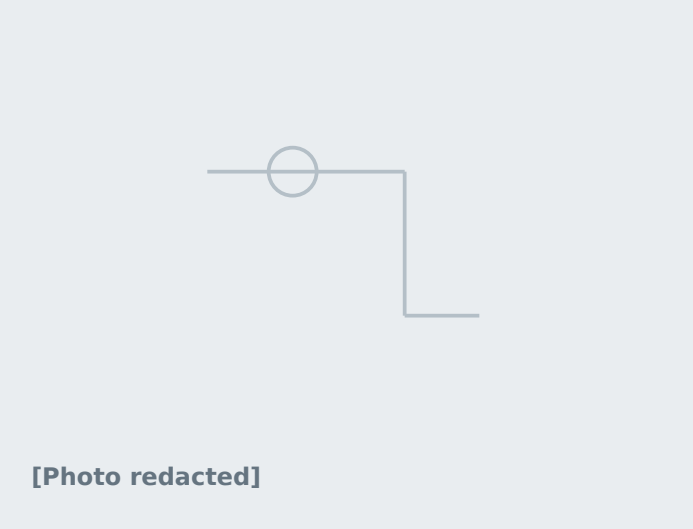
03 / CORE SYSTEMS

Electrical & plumbing

Accessible equipment and a representative selection of fixtures and devices.



E-01 • Fictional garage GFCI receptacle



P-01 • Fictional accessible supply connection

EL-01 / MINOR

Garage GFCI did not reset

The sample receptacle did not reset with its built-in test/reset buttons. Have a licensed electrician evaluate the device and connected circuit and restore proper GFCI protection. Concealed wiring is not assessed.

Electrical overview

Illustrative 200-amp service with an accessible main panel. No other visible panel concern is included in this sample. A representative selection of accessible outlets and switches is described as operated; not every device is tested.

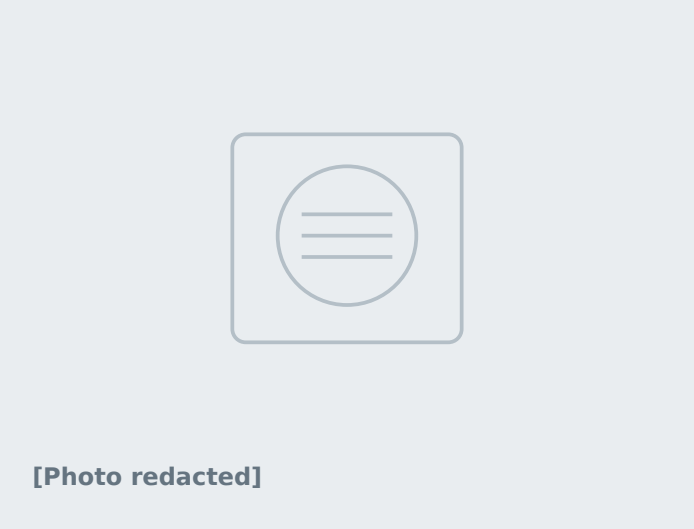
Plumbing overview

Illustrative public water and sewer; accessible supply piping and electric tank water heater. Sample fixtures are described as operating without a visible leak at the time of inspection. Underground lines and concealed connections are outside this visual review.

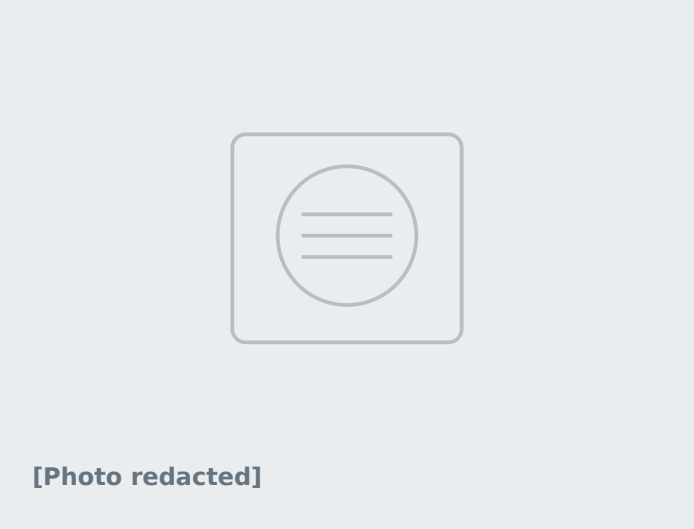
04 / COMFORT SYSTEMS

Heating & cooling

Central split-system heat pump • Accessible equipment, filter, and condensate path.



H-01 • Fictional outdoor heat-pump unit



H-02 • Fictional accessible air-handler cabinet

HV-01 / MINOR

Equipment age & routine service

The invented equipment label indicates manufacture in 2015. The system is described as responding in cooling mode during the fictional inspection. Schedule routine HVAC service and retain records. Remaining service life is not predicted.

Illustrative observations

Accessible condensate piping is shown without a separate concern. Keep the drain maintained and the outdoor unit clear of vegetation. Replace or clean filters according to the equipment manufacturer’s guidance and household conditions.

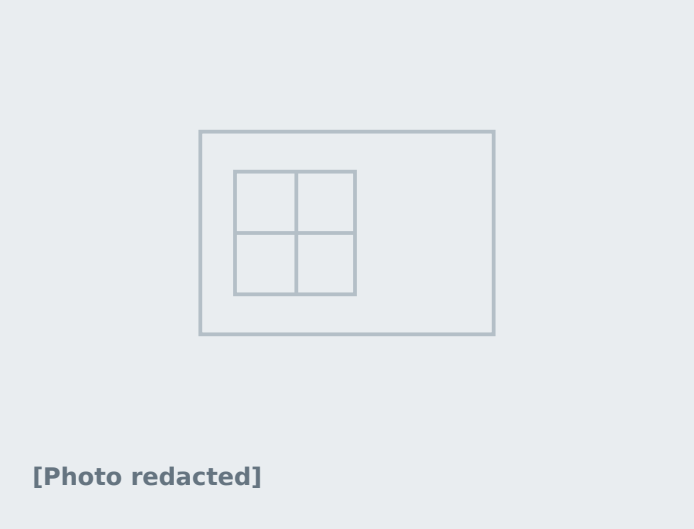
Access & limitations

No refrigerant-pressure testing, duct leakage testing, or efficiency calculation is represented. Heating operation is not included in this warm-weather sample. A response to controls does not guarantee future performance or comfort in every room.

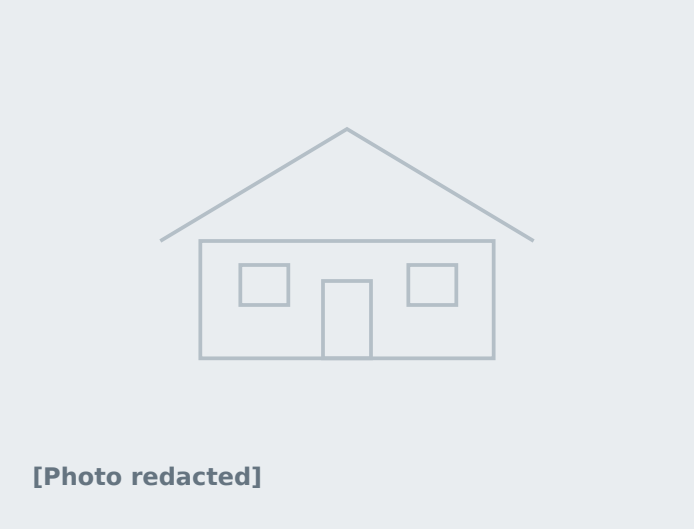
05 / INSIDE THE HOME

Interior & attic

Representative interior surfaces, doors, windows, and accessible attic areas.



I-01 • Fictional rear bedroom window / trim



A-01 • Fictional attic access / roof framing

IA-01 / MODERATE

Localized stain below bedroom window

A small area of staining is illustrated at the lower trim. Its source and whether it is active are not determined. Have a qualified contractor assess the window, nearby seals, and affected materials; correct the cause and repair finishes as appropriate.

Interior & attic overview

Sample doors and accessible windows are described as operating normally, aside from the localized concern above. Fiberglass attic insulation and visible roof framing are illustrated from the access opening. Storage and low clearance limit visibility.

Access & limitations

No mold sampling, invasive wall opening, or concealed-moisture diagnosis is included. A surface stain alone does not establish a hidden condition. Thermal imaging is a separate service and no thermal scan results are represented in this sample.

06 / SCOPE & NEXT STEPS

What this report covers

A guide to reading this fictional example—not an inspection agreement or certification.

THIS IS A WEBSITE SAMPLE

No real property was inspected for this document. Client and street-address fields are redacted placeholders. The property characteristics, date, conditions, observations, and recommendations are entirely fictional.

A visual snapshot of accessible systems

A typical home inspection documents visible, accessible conditions at the time of the visit. This sample illustrates a concise summary plus roof/exterior, electrical/plumbing, HVAC, and interior/attic sections. A real report’s scope, findings, and photographs vary by property and access.

Not a warranty or specialized certification

An inspection does not predict future failures or reveal every concealed defect. This example is not a warranty, code-compliance review, engineering opinion, environmental assessment, insurance determination, or substitute for a real inspection. It does not constitute a completed 4-Point or Wind Mitigation report.

Understand a finding, then choose the next step

Read the full section for the observation and its limits. When a concern is identified in a real report, use an appropriately licensed or qualified professional for further evaluation or repair. This sample does not provide pricing or prescribe repair deadlines.

DOLAN INSPECTIONS, INC.

Home Inspection • 4-Point • Wind Mitigation • Thermal Imaging

Tavares, FL | Mon–Fri 9–5; Saturday by appointment
Tom Dolan • Florida Licensed Home Inspector HI17316