ILLUSTRATIVE SAMPLE - NOT A CLIENT INSPECTION

INSIDE THE REPORT

A closer look at the inspection report.

Photographs, clear observations, and practical next steps.
See how a defined inspection scope becomes useful documentation.



FIELD DOCUMENTATION

Building-envelope photograph from Charlie's construction project work.

WHAT THE REPORT ORGANIZES

01

Scope and access

The assignment, areas reviewed, inspection conditions, and access limits.

02

Priority summary

Safety concerns, repairs, further evaluation, maintenance, and access gaps.

03

Detailed findings

Location, photograph, observation, significance, and recommended next step.

04

Supporting records

Relevant measurements and authorized laboratory attachments when included.

An observation should lead to a clear next step.

These pages demonstrate a reporting format. They do not describe a complete client inspection, certify a property's condition, or replace a site-specific report.

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EX-01 / PHOTO-SUPPORTED FINDING

Visible decking deterioration

Example priority: Further evaluation



1 Visible surface material loss
2 Board-edge separation

Actual construction field photograph. Callouts demonstrate documentation and are not a complete inspection conclusion.

LOCATION

Exposed roof-deck area shown in the demonstration photograph.

OBSERVED

Visible surface material loss and separation along portions of the wood decking.

WHY IT MATTERS

The visible condition warrants evaluation to establish the extent and an appropriate repair scope.

NEXT STEP

Have a qualified roofing or building professional evaluate the affected area and adjacent materials before repair decisions are made.

LIMITATION

The photograph alone cannot establish the moisture history, concealed extent, or structural capacity.

The report makes the boundary visible.

No moisture reading, laboratory result, engineering conclusion, or cause of damage is inferred from this image.

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FROM FINDING TO FOLLOW-THROUGH

A clear action register.

An illustrative summary connects each item to a next step. Read the detailed finding and the inspection scope before making decisions.

ITEM	PRIORITY	EXAMPLE	NEXT STEP
EX-01	Further evaluation	Visible decking deterioration (photo demonstration)	Obtain an evaluation of the affected and adjacent materials; define the repair scope.
EX-02	Access limitation	Attic not accessed (hypothetical example)	Record the reason access was limited. Arrange safe access and a separately agreed review if needed.

READ THE SCOPE WITH THE FINDINGS

What was accessible?

The report records inspection methods, obstructions, and areas that could not be reviewed. An unseen area is not silently marked acceptable.

What is included?

The written agreement identifies the service, any authorized sampling, report deliverables, recipients, fees, and the reporting timeline.

Questions to bring to the next conversation

01 Which finding should be addressed first, and why?

02 Who is the appropriate professional to evaluate or repair it?

03 What additional access or information would answer the remaining question?

A general inspection is a review of accessible conditions at the time of the visit. It is not an engineering opinion, a warranty, a medical safety determination, or a guarantee against hidden defects.