HOME INSPECTION REPORT

Street address	City	ZIP code	Inspection date	Report date

Client(s)	Inspection company	Phone

Licensed home inspector	MHID license number	Inspector signature

Building and year built	Weather	Temperature	Occupancy	People present

Miss. Code § 73-60-17(2): "A home inspection report must be issued by a home inspector to a client as specified in the Standards of Practice."

Mississippi adopted the ASHI Standard of Practice for Home Inspections. The Mississippi Home Inspection Division posts the 2014 edition and lists the 2026 edition with a Mississippi effective date of January 1, 2027. Sections 3 through 14 below follow the 2026 edition's order. Items present but not inspected are marked NI, with the reason.

Edition followed: ☐ 2014 edition ☐ 2026 edition

Condition terms

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no deficiency seen.
D	**Deficient**	Inspected. Not working as intended, damaged, or near the end of its life. Listed in the system's findings with a recommendation.
SH	**Safety hazard**	Inspected. Unsafe as found. Listed in the system's findings and first in the summary.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	**Not present**	Not found at this property.

Summary of findings

Every item marked SH or D in the report, with its number. Safety hazards are listed first.

No.	Term	System	Component and observation	Recommendation

3 Structure

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation						
Columns or piers						
Floor structure						
Wall structure						
Ceiling structure						
Roof structure						
Crawl space entry and method						
Attic entry and method						
Water or moisture signs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1				
3.2				
3.3				

4 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall coverings						
Flashing and trim						
Exterior doors						
Eaves, soffits, and fascias						
Vegetation, grading, drainage						
Retaining walls						
Walkways, patios, driveways						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Deck and balcony

Component	Type, material, and notes	S	D	SH	NI	NP
Deck or balcony structure						
Attachment to the house						
Walking surface						
Railings and guards						
Steps and stairs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering						
Roof drainage						
Flashing						
Skylights						
Chimneys						
Roof penetrations						
Inspection method						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Plumbing

Component	Type, material, and notes	S	D	SH	NI	NP
Supply piping material						
Fixtures and faucets						
Drain, waste, and vent piping						
Water heater and energy source						
Water heater vent and relief valve						
Main water shutoff location						
Main fuel shutoff location						
Fuel storage and piping						
Sump pumps and ejectors						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service drop or lateral						
Service entrance conductors						
Service amperage						
Main disconnect location						
Service grounding						
Panels and subpanels						
Overcurrent protection						
Branch circuit wiring method						
Lights, switches, receptacles						
GFCI and AFCI protection						
Smoke and CO alarms						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Heating and air conditioning (HVAC)

Component	Type, material, and notes	S	D	SH	NI	NP
Heating equipment						
Cooling equipment						
Energy source						
Vents, flues, and chimneys						
Distribution system						
Condensate drainage						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Interior

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors						
Steps, stairways, and railings						
Countertops and cabinets						
Doors and windows						
Kitchen appliances						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Insulation

Component	Type, material, and notes	S	D	SH	NI	NP
Attic insulation						
Floor insulation						
Vapor retarders						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
11.1				
11.2				
11.3				

12 Ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Attic ventilation						
Crawl space ventilation						
Kitchen, bath, laundry exhaust						
Clothes dryer exhaust						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
12.1				
12.2				
12.3				

13 Fireplaces and fuel-burning appliances

Component	Type, material, and notes	S	D	SH	NI	NP
Fireplaces, stoves, and inserts						
Fuel-burning accessories						
Chimneys and vents						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
13.1				
13.2				
13.3				

14 Garage and carport

Component	Type, material, and notes	S	D	SH	NI	NP
Garage or carport structure						
Vehicle doors and openers						
Floor or slab						
Door between garage and house						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
14.1				
14.2				
14.3				

About this report

This is a visual inspection of the readily accessible systems and components the ASHI Standard of Practice lists, as they were on the inspection date. It will not find problems hidden inside walls, under floor coverings, or behind stored items, and it is not a code inspection, a warranty, or a guarantee.

Wood destroying insects are outside a home inspection. Wood damage and conditions that invite insects are noted where seen, but the Mississippi Official Wood Destroying Insect Report comes from a pest control company licensed by the Mississippi Department of Agriculture and Commerce.

Septic systems, wells, and water quality are outside a home inspection. When a house with an existing septic system changes hands and the water account changes to the new owner, MSDH rules call for a connection-event inspection by an MSDH Certified Installer or a Division of On-Site Wastewater environmentalist (MSDH Rules 1.2.2 and 1.6.6), unless the lot is exempt under Miss. Code § 41-67-6(7).

Every item marked SH or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.