

Residential electrical inspection

Home purchase report

PREPARED FOR

SAMPLE CUSTOMER

Address SAMPLE ADDRESS, San Antonio, TX

Phone SAMPLE

Email SAMPLE

REPORT DETAILS

Report no. WE-IR-SAMPLE

Report date October 15, 2026

Type Home purchase

Prepared by Wattsmith Electric LLC

EXECUTIVE SUMMARY

3

FINDINGS

1

SAFETY

1

REPAIR

1

MAINTENANCE

- Safety: A safety concern. Correct it first.
- Repair: Not working as it should. Correct it soon.
- Maintenance: Working. Attention is recommended.

Pass and Not present items were checked and recorded; they are not listed as findings. This visit recorded 29 Pass and 1 Not present.

FINDINGS

1. SERVICE AND MAIN PANEL

SAFETY

Two conductors on one breaker terminal (double tap) at breaker 14.

Recommendation: Add a breaker or a listed tandem so each conductor has its own terminal.

2. RECEPTACLES

REPAIR

No GFCI protection at the kitchen counter receptacles.

Recommendation: Install GFCI protection on the kitchen counter circuit.

3. SMOKE AND CO ALARMS

MAINTENANCE

Hall smoke alarm is chirping; the date on it is 2014.

Recommendation: Replace the alarm. Alarms are replaced every 10 years.

SAMPLE REPORT. NOT A REAL CUSTOMER.

ACTION PLAN

■ First: safety items

1. Two conductors on one breaker terminal (double tap) at breaker 14. (Service and main panel)

■ Next: repairs

2. No GFCI protection at the kitchen counter receptacles. (Receptacles)

■ When convenient: maintenance

3. Hall smoke alarm is chirping; the date on it is 2014. (Smoke and CO alarms)

Ready to take care of these items?

Call us and we will price the work at a flat price you approve before any work begins.

(210) 446-5446

SCOPE

This report records the electrical conditions observed during the visit, at the components that were accessible and could be operated safely. Walls, ceilings and finished surfaces were not opened, and furniture and stored items were not moved.

Conditions can change after the visit, and concealed conditions that were not visible may exist. This report covers electrical items only and is not a general home inspection.

Signed by a Texas licensed master electrician

I have reviewed the findings in this report for SAMPLE ADDRESS, San Antonio, TX.

Printed name

Texas master electrician license

Signature

Date

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