# Home Inspection Summary Report

PROPERTY ADDRESS: 1234 Anywhere Street Fake City, State 01245	
GROUNDS	
Front Stairway	Safety Concern: Rails are loose. Repairs recommended to make stairway safe. Repairs should be completed by a qualified professional.
EXTERIOR	
Roof Drainage	Maintenance: Gutters are full of debris and should be cleaned immediately.
FOUNDATION	
Grading	Maintenance: In areas grading pitches towards the home, this can lead to water entering the home. Recommend re-grading.
Foliage	Improve: Foliage is touching, or growing on brick. May result in excessive damage or deterioration and promote pest infestation.  Maintenance: Foliage is too close to exterior A/C unit. Recommend pruning and removing of foliage.
PLUMBING	
Drain, Piping	Maintenance: Leaking observed at main floor Bathroom sink. Recommend licensed plumber for repair or replacement, as necessary.
ELECTRICAL	
GFCI	Safety Concern: No GFCI protection in garage or at exterior outlets.  Recommend licensed electrician install GFCI's at all garage and exterior outlets.
INTERIOR	
Exterior Door	Improve: Back door is difficult to open and lock is not functioning properly. Recommend replacement of lock.
Door Bell	Improve: Doorbell not operating. Recommend replacement or repair as needed.
Carbon Monoxide Detector	Improve: No Carbon Monoxide (CO) detectors in the home. The Consumer Product Safety Commission recommends that every residence with fuel burning (gas) be equipped with UL Listed CO alarm.
KITCHEN	
Ranges, Oven	Improve: The light on left side of hood did not turn on.
MASTER BATHROOM	
Shower	Maintenance: Missing grout where wall and floor meet. Recommend grout and caulking to prevent water leakage.
Toilet	Maintenance: Seat lid is loose. Recommend replacement or repair.



# **How To Write Home Inspection Report**

Ying Liu

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