# 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**

**Yi-Tong Ma** 

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## **Table of Contents How To Write Home Inspection Report**

- 1. Understanding the eBook How To Write Home Inspection Report
  - The Rise of Digital Reading How To Write Home Inspection Report
  - Advantages of eBooks Over Traditional Books
- 2. Identifying How To Write Home Inspection Report
  - Exploring Different Genres
  - o Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
- 3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an How To Write Home Inspection Report
  - User-Friendly Interface
- 4. Exploring eBook Recommendations from How To Write Home Inspection Report
  - Personalized Recommendations
  - How To Write Home Inspection Report User Reviews and Ratings

- How To Write Home Inspection Report and Bestseller Lists
- 5. Accessing How To Write Home Inspection Report Free and Paid eBooks
  - How To Write Home Inspection Report Public Domain eBooks
  - How To Write Home Inspection Report eBook Subscription Services
  - How To Write Home Inspection Report Budget-Friendly Options
- 6. Navigating How To Write Home Inspection Report eBook Formats
  - ∘ ePub, PDF, MOBI, and More
  - How To Write Home Inspection Report Compatibility with Devices
  - How To Write Home Inspection Report Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of How To Write Home Inspection Report
  - Highlighting and Note-Taking How To Write Home Inspection Report
  - $\circ\,$  Interactive Elements How To Write Home Inspection Report
- 8. Staying Engaged with How To Write Home Inspection Report
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers How To Write Home Inspection Report
- 9. Balancing eBooks and Physical Books How To Write Home Inspection Report
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection How To Write Home Inspection Report
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine How To Write Home Inspection Report
  - Setting Reading Goals How To Write Home Inspection Report
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of How To Write Home Inspection Report
  - Fact-Checking eBook Content of How To Write Home Inspection Report
  - Distinguishing Credible Sources

- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development
  - Exploring Educational eBooks
- 14. Embracing eBook Trends
  - Integration of Multimedia Elements
  - Interactive and Gamified eBooks

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