



# Home Inspection Report Summary (sample)



<p><b>Property Address:</b> 1234 Anywhere Street Fake City, State 01234</p>	
<b>Grounds</b>	
Front stairway	<b>Safety concern:</b> Rails are loose. Repairs recommended to make stairway safe. Repairs should be completed by a qualified professional.
<b>Exterior</b>	
Roof drainage	<b>Maintenance:</b> Gutters are full of debris and should be cleaned immediately.
<b>Foundation</b>	
Grading	<b>Maintenance:</b> In some areas, grading pitches toward the home. This can lead to water entering the home. Recommend regrading.
Foliage	<p><b>Improve:</b> Foliage is touching or growing on home. May result in excessive damage or deterioration and promote pest infestation.</p> <p><b>Maintenance:</b> Foliage is too close to exterior A/C unit. Recommend pruning and removal of foliage.</p>
<b>Plumbing</b>	
Drain, piping	<b>Maintenance:</b> Leaking observed at main floor bathroom sink. Recommend licensed plumber for repair or replacement, as necessary.
<b>Electrical</b>	
GFCI	<b>Safety concern:</b> No GFCI protection in garage or at exterior outlets. Recommend licensed electrician install GFCIs at all garage and exterior outlets.
<b>Interior</b>	
Exterior door	<b>Improve:</b> Back door is difficult to open, and lock is not functioning properly. Recommend replacement of lock.
Doorbell	<b>Improve:</b> Doorbell not operating. Recommend replacement or repair as needed.
Carbon monoxide detector	<b>Improve:</b> 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.
<b>Kitchen</b>	
Ranges, oven	<b>Improve:</b> Light on left side of hood did not turn on.
<b>Master bathroom</b>	
Shower	<b>Maintenance:</b> Missing grout where wall and floor meet. Recommend grout and caulking to prevent water leakage.
Toilet	<b>Maintenance:</b> Seat lid is loose. Recommend replacement or repair.

 This report is for educational purposes only. It does not represent a complete report provided by a home inspector, nor does it serve as a recommendation for acceptance, rejection, or negotiation of the noted items.