



## Summary Only

### Client Name

#### Property Address:

1234 Street name  
Anytown MN 55555



**Lakeland Home Inspections**

**Steve Jones**

**952-250-7465**

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This is not the complete home inspection report. It is only the Summary Items.

## Summary



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof System / Chimneys and Attic

### 1.4 Roof Drainage Systems (Gutters/Downspouts)

#### Inspected, Repair or Replace

The gutters on the front of home are clogged and needs cleaning. Leaking corners were evident. The downspout in the front should be routed to another location.





1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)

## 1.5 Roof Structure and Attic (report leak signs or condensation)

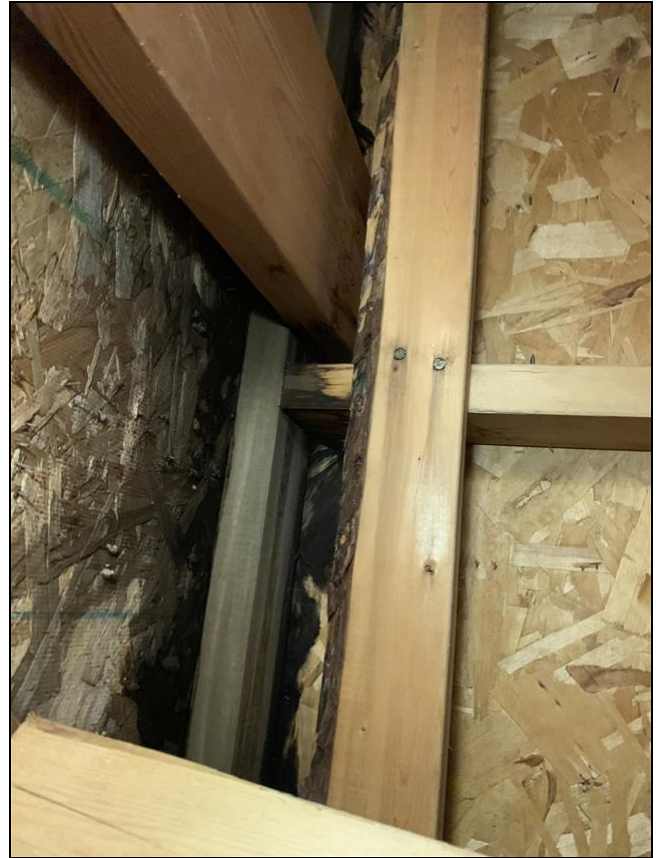


**Inspected, Repair or Replace**

The chimney has some rotted trim resulting in leaks around the chimney chase and on the roof sheathing.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

## 2. Exterior

### 2.1 Doors (Exterior)

#### Inspected, Repair or Replace

The garage service door threshold was rotted and deteriorated resulting in water intrusion.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

The driveway apron has settlement and will eventually need repair.



2.4 Item 1(Picture)

**2.5 Eaves, Soffits and Fascias**

**Inspected, Repair or Replace**

Gaps in the soffits are areas for rodent entry. Recommend sealing and gaps.





2.5 Item 1(Picture)



2.5 Item 2(Picture)

## 4. Kitchen Components and Appliances

### 4.12 Food Waste Disposer

Inspected, Repair or Replace

The disposal flange has failed and needs replacement.



4.12 Item 1(Picture)

## 5. Rooms

### 5.6 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Floor outlet needs a cover plate



5.6 Item 1(Picture)

## 6. Bathroom and Components

### 6.2 Floors

#### Inspected, Repair or Replace

The master bath shower floor tiles are cracked and have been caulked. Replacement will likely be needed.



6.2 Item 1(Picture)

### 6.7 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

The master bath whirlpool tub jet port needs t be reconnected.





6.7 Item 1(Picture)

**6.8 Outlets, Switches and Fixtures****Inspected, Repair or Replace**

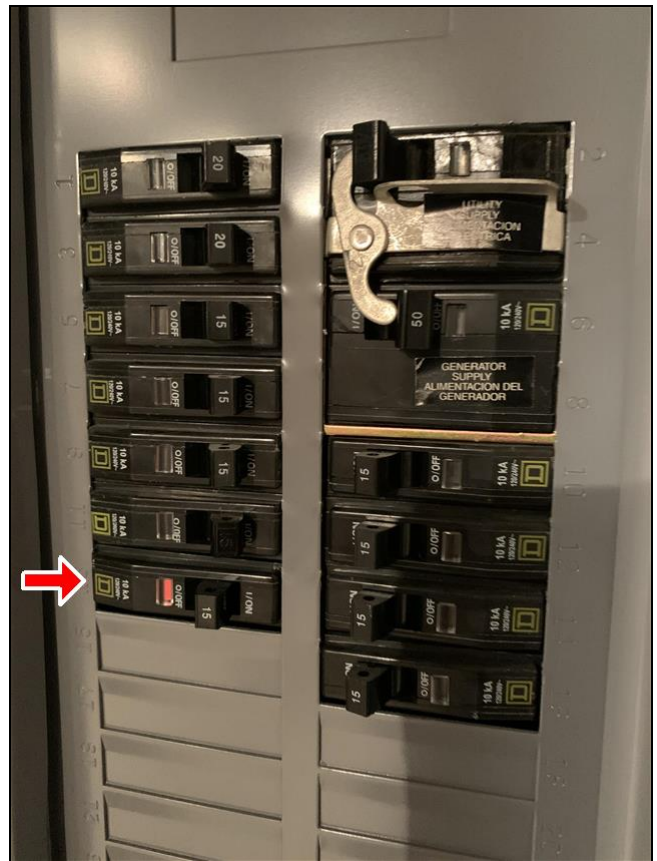
Basement bath sink faucet is loose.

**8. Plumbing System****8.6 Sump Pump****Inspected, Repair or Replace**

The sump pump did not operate properly, the circuit breaker trips. Sump pump replacement needed.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Safety Concern



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### 2. Exterior

#### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Safety Concern



The front entry concrete has settled resulting in uneven steps. Trip hazard.



2.3 Item 1(Picture)

### 5. Rooms



**5.3 Steps, Stairways, Balconies and Railings****Inspected, Safety Concern**

**+** The bottom 3 steps all have uneven heights. Trip hazard.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

**9. Electrical System****9.7 Carbon Monoxide Detectors****Inspected, Safety Concern**

**+** Carbon Monoxide (CO) detectors will be needed within 10ft of bedrooms.