

Property Inspection Report



4673 Sugar Drive
Pembroke Pines Fl, 33333

Prepared for: Buyer Name

Prepared by: KRC Home Inspection Company
8589 SW 22 Ct
Miramar, Fl 33025



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KRC Home Inspection Company

SAMPLE REPORT FULL.pt6

4673 Sugar Drive

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General Information

Property Information

Property Address: 4673 Sugar Drive

City: Pembroke Pines

State: FL

Zip: 33333

Contact Information

Contact Name: ABC

Company: ABC Realty

Phone: 505-000-1111

Email: abc@abe.com

Client Information

Client Name: Buyer Name

Phone: Buyer #

Email: Buyer email

Inspection Company

Inspector Name Ken Clarke

Company Name KRC Home Inspection Company

Address 8589 SW 22 Ct

City Miramar

State FL

Zip 33025

Phone: 954-962-4272

Fax: 954-962-3104

E-Mail: krchome@juno.com

Conditions

Others Present: Buyer's Agent and Buyer **Property Occupied:** Vacant

Inspection Date: 06/25/2011

Start Time: 8:00 AM

End Time: 11:15 AM

Electric On: Yes

Water On: Yes

Gas/Oil On: Not Applicable

Weather Condition: Clear

Building Type: Single family

Total Exterior Wall Length:

Year Built: 2002

Entrance Face: East

Inspection Type: Full Inspection, Roof Mitigation

of Stories: 2 Story

Adj. Bldg. S.F: 5549

Sewage Disposal: City

How Verified: Visual Inspection

Water Source: City

How Verified: Visual Inspection

File Number: Buyer Name



Inspection Agreement:

Inspection Agreement:

Inspector Name Ken Clarke
Company Name KRC Home Inspection Company

Client Name: Buyer Name
Address:
City, State Zip:
Property Address: 4673 Sugar Drive
City State Zip Pembroke Pines, FL 33333

THIS AGREEMENT forms part of and is hereby incorporated into the Report of a visual inspection of the readily accessible areas of the property being inspected, in accordance with the terms and conditions herein. Please read the remarks printed in the Report and call us for questions you might have. Maintenance and other matters may be discussed, but they are not a part of the inspection. The Report is not a compliance or certification inspection for past or present government codes or regulations of any kind. The inspection and Report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including, but not limited to, radon gas, lead paint, asbestos, urea, formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections and Report wells, septic systems, security systems, central vacuum systems, water softeners, fire and safety equipment and the presence or absence of rodents. KRC HOME INSPECTION COMPANY (the COMPANY) for valuable consideration agrees to conduct an inspection for the purpose of informing the CUSTOMER or the agent of the CUSTOMER of deficiencies in the condition of the property being inspected. The inspection and report are prepared for the sole, confidential and exclusive use and possession of the CUSTOMER or agent for the CUSTOMER and will include the following (as applicable):

- Roof and Termite
- Electrical, Plumbing
- Pool & Sprinkler Pump
- Structure and Mechanical
- Heating and Air Conditioning
- Mold
- Appliances
- Windows and Doors

IT IS UNDERSTOOD AND AGREED:

1. Accessibility:

This inspection will be of readily accessible areas of the building only, and is limited to visual observations of apparent conditions existing at the time of the inspection. Latent or concealed defects and deficiencies are excluded from the inspection. Equipment, items and systems will not be dismantled.

2. Liability for repairs:

The COMPANY and its agents and employees assume no liability for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, bodily injury consequential loss or damage of any nature.

3. Warranty:

The COMPANY makes no guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any structure, item or system inspected and/or contained in the Report.

4. Liability for negligence:

Should the COMPANY and/or its agents or employees be found liable for loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of the COMPANY and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER or agent on behalf of the CUSTOMER for the inspection and Report.

Ken Clarke
For KRC Home Inspection Company

KRC Home Inspection Company



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Inspection Agreement: (Continued)

Receipt

Receipt

Inspector Name Ken Clarke

Company Name KRC Home Inspection Company

Client Name: **Buyer Name:**

Client Address :

Client City State Zip :

Property inspected: 4673 Sugar Drive Pembroke Pines, FL 33333 06/25/2011

Method of Payment: **Credit Card**

Amount Received: **525.00**

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 954-962-4272



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional:	Items appear functional with no obvious signs of defect at the time of inspection.
Repair:	Item is not fully functional and requires repair / replace or servicing and or further evaluation by a qualified professional.
Defective:	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Present:	Item not present or not found.
Cosmetic Flaws:	Typical wall/ceiling nail / screw holes, minor cracks/touch ups, floor covering, painting, window screens are considered normal / cosmetic and no repair cost are reported
Not Inspected:	Item was unable to be inspected for safety reasons or due to lack of power, water, inaccessible, or disconnected at time of inspection.
Not Applicable:	System or components not part of inspection/or not in building.
Maintenance:	Items that required typical maintenance.
Acceptable:	Items appear functional but showing signs of aging, wear / tear

Lots and Grounds

Promote positive (+) drainage away from foundation and extend run off from roofing and downspouts from foundation

Lots and Grounds

Repair:	Driveway: Paver: Uneven settling
Functional:	Walks: Paver:
Functional:	Porch: Paver:
Functional:	Grading: Moderate slope:

Structure

Structure

Functional:	Structure Type: Refcd mas:
Functional:	Foundation Type: Slab & Grade:
Functional:	Floor/Slab: Poured slab:, Wood Floor:

Exterior Surface

Presence of lead paint, UFFI insulation, or other hazards are outside the scope of inspection. Common cracks in exterior wall are considered normal and no repair cost are reported.

Front Elevation Exterior Surface

Repair:	Surface Type: Stucco: Common crack noted - see remarks
Functional:	Fascia Type: Wood:
Functional:	Soffit Type: Stucco:



Exterior Surface (Continued)

Repair: **Lighting:** Wall mount: One light did not operate ,
replace bulbs to verify function of lights /
Recommend further evaluation by a qualified
electrician



Functional: **Electric Outlets:** 110 VAC GFCI:

Functional: **Porch Size:** Large:

Window openings: 6 OP: H
Doors w/o glazing: 1 OP: H
Garage door: 2 OP: H

Right Elevation Exterior Surface

Repair: **Surface Type:** Stucco: Common crack noted - see remarks

Functional: **Fascia Type:** Wood:

Functional: **Soffit Type:** Stucco:

Window openings: 4 OP: H

Back Elevation Exterior Surface

Repair: **Surface Type:** Stucco: Common crack noted - see remarks

Functional: **Fascia Type:** Wood:

Functional: **Soffit Type:** Stucco:

Functional: **Lighting:** Wall mount:, Ceiling mounted:

Functional: **Electric Outlets:** 110 VAC GFCI: No weatherproof cover on
outside outlet(s)



Functional: **Porch Size:** Large:

Window openings: 11 OP: H
Doors with glazing: 2 OP: H
Doors w/o glazing: 1 OP: H

Left Elevation Exterior Surface

Repair: **Surface Type:** Stucco: Common crack noted - see remarks

Functional: **Fascia Type:** Wood:



Exterior Surface (Continued)

Functional: **Soffit Type:** Stucco:

Window openings: 5 OP: H

Remarks: It is important to keep cracks caulked / sealed since water can seeps into cracks and cause deterioration to the framing as well as further cracking of the stucco

Swimming Pool:

Swimming Pool

Current Status: Not functional at the time of inspection

Repair: **Type:** In ground: Low water level at the time of inspection, Have pool check for possible leaks, Pump did not operate, A qualified pool company is recommended to evaluate and estimate repairs prior to closing



Repair: **Deck:** Concrete: Settlement cracks noted - monitor

Functional: **Coping:** Brick:

Repair: **Water Level:** Low: Low water level at the time of inspection, cloudy

Repair: **Pump Motor:** Pool pump did not operate at the time of inspection

Functional: **Timer Box:**

Functional: **Filter:** Cartridge:

Not Inspected: **Heater:**

Not Present: **Pool Enclosure:**

Roof

This report is intended to provide information relative to visual and accessible components of the house at the above address. The report essentially screens for major problems, which may or may not be visible. The report compares the overall condition of the various housing systems in comparison to houses of its peer.

Roof Surface

Roof Type: Hip Roof

Roof Slope: 5/12

Roof Covering Material: Tile

Year Installed: 2002

How Verified: Original

Permit Application Date:

Roof Design Life: 25-35 Yrs

Signs of damage/deterioration: None noticed at the time of inspection **If yes, explain:**



Roof (Continued)

Any visible signs of leaks?: None noticed at the time of inspection

If yes, explain:

Functional: Gutters: Aluminum:

Repair: Downspouts: Missing at rear, no report cost reported



Annual roof inspection and maintenance will:

- Increase the life expectancy of your roof
- Save you the high cost of roof repair/replacement
- Protect your assets from costly damage

Attic

Insulation limits inspectors view. Hidden problems may exist that are not documented in this report.

Attic

Method of Inspection: In the attic

Functional: **Unable to Inspect:** 50%: Insulation, limited access

Functional: **Roof Framing:** 2x4 Truss 24OC:

Functional: **Roof Sheathing:** Plywood: *

Functional: **Roof to Wall Connection:** Single Wraps: *

Functional: **Insulation Type:** Blown in:

Functional: **Ventilation:** Soffit vents:

Functional: **Wiring/Lighting:**



Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Bathrooms, Wet Bar, Garage and Unfinished Basement outlet locations.

Electric Panel

Main Service Amps: 2-150 **Volts:** 110-240 VAC

Functional: **Service Entry:** Underground:

Functional: **120 VAC Branch Circuits:** Copper:

Functional: **240 VAC Branch Circuits:** Copper:

Functional: **Conductor Type:** Copper:

Functional: **Ground::** Plumbing and rod in ground:

Functional: **Breakers:**

Functional: **AFCI:**

Functional: **GFCI:**

Has the system been upgraded? Partial upgrade **Date Updated:**

Plumbing

Significant amount of water is pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning / filtering systems are not within the scope of this inspection.

Plumbing

Functional: **Service Line:** PVC and copper: **Approximate Age:** Original:

Functional: **Main Water Shutoff:** Left of house:

Functional: **Sewer Pipes:** PVC:

Functional: **Vent Pipes:** PVC:

Water heater:

Water heater tested for functional operation at the time of inspection only. No life expectancy is expresses or implied.

Garage Water Heater

Functional: **Water Heater Operation:** Functional at time of inspection:

Manufacturer: A.O. Smith:

Condition: Good:

Type: Electric **Capacity:** 2-55 Gals

Functional: **TPRV and Drain Tube:** Copper:



Water heater: (Continued)

Remarks: 2 water heater present



Air Conditioning

Mechanical equipment tested for functional operation at the time of inspection only. No life expectancy is expressed. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in the report. Annual cleaning and servicing recommended for best performance and life expectancy.

AC System

Functional: **A/C System Operation:** Appears serviceable:

Functional: **Condensate Removal:** PVC:

Functional: **Exterior Unit:** Left of house:

Functional: **Air handler/Coil:** Garage:

Manufacturer: Carrier:

Year Manufactured: 2002

Model Number: 38BRC048350,

Serial Number: 3202E19632, 3502E09471

Area Served: Whole house

Capacity: 2-4 Ton

AC Type: 2 Central AC

Functional: **Electrical Disconnect:** Breaker disconnect:

Functional: **Exposed Ductwork:** Insulated flex:

Functional: **Thermostats:**

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling nail holes. minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. Floor covering no repair cost are reported

Kitchen

Functional: **Cooking Appliances:** General Electric

Year Manufactured: Appears original

Functional: **Dishwasher:** General Electric

Year Manufactured: Appears original

Functional: **Refrigerator:** General Electric

Year Manufactured: Appears original

Functional: **Microwave:** General Electric

Year Manufactured: 2002

Functional: **Disposal:** In-Sinkerator:

Functional: **Sink:** Double sink:

Functional: **Lighting:** Recess light:



Kitchen (Continued)

Repair: **Accessible Outlets:** 110 VAC GFCI: Hot and ground reversed at back splash right of sink
Cost to Repair Low: \$ 75 - High: \$ 100



Functional: **Faucet/Traps:** Faucet with PVC trap:

Functional: **Counter Tops:** Granite:

Repair: **Cabinets:** Wood: Cabinet overall is showing spots of damage, Damage flooring underneath the sink, no repair cost reported, obtain cost from a qualified contractor if necessary



Functional:

Functional: **Ceiling Type:** Drywall:

Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Functional: **Floor covering:** Ceramic tile:

Functional: **HVAC Source:** Central AC:

Eat in Kitchen

Functional: **Ceiling Type:** Drywall:

Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Functional: **Floor Covering:** Ceramic tile:

Repair: **Window Type:** Horizontal Slide: Broken window glass - replace

Cost to Replace Low: \$ 300 - High: \$ 500





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Kitchen (Continued)

Room/Living Space

Only the general condition of visible areas of flooring/slab are reported. The condition of walls behind wallpaper, paneling, and furnishing cannot be judged. Typical wall/ceiling nail holes, minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. Floor covering no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Family Room/Living Space

Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Ceramic tile:
Functional: **Lighting:** Recess light:
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Doors:** Sliding glass:
Functional: **Window Type:** Horizontal Slide:, Fix glass window:
Functional: **HVAC Source:** Central AC:

Living Room/Living Space

Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Lighting:**
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Window Type:** Horizontal Slide:
Functional: **HVAC Source:** Central AC:

Living Room/Living Space

Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Ceramic tile:
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Window Type:** Horizontal Slide:
Functional: **HVAC Source:** Central AC:

Foyer Room/Living Space

Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Lighting:**
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Doors:** Double door:
Functional: **Stairs/Handrails:** Wood stairs with wood handrails:



Room/Living Space (Continued)

1st Floor Hall Room/Living Space

Functional: **Closet:** Linnen closet:
Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Lighting:** Recess light:
Repair: **Doors:** Pocket door: **Missing hardware**
Cost to Repair Low: \$ 75 - High: \$ 150



Loft Room/Living Space

Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall
Cosmetic Flaws: **Floor Covering:** Wood: Missing piece at step, no
repair cost reported



Functional: **Lighting:** Recess light:
Functional: **Accessible Outlets:** 110 VAC:

Bedroom

Only the general condition of visible areas of flooring/slab are reported. The condition of walls behind wallpaper, paneling, and furnishing cannot be judged. Typical wall/ceiling nail holes, minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. Floor covering no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

1st floor Bedroom



Bedroom (Continued)

Repair: **Closet:** Single closet: Align / adjust closet doors



Functional: **Ceiling Type:** Drywall:

Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Functional: **Floor Covering:** Laminated wood:

Repair: **Entry Doors:** Hollow wood: Lockset(s) not latching-requires adjustment



Functional: **Window Type:** Horizontal Slide:

Functional: **Lighting:** Fan light

Functional: **Accessible Outlets:** 110 VAC:

Functional: **HVAC Source:** Central AC:

Functional: **Smoke Detector:**

Master Bedroom

Repair: **Closet:** Walk-in closet: Align / adjust mirror closet doors



Functional: **Ceiling Type:** Drywall:

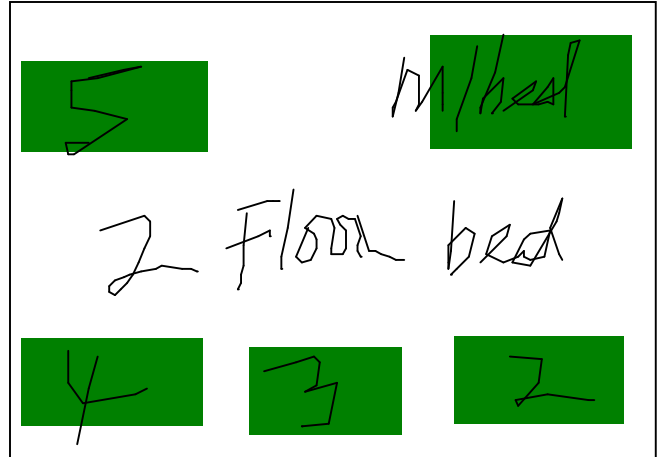
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Cosmetic Flaws: **Floor Covering:** Wood:, Carpet: Scratches noted in wood floor, Carpet has heavy wear



Bedroom (Continued)

Functional: **Entry Doors:** Double door:
Repair: **Lighting:** Recess light: One or more light did not operate, replace bulbs to verify function of lights / Further evaluation by a qualify electrician
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Ceiling Fan:**
Functional: **HVAC Source:** Central AC:
Functional: **Smoke Detector:**



2nd Bedroom

Repair: **Closet:** Single closet: Align / adjust mirror closet doors
Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Wood:
Functional: **Entry Doors:** Hollow wood:
Functional: **Window Type:** Horizontal Slide:
Functional: **Lighting:** Fan light
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Ceiling Fan:**
Functional: **HVAC Source:** Central AC:
Functional: **Smoke Detector:**

Third Bedroom

Repair: **Closet:** Single closet: Align / adjust mirror closet doors





Bedroom (Continued)

Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Wood:
Repair: **Entry Doors:** Hollow wood: Loose / unsecured door jamb
Cost to Repair Low: \$ 100 - High: \$ 150



Functional: **Window Type:** Horizontal Slide:
Functional: **Lighting:** Fan light
Functional: **Accessible Outlets:** 110 VAC:
Functional: **Ceiling Fan:**
Functional: **HVAC Source:** Central AC:
Not Present: **Smoke Detector:**



Fouth Bedroom

Repair: **Closet:** Single closet: Align / adjust mirror closet doors



Cosmetic Flaws: **Ceiling Type:** Drywall: Touch up paint needed
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Wood:



Bedroom (Continued)

Repair: **Entry Doors:** Hollow wood: **Damage entry door**
Cost to Replace Low: \$ 300 - High: \$ 500



Functional: **Window Type:** Horizontal Slide:

Functional: **Lighting:** Fan light

Functional: **Accessible Outlets:** 110 VAC:

Functional: **Ceiling Fan:**

Functional: **Smoke Detector:**

Fifth Bedroom

Repair: **Closet:** Single closet: **Align / adjust mirror closet doors**



Functional: **Ceiling Type:** Drywall:

Cosmetic Flaws: **Wall Type:** Drywall: **Nails / screw holes in wall, paint needed overall**

Functional: **Floor Covering:** Wood:

Repair: **Entry Doors:** Hollow wood: **Entry door rubbing against the jamb**

Cost to Repair Low: \$ 50 - High: \$ 75



Functional: **Window Type:** Horizontal Slide:

Functional: **Lighting:** Fan light

Functional: **Accessible Outlets:** 110 VAC:

Functional: **Ceiling Fan:**



Bedroom (Continued)

Functional: **HVAC Source:** Central AC:
Functional: **Smoke Detector:**

Bathroom

Only the general condition of visible areas of flooring/slab are reported. The condition of walls behind wallpaper, paneling, and furnishing cannot be judged. Typical wall/ceiling nail holes, minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. Floor covering no repair cost are reported. Recommend grounded and GFCI protected outlets be installed at all Bathrooms. This property was not tested and or treated for health related mold or fungi.

1st floor Bathroom

Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Entry Doors:** Hollow wood:
Functional: **Window Type:** Horizontal Slide:
Functional: **Lighting:**
Functional: **Accessible Outlets:** 110 VAC GFCI:
Repair: **Counter/Cabinet:** Marble, Laminated and composite material:
Align / adjust cabinet doors



Functional: **Sink/Basin:** Single sink:
Functional: **Faucets/Traps:** Faucet with a PVC trap:
Functional: **Shower/Surround:** Ceramic tile pan with ceramic tiles surround:
Functional: **Toilets:** Universal Rundle:
Functional: **Ventilation:** Window:, Electric ventilation fan:

Master Bathroom

Repair: **Closet:** Linnen closet: *Align / adjust closet doors*
Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Entry Doors:** Pocket door:
Functional: **Window Type:** Horizontal Slide:
Functional: **Light Fixture:** Recess light:
Functional: **Accessible Outlets:** 110 VAC GFCI:
Cosmetic Flaws: **Counter/Cabinet:** Marble, Laminated and composite material: *Cabinet needs cleaning*



Bathroom (Continued)

Functional: **Sink/Basin:** Two single sink:
Functional: **Faucets/Traps:** Faucet with a PVC trap:
Repair: **Shower/Surround:** Ceramic tile pan with ceramic tiles surround: Adjust / repair shower door, damage glass seal, crack wall tile
Cost to Repair Low: \$ 400 - High: \$ 600



Repair: **Spa Tub/Surround:** Fiberglass tub: Jacuzzi pump appears functional, defective tub faucet, missing drain stopper, broken knob
Cost to Repair Low: \$ 300 - High: \$ 500

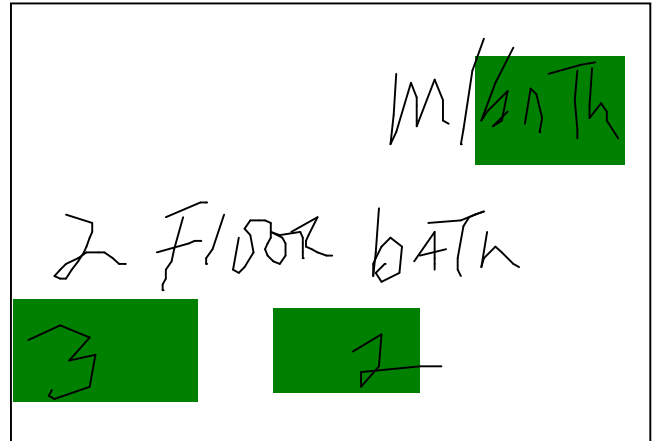


Repair: **Toilets:** Universal Rundle: Broken tank handle
Cost to Repair Low: \$ 75 - High: \$ 150



Bathroom (Continued)

Functional: **Ventilation:** Window:, Electric ventilation fan:



2nd Bathroom

Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor Covering:** Ceramic tile:
Functional: **Entry Doors:** Hollow wood:
Functional: **Light Fixture:**
Functional: **Accessible Outlets:** 110 VAC GFCI:
Functional: **Counter/Cabinet:** Marble, Laminated and composite material:
Functional: **Sink/Basin:** Two single sink:
Functional: **Faucets/Traps:** Faucet with a PVC trap:
Functional: **Shower/Surround:** Ceramic tile pan with ceramic tiles surround:
Functional: **Toilets:** Universal Rundle:
Functional: **Ventilation:** Electric ventilation fan:

3rd Bathroom

Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
Functional: **Floor Covering:** Ceramic tile:
Functional: **Entry Doors:** Hollow wood:
Functional: **Window Type:** Horizontal Slide:
Functional: **Light Fixture:**



Bathroom (Continued)

Repair: **Counter/Cabinet:** Marble, Laminated and composite material:
One door off the hinge, door located in the bathroom
Cost to Repair Low: \$ 50 - High: \$ 100



Functional: **Sink/Basin:** Two single sink:
Functional: **Faucets/Traps:** Faucet with a PVC trap:
Repair: **Tub/Surround:** Steel tub with ceramic tiles surround: Adjust / repair drain stopper



Functional: **Toilets:** Universal Rundle:
Functional: **Ventilation:** Window:, Electric ventilation fan:

Garage/Carport

Only the general condition of visible areas of flooring/slab are reported. The condition of walls behind wallpaper, paneling, and furnishing cannot be judged. Typical wall/ceiling nail holes minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Garage

Type of Structure: Built in **Car Spaces:** 2
Functional: **Garage Doors:** Metal:
Functional: **Door Opener:** Genie:
Functional: **Door to Interior:** Metal:
Functional: **Ceiling Type:** Drywall:
Cosmetic Flaws: **Wall Type:** Drywall:, Concrete blocks: Nails / screw holes in drywall, paint needed overall



Laundry Room/Area

Only the general condition of visible areas of flooring/slab are reported. The condition of walls behind wallpaper, paneling, and furnishing cannot be judged. Typical wall/ceiling nail holes minor cracks/touch ups are considered normal / cosmetic and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Laundry Room/Area

Functional: **Washer:** General Electric
Repair: **Dryer:** General Electric **Faulty start switch, chip noted on unit**
Cost to Replace Low: \$ \$400 - High: \$ 600



Functional: **Ceiling Type:** Drywall:
Functional: **Wall Type:** Drywall:
Functional: **Floor covering:** Ceramic tile:
Functional: **Lighting:**
Functional: **Accessible Outlets:** 110 VAC/220 VAC:
Functional: **Doors:** Hollow wood:

KRC Home Inspection Company



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Cost Estimate Summary

ESTIMATED COST OF REPAIRS IS TO BE USED AS A GENERAL GUIDE ONLY. IT IS RECOMMENDED THAT THE BUYER, SELLER OR OWNER OBTAINS AT LEAST THREE ESTIMATES FROM A PROFESSIONAL CONTRACTOR WHO IS LICENSED IN THE FIELD OF THE RECOMMENDED REPAIRS PRIOR TO CLOSING. PLEASE READ REPORT CAREFULLY AND CONTACT OUR OFFICE FOR ANY NECESSARY CLARIFICATION

Client Name: Buyer Name

Property Address: 4673 Sugar Drive
Pembroke Pines, FL 33333

Items Recommended for Repair

Swimming Pool:

Swimming Pool Type: Low water level at the time of inspection, Have pool check for possible leaks, Pump did not operate, A qualified pool company is recommended to evaluate and estimate repairs prior to closing

Kitchen

Kitchen Accessible Outlets: Hot and neutral reversed at back splash right of sink

Kitchen Cabinets: Cabinet overall is showing spots of damage, Damage flooring underneath the sink, no repair cost reported, obtain cost from a qualified contractor if necessary

Room/Living Space

1st Floor Hall Room/Living Space Doors: Missing hardware

Bedroom

Third Bedroom Entry Doors: Loose / unsecured door jamb

Fifth Bedroom Entry Doors: Entry door rubbing against the jamb

Bathroom

Master Bathroom Shower/Surround: Adjust / repair shower door, damage glass seal, crack wall tile

Master Bathroom Spa Tub/Surround: Jacuzzi pump appears functional, defective tub faucet, missing drain stopper, broken knob

Master Bathroom Toilets: Broken tank handle

3rd Bathroom Counter/Cabinet: One door off the hinge, door located in the bathroom

Repair Total

Low

High

\$ 75

\$ 100

\$ 75

\$ 150

\$ 100

\$ 150

\$ 50

\$ 75

\$ 400

\$ 600

\$ 300

\$ 500

\$ 75

\$ 150

\$ 50

\$ 100

\$ 1125

\$ 1825

Items Recommended for Replacement

Kitchen

Eat in Kitchen Window Type: Broken window glass

Bedroom

Fourth Bedroom Entry Doors: Damage entry door

Laundry Room/Area

Laundry Room/Area Dryer: Faulty start switch, chip noted on unit

Replacement Total

Low

High

\$ 300

\$ 500

\$ 300

\$ 500

\$ 400

\$ 600

\$ 1000

\$ 1600

Cost Estimate Total

\$ 2125

\$ 3425



Functional: Summary

Items appear functional with no obvious signs of defect at the time of inspection. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Lots and Grounds Walks:** Paver:
2. **Lots and Grounds Porch:** Paver:
3. **Lots and Grounds Grading:** Moderate slope:

Structure

4. **Structure Structure Type:** Refcd mas:
5. **Structure Foundation Type:** Slab & Grade:
6. **Structure Floor/Slab:** Poured slab:, Wood Floor:

Exterior Surface

7. **Front Elevation Exterior Surface Fascia Type:** Wood:
8. **Front Elevation Exterior Surface Soffit Type:** Stucco:
9. **Front Elevation Exterior Surface Electric Outlets:** 110 VAC GFCI:
10. **Front Elevation Exterior Surface Porch Size:** Large:
11. **Right Elevation Exterior Surface Fascia Type:** Wood:
12. **Right Elevation Exterior Surface Soffit Type:** Stucco:
13. **Back Elevation Exterior Surface Fascia Type:** Wood:
14. **Back Elevation Exterior Surface Soffit Type:** Stucco:
15. **Back Elevation Exterior Surface Lighting:** Wall mount:, Ceiling mounted:
16. **Back Elevation Exterior Surface Electric Outlets:** 110 VAC GFCI: No weatherproof cover on outside outlet(s)
17. **Back Elevation Exterior Surface Porch Size:** Large:
18. **Left Elevation Exterior Surface Fascia Type:** Wood:
19. **Left Elevation Exterior Surface Soffit Type:** Stucco:

Swimming Pool:

20. **Swimming Pool Coping:** Brick:
21. **Swimming Pool Timer Box:**
22. **Swimming Pool Filter:** Cartridge:

Roof

23. **Roof Surface Gutters:** Aluminum:

Attic

24. **Attic Unable to Inspect:** 50%: Insulation, limited access
25. **Attic Roof Framing:** 2x4 Truss 24OC:
26. **Attic Roof Sheathing:** Plywood:
27. **Attic Roof to Wall Connection:** Single Wraps:
28. **Attic Insulation Type:** Blown in:
29. **Attic Ventilation:** Soffit vents:
30. **Attic Wiring/Lighting:**

Electrical

31. **Service Entry:** Underground:
32. **120 VAC Branch Circuits:** Copper:
33. **240 VAC Branch Circuits:** Copper:
34. **Conductor Type:** Copper:



Functional: Summary (Continued)

- 35. **Ground::** Plumbing and rod in ground:
- 36. **Breakers:**
- 37. **AFCI:**
- 38. **GFCI:**

Plumbing

- 39. **Plumbing Service Line:** PVC and copper: Original:
- 40. **Plumbing Main Water Shutoff:** Left of house:
- 41. **Plumbing Sewer Pipes:** PVC:
- 42. **Plumbing Vent Pipes:** PVC:

Water heater:

- 43. **Garage Water Heater Water Heater Operation:** Functional at time of inspection:
- 44. **Garage Water Heater TPRV and Drain Tube:** Copper:

Air Conditioning

- 45. **AC System A/C System Operation:** Appears serviceable:
- 46. **AC System Condensate Removal:** PVC:
- 47. **AC System Exterior Unit:** Left of house:
- 48. **AC System Air handler/Coil:** Garage:
- 49. **AC System Electrical Disconnect:** Breaker disconnect:
- 50. **AC System Exposed Ductwork:** Insulated flex:
- 51. **AC System Thermostats:**

Kitchen

- 52. **Kitchen Cooking Appliances:** General Electric Appears original
- 53. **Kitchen Dishwasher:** General Electric Appears original
- 54. **Kitchen Refrigerator:** General Electric Appears original
- 55. **Kitchen Microwave:** General Electric 2002
- 56. **Kitchen Disposal:** In-Sinkerator:
- 57. **Kitchen Sink:** Double sink:
- 58. **Kitchen Lighting:** Recess light:
- 59. **Kitchen Faucet/Traps:** Faucet with PVC trap:
- 60. **Kitchen Counter Tops:** Granite:
- 61. **Kitchen Pantry:**
- 62. **Kitchen Ceiling Type:** Drywall:
- 63. **Kitchen Floor covering:** Ceramic tile:
- 64. **Kitchen HVAC Source:** Central AC:
- 65. **Eat in Kitchen Ceiling Type:** Drywall:
- 66. **Eat in Kitchen Floor Covering:** Ceramic tile:

Room/Living Space

- 67. **Family Room/Living Space Ceiling Type:** Drywall:
- 68. **Family Room/Living Space Floor Covering:** Ceramic tile:
- 69. **Family Room/Living Space Lighting:** Recess light:
- 70. **Family Room/Living Space Accessible Outlets:** 110 VAC:
- 71. **Family Room/Living Space Doors:** Sliding glass:
- 72. **Family Room/Living Space Window Type:** Horizontal Slide:, Fix glass window:
- 73. **Family Room/Living Space HVAC Source:** Central AC:
- 74. **Living Room/Living Space Ceiling Type:** Drywall:



Functional: Summary (Continued)

- 75. Living Room/Living Space Wall Type: Drywall:
- 76. Living Room/Living Space Floor Covering: Ceramic tile:
- 77. Living Room/Living Space Lighting:
- 78. Living Room/Living Space Accessible Outlets: 110 VAC:
- 79. Living Room/Living Space Window Type: Horizontal Slide:
- 80. Living Room/Living Space HVAC Source: Central AC:
- 81. Living Room/Living Space Ceiling Type: Drywall:
- 82. Living Room/Living Space Floor Covering: Ceramic tile:
- 83. Living Room/Living Space Accessible Outlets: 110 VAC:
- 84. Living Room/Living Space Window Type: Horizontal Slide:
- 85. Living Room/Living Space HVAC Source: Central AC:
- 86. Foyer Room/Living Space Ceiling Type: Drywall:
- 87. Foyer Room/Living Space Wall Type: Drywall:
- 88. Foyer Room/Living Space Floor Covering: Ceramic tile:
- 89. Foyer Room/Living Space Lighting:
- 90. Foyer Room/Living Space Accessible Outlets: 110 VAC:
- 91. Foyer Room/Living Space Doors: Double door:
- 92. Foyer Room/Living Space Stairs/Handrails: Wood stairs with wood handrails:
- 93. 1st Floor Hall Room/Living Space Closet: Linnen closet:
- 94. 1st Floor Hall Room/Living Space Ceiling Type: Drywall:
- 95. 1st Floor Hall Room/Living Space Wall Type: Drywall:
- 96. 1st Floor Hall Room/Living Space Floor Covering: Ceramic tile:
- 97. 1st Floor Hall Room/Living Space Lighting: Recess light:
- 98. Loft Room/Living Space Ceiling Type: Drywall:
- 99. Loft Room/Living Space Lighting: Recess light:
- 100. Loft Room/Living Space Accessible Outlets: 110 VAC:

Bedroom

- 101. 1st floor Bedroom Ceiling Type: Drywall:
- 102. 1st floor Bedroom Floor Covering: Laminated wood:
- 103. 1st floor Bedroom Window Type: Horizontal Slide:
- 104. 1st floor Bedroom Lighting: Fan light
- 105. 1st floor Bedroom Accessible Outlets: 110 VAC:
- 106. 1st floor Bedroom HVAC Source: Central AC:
- 107. 1st floor Bedroom Smoke Detector:
- 108. Master Bedroom Ceiling Type: Drywall:
- 109. Master Bedroom Entry Doors: Double door:
- 110. Master Bedroom Accessible Outlets: 110 VAC:
- 111. Master Bedroom Ceiling Fan:
- 112. Master Bedroom HVAC Source: Central AC:
- 113. Master Bedroom Smoke Detector:
- 114. 2nd Bedroom Ceiling Type: Drywall:
- 115. 2nd Bedroom Floor Covering: Wood:
- 116. 2nd Bedroom Entry Doors: Hollow wood:
- 117. 2nd Bedroom Window Type: Horizontal Slide:
- 118. 2nd Bedroom Lighting: Fan light
- 119. 2nd Bedroom Accessible Outlets: 110 VAC:
- 120. 2nd Bedroom Ceiling Fan:



Functional: Summary (Continued)

- 121. 2nd Bedroom HVAC Source: Central AC:
- 122. 2nd Bedroom Smoke Detector:
- 123. Third Bedroom Ceiling Type: Drywall:
- 124. Third Bedroom Floor Covering: Wood:
- 125. Third Bedroom Window Type: Horizontal Slide:
- 126. Third Bedroom Lighting: Fan light
- 127. Third Bedroom Accessible Outlets: 110 VAC:
- 128. Third Bedroom Ceiling Fan:
- 129. Third Bedroom HVAC Source: Central AC:
- 130. Fouth Bedroom Floor Covering: Wood:
- 131. Fouth Bedroom Window Type: Horizontal Slide:
- 132. Fouth Bedroom Lighting: Fan light
- 133. Fouth Bedroom Accessible Outlets: 110 VAC:
- 134. Fouth Bedroom Ceiling Fan:
- 135. Fouth Bedroom Smoke Detector:
- 136. Fifth Bedroom Ceiling Type: Drywall:
- 137. Fifth Bedroom Floor Covering: Wood:
- 138. Fifth Bedroom Window Type: Horizontal Slide:
- 139. Fifth Bedroom Lighting: Fan light
- 140. Fifth Bedroom Accessible Outlets: 110 VAC:
- 141. Fifth Bedroom Ceiling Fan:
- 142. Fifth Bedroom HVAC Source: Central AC:
- 143. Fifth Bedroom Smoke Detector:

Bathroom

- 144. 1st floor Bathroom Ceiling Type: Drywall:
- 145. 1st floor Bathroom Wall Type: Drywall:
- 146. 1st floor Bathroom Floor Covering: Ceramic tile:
- 147. 1st floor Bathroom Entry Doors: Hollow wood:
- 148. 1st floor Bathroom Window Type: Horizontal Slide:
- 149. 1st floor Bathroom Lighting:
- 150. 1st floor Bathroom Accessible Outlets: 110 VAC GFCI:
- 151. 1st floor Bathroom Sink/Basin: Single sink:
- 152. 1st floor Bathroom Faucets/Traps: Faucet with a PVC trap:
- 153. 1st floor Bathroom Shower/Surround: Ceramic tile pan with ceramic tiles surround:
- 154. 1st floor Bathroom Toilets: Universal Rundle:
- 155. 1st floor Bathroom Ventilation: Window:, Electric ventilation fan:
- 156. Master Bathroom Ceiling Type: Drywall:
- 157. Master Bathroom Wall Type: Drywall:
- 158. Master Bathroom Floor Covering: Ceramic tile:
- 159. Master Bathroom Entry Doors: Pocket door:
- 160. Master Bathroom Window Type: Horizontal Slide:
- 161. Master Bathroom Light Fixture: Recess light:
- 162. Master Bathroom Accessible Outlets: 110 VAC GFCI:
- 163. Master Bathroom Sink/Basin: Two single sink:
- 164. Master Bathroom Faucets/Traps: Faucet with a PVC trap:
- 165. Master Bathroom Ventilation: Window:, Electric ventilation fan:
- 166. 2nd Bathroom Ceiling Type: Drywall:



Functional: Summary (Continued)

- 167. 2nd Bathroom Wall Type: Drywall:
- 168. 2nd Bathroom Floor Covering: Ceramic tile:
- 169. 2nd Bathroom Entry Doors: Hollow wood:
- 170. 2nd Bathroom Light Fixture:
- 171. 2nd Bathroom Accessible Outlets: 110 VAC GFCI:
- 172. 2nd Bathroom Counter/Cabinet: Marble, Laminated and composite material:
- 173. 2nd Bathroom Sink/Basin: Two single sink:
- 174. 2nd Bathroom Faucets/Traps: Faucet with a PVC trap:
- 175. 2nd Bathroom Shower/Surround: Ceramic tile pan with ceramic tiles surround:
- 176. 2nd Bathroom Toilets: Universal Rundle:
- 177. 2nd Bathroom Ventilation: Electric ventilation fan:
- 178. 3rd Bathroom Ceiling Type: Drywall:
- 179. 3rd Bathroom Floor Covering: Ceramic tile:
- 180. 3rd Bathroom Entry Doors: Hollow wood:
- 181. 3rd Bathroom Window Type: Horizontal Slide:
- 182. 3rd Bathroom Light Fixture:
- 183. 3rd Bathroom Sink/Basin: Two single sink:
- 184. 3rd Bathroom Faucets/Traps: Faucet with a PVC trap:
- 185. 3rd Bathroom Toilets: Universal Rundle:
- 186. 3rd Bathroom Ventilation: Window:, Electric ventilation fan:

Garage/Carport

- 187. Garage Garage Doors: Metal:
- 188. Garage Door Opener: Genie:
- 189. Garage Door to Interior: Metal:
- 190. Garage Ceiling Type: Drywall:

Laundry Room/Area

- 191. Laundry Room/Area Washer: General Electric
- 192. Laundry Room/Area Ceiling Type: Drywall:
- 193. Laundry Room/Area Wall Type: Drywall:
- 194. Laundry Room/Area Floor covering: Ceramic tile:
- 195. Laundry Room/Area Lighting:
- 196. Laundry Room/Area Accessible Outlets: 110 VAC/220 VAC:
- 197. Laundry Room/Area Doors: Hollow wood:



Repair: Summary

Items is not fully functional and requires repair / replace or servicing. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Lots and Grounds Driveway: Paver: Uneven settling

Exterior Surface

2. Front Elevation Exterior Surface Surface Type: Stucco: Common crack noted - see remarks
3. Front Elevation Exterior Surface Lighting: Wall mount: One light did not operate , replace bulbs to verify function of lights / Recommend further evaluation by a qualified electrician
4. Right Elevation Exterior Surface Surface Type: Stucco: Common crack noted - see remarks
5. Back Elevation Exterior Surface Surface Type: Stucco: Common crack noted - see remarks
6. Left Elevation Exterior Surface Surface Type: Stucco: Common crack noted - see remarks

Swimming Pool:

7. Swimming Pool Type: In ground: Low water level at the time of inspection, Have pool check for possible leaks, Pump did not operate, A qualified pool company is recommended to evaluate and estimate repairs prior to closing
8. Swimming Pool Deck: Concrete: Settlement cracks noted - monitor
9. Swimming Pool Water Level: Low: Low water level at the time of inspection, cloudy
10. Swimming Pool Pump Motor: Pool pump did not operate at the time of inspection

Roof

11. Roof Surface Downspouts: Missing at rear, no report cost reported

Kitchen

12. Kitchen Accessible Outlets: 110 VAC GFCI: Hot and ground reversed at back splash right of sink
13. Kitchen Cabinets: Wood: Cabinet overall is showing spots of damage, Damage flooring underneath the sink, no repair cost reported, obtain cost from a qualified contractor if necessary
14. Eat in Kitchen Window Type: Horizontal Slide: Broken window glass - replace

Room/Living Space

15. 1st Floor Hall Room/Living Space Doors: Pocket door: Missing hardware

Bedroom

16. 1st floor Bedroom Closet: Single closet: Align / adjust closet doors
17. 1st floor Bedroom Entry Doors: Hollow wood: Lockset(s) not latching-requires adjustment
18. Master Bedroom Closet: Walk-in closet: Align / adjust mirror closet doors
19. Master Bedroom Lighting: Recess light: One or more light did not operate, replace bulbs to verify function of lights / Further evaluation by a qualify electrician
20. 2nd Bedroom Closet: Single closet: Align / adjust mirror closet doors
21. Third Bedroom Closet: Single closet: Align / adjust mirror closet doors
22. Third Bedroom Entry Doors: Hollow wood: Loose / unsecured door jamb
23. Fouth Bedroom Closet: Single closet: Align / adjust mirror closet doors
24. Fouth Bedroom Entry Doors: Hollow wood: Damage entry door
25. Fifth Bedroom Closet: Single closet: Align / adjust mirror closet doors
26. Fifth Bedroom Entry Doors: Hollow wood: Entry door rubbing against the jamb



Repair: Summary (Continued)

Bathroom

- 27. **1st floor Bathroom Counter/Cabinet:** Marble, Laminated and composite material: Align / adjust cabinet doors
- 28. **Master Bathroom Closet:** Linnen closet: Align / adjust closet doors
- 29. **Master Bathroom Shower/Surround:** Ceramic tile pan with ceramic tiles surround: Adjust / repair shower door, damage glass seal, crack wall tile
- 30. **Master Bathroom Spa Tub/Surround:** Fiberglass tub: Jacuzzi pump appears functional, defective tub faucet, missing drain stopper, broken knob
- 31. **Master Bathroom Toilets:** Universal Rundle: Broken tank handle
- 32. **3rd Bathroom Counter/Cabinet:** Marble, Laminated and composite material: One door off the hinge, door located in the bathroom
- 33. **3rd Bathroom Tub/Surround:** Steel tub with ceramic tiles surround: Adjust / repair drain stopper

Laundry Room/Area

- 34. **Laundry Room/Area Dryer:** General Electric Faulty start switch, chip noted on unit



Cosmetic Flaws: Summary

Typical wall/ceiling nail / screw holes, minor cracks/touch ups, floor covering, painting, window screens are considered normal / cosmetic. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Kitchen

1. **Kitchen Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
2. **Eat in Kitchen Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Room/Living Space

3. **Family Room/Living Space Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
4. **Living Room/Living Space Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
5. **Loft Room/Living Space Wall Type:** Drywall: Nails / screw holes in wall
6. **Loft Room/Living Space Floor Covering:** Wood: Missing piece at step, no repair cost reported

Bedroom

7. **1st floor Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
8. **Master Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
9. **Master Bedroom Floor Covering:** Wood:, Carpet: Scratches noted in wood floor, Carpet has heavy wear
10. **2nd Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
11. **Third Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
12. **Fouth Bedroom Ceiling Type:** Drywall: Touch up paint needed
13. **Fouth Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall
14. **Fifth Bedroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Bathroom

15. **Master Bathroom Counter/Cabinet:** Marble, Laminated and composite material: Cabinet needs cleaning
16. **3rd Bathroom Wall Type:** Drywall: Nails / screw holes in wall, paint needed overall

Garage/Carport

17. **Garage Wall Type:** Drywall:, Concrete blocks: Nails / screw holes in drywall, paint needed overall