

Property Inspection Report



2416 Lake Terr
Coral Way, Fl, 12345

Prepared for: Buyer Name Here

Prepared by: KRC Home Inspection Company
8589 SW 22 Ct
Miramar, FL 33025
954-962-4272

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 1 of 24

Invoice

Invoice

Company Name KRC Home Inspection Company
Company Address 8589 SW 22 Ct
City Miramar **State** FL **Zip** 33025

Client Name: Buyer Name Here
Client Address :
Client City State Zip:
Property Address s : 2416 Lake Terr
Property City: Coral Way

Services Performed	Amount Due
Full inspection \$275.00	0.00

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

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 2 of 24

Definitions

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

Acceptable:	Functional with no obvious signs of defect.
Not Present:	Item not present or not found.
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.
Marginal	Item is not fully functional and requires repair or servicing.
Defective:	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Applicable:	System or components not part of inspection/or not in building.
Maintenance:	Items that required typical maintenance

General Information

Property Information

Property Address: 2416 Lake Terr

City: Coral Way **State:** Fl **Zip:** 12345

Contact Information

Contact Name: Milton Burns

Company: ABC Realty

Phone: 123-456-7889 **Email:** aaaaaa@aa.com

Client Information

Client Name: Buyer Name Here

Phone: 123-456-7888 **Email:** abece@aaa.com

Inspection Company

Inspector Name: Ken Clarke

Company Name: KRC Home Inspection Company

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 **Property Occupied:** Vacant

Year Built: 2000 **Entrance Face:** Southeast

Inspection Date: 08/15/2009

Start Time: 9:30 AM **End Time:** 11:30 AM

Electric On: Yes

Water On: Yes

Gas/Oil On: Not Applicable

Weather Condition: Raining

Building Type: Single family

of Stories: 1 Story

Sewage Disposal: City **How Verified:** Visual inspection

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 3 of 24

General Information (Continued)

Water Source: City **How Verified:** Visual inspection
Method of Payment: Check
File Number Buyer Name Here

Lots and Grounds

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

Lots and Grounds

Acceptable: **Driveway:** Concrete
Acceptable: **Walks:** Concrete
Acceptable: **Porch:** Concrete
Acceptable: **Grading:** Moderate slope
Acceptable: **Lawn Sprinklers:** Front and back yard Comments > **Leaking at zone valve, no effect on the system**



Structure

Structure

Acceptable: Structure Type: ReFCD Mas
Acceptable: **Foundation Type:** Slab and grade
Acceptable: **Floor/Slab:** Poured slab

Exterior Surface

Presence of lead paint, UFFI insulation, or other hazards are outside the scope of inspection.

Front Elevation Exterior Surface

Acceptable: **Surface Type:** Stucco
Acceptable: **Fas cia:** Wood
Acceptable: **Soffits:** Stucco
Acceptable: **Exterior Lighting:** Ceiling Mounted

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 4 of 24

Exterior Surface (Continued)

Acceptable: **Exterior Electric Outlets:** 110 VAC GFCI

Acceptable: **Porch Size:** Small

Acceptable: **Door Bell:**

Roof Geometry: Hip
Window openings: 4 OP: H2002
Doors w/o glazing: 1 OP: H2002

Right elevation Exterior Surface

Acceptable: **Surface Type:** Stucco

Acceptable: **Fas cia:** Wood

Acceptable: **Soffits:** Stucco

Roof Geometry: Hip
Window openings: 4 OP: H2002

Back elevation Exterior Surface

Acceptable: **Surface Type:** Stucco

Acceptable: **Fas cia:** Wood

Acceptable: **Soffits:** Stucco

Acceptable: **Exterior Lighting:** Wall mount

Acceptable: **Exterior Electric Outlets:** 110 VAC GFCI

Marginal **Porch Size:** Large, Screened Comments > **Damaged screens (at least 3 panels)**

Cost to Replace Low: \$ 200 - High: \$ 300



Roof Geometry: Hip
Window openings: 2 OP: H2002
Doors with glazing: 3 OP: H2002

Left elevation Exterior Surface

Acceptable: **Surface Type:** Stucco

Acceptable: **Fas cia:** Wood

Acceptable: **Soffits:** Stucco

Acceptable: **Exterior Lighting:** Wall mount

Roof Geometry: Hip
Window openings: 3 OP: H2002
Garage doors: 1 OP: x

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 5 of 24

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

Method of Inspection: Ground level

Roof Type: Hip *

Roof Slope: 6/12

Roof Material: Shingle * **Design Life:** 15-20 Yrs

Year installed: 2002 * **How Verified:** Original

Type of update? Original

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

Any visible signs of leaks?: None present at the time of inspection **If yes, explain:**

Acceptable: **Plumbing Vents:** PVC

Acceptable: **Electrical Riser:** Underground utilities

Not Present: **Gutters:**

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

Acceptable: **Roof Framing:** 2x4 Truss

Acceptable: **Roof Sheathing:** Plywood *

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

Acceptable: **Insulation Type:** Batts

Acceptable: **Ventilation:** Soffit vents

Marginal **Wiring/Lighting:** Missing light bulbs, Recommend replacing bulbs to verify function of lights

Not Present: **Moisture Penetration:**

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 6 of 24

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: 200 **Volts:** 110-240 VAC

Acceptable: **Service Entry:** Underground

Acceptable: **120 VAC Branch Circuits:** Copper

Acceptable: **240 VAC Branch Circuits:** Copper

Acceptable: **Conductor Type:** Copper

Acceptable: **Ground::**

Acceptable: **Breakers :**

Acceptable: **GFCI:**

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

Acceptable: **Service Line:** Copper **Approximate Age:** Original

Acceptable: **Main Water Shutoff:** Back of house

Acceptable: **Outside Hose Bib:**

Acceptable: **Sewer Pipes:** PVC

Acceptable: **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

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

Condition: Good

Manufacturer: A.O. Smith

Type: Electric **Capacity:** 55 Gals

Approximate Age: Original

Area Served: Whole house

Acceptable: **TPRV and Drain Tube:**

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 7 of 24

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

Acceptable: **A/C System Operation:** Appears serviceable
Acceptable: **Condensate Removal:** PVC
Acceptable: **Exterior Unit:** Left of house
Acceptable: **Air handler/Filter:** Garage Area Comments > **Some rust noted at air handler, monitor**



Manufacturer: Rheem
Model Number: RALB-060JAZ
Area Served: Whole house
AC Type: Central A/C
Approximate Age: 2001
Serial Number: 5781F320112105
Capacity: 5 Tons

Acceptable: **Electrical Disconnect:** Breaker disconnect

Acceptable: **Thermostats:**

Notes: Typical Maintenance: Clean / replace air filter every 30-60 days, Check periodically for damage insulation on the outside refrigerant line.

Heating System

Heating System

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 and no repair cost are reported.

Kitchen

Acceptable: **Cooking Appliances:** Frigidaire **Approx Age:** Original

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 8 of 24

Kitchen (Continued)

Acceptable: **Dishwasher:** Frigidaire **Approx Age:**
Acceptable: **Refrigerator:** Whirlpool **Approx Age:**
Acceptable: **Microwave:** Frigidaire **Approx Age:** 2002
Ventilator:
Acceptable: **Disposal:** In-Sinkerator
Acceptable: **Sink:** Double - Stainless Steel
Acceptable: **Lighting:**
Acceptable: **Electric Outlets:** 110 VAC GFCI
Defective: **Faucet/Traps:** Faucet with PVC trap Comments > Sink drain is leaking
Cost to Repair Low: \$ 100 - High: \$ 150



Defective: **Counter Tops:** Granite Comments > Crack noted - obtain repair cost if necessary



Acceptable: **Cabinets:** Laminate and composite materials
Acceptable:
Acceptable: **Ceiling Type:** Concrete
Acceptable: **Wall Type:** Drywall
Acceptable: **Floor covering:** Ceramic tile
Not Present: **Ceiling fan:**
Acceptable: **HVAC Source:** Central AC

Refrigerator Normal Operating Ranges
Refrigerator: Between 34 degrees and 38 degrees. ---- Freezer: Between -0 degrees and 8 degrees.

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 9 of 24

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 and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Dining Room/Living Space

Acceptable: **Ceiling Type:** Drywall

Acceptable: **Wall Type:** Drywall

Acceptable: **Floor Covering:** Ceramic tile

Acceptable: **Lighting:**

Acceptable: **Electric Outlets:**

Defective: **Window Type:** Single Hung Comments > Evidence of water intrusion,
Replace broken window balances
Cost to Replace Low: \$ 100 - High: \$ 200



Acceptable: **HVAC Source:** Central AC

Notes: There were signs of water intrusion at the window. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor.

Living Room/Living Space

Marginal **Ceiling Type:** Drywall Comments > Cracks present-repair as needed

Acceptable: **Wall Type:** Drywall

Acceptable: **Floor Covering:** Ceramic tile

Acceptable: **Doors:** Double metal door

Acceptable: **Window Type:** Single Hung Comments > Maintenance: Evidence of water intrusion

Acceptable: **Lighting:**

Acceptable: **Electric Outlets:**

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 10 of 24

Room/Living Space (Continued)

Acceptable: **Ceiling Fan:** Fan wobbles during operation / adjust balances



Acceptable: **HVAC Source:** Central AC

Notes: There were signs of water intrusion at the window. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor.

Family Room/Living Space

Acceptable: **Ceiling Type:** Drywall

Acceptable: **Wall Type:** Drywall

Marginal **Floor Covering:** Ceramic tile Comments > Floor settled, Crack loose floor tiles present

Acceptable: **Doors:** Sliding glass

Not Present: **Window Type:**

Acceptable: **Lighting:**

Acceptable: **Electric Outlets:**

Acceptable: **Ceiling Fan:**

Acceptable: **HVAC Source:** Central AC

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 and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Master Bedroom

Acceptable: **Closet:** Walk-in closet

Acceptable: **Ceiling Type:** Drywall

Acceptable: **Wall Type:** Drywall

Acceptable: **Floor Covering:** Carpet

Marginal **Entry Doors:** Hollow wood, Sliding glass Comments > Hollywood door needs adjustment

Acceptable: **Window Type:** Single Hung

Acceptable: **Lighting:**

Acceptable: **Electric Outlets:**



"We See What You Don't See"

KRC Home Inspection Company

Buyer Name Here
2416 Lake Terr
Page 11 of 24

Bedroom (Continued)

Acceptable: **Ceiling Fan:**
Acceptable: **Smoke Detector:**
Acceptable: **HVAC Source:** Central AC

Front Guest Bedroom

Marginal **Closet:** Single closet Comments > **Align / adjust closet doors, replace missing knob**
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Marginal **Floor Covering:** Carpet Comments > **Carpet has moderate wear**
Acceptable: **Doors:** Hollow wood
Acceptable: **Window Type:** Single Hung
Acceptable: **Lighting:**
Acceptable: **Electric Outlets**
Acceptable: **Ceiling Fan:**
Acceptable: **HVAC Source:** Central AC
Acceptable: **Smoke Detector:**

Middle Bedroom

Acceptable: **Closet:** Single closet
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Marginal **Floor Covering:** Carpet Comments > **Carpet has moderate wear**
Acceptable: **Doors:** Hollow wood
Defective: **Window Type:** Single Hung Comments > **Window need adjustment / repair, not closing properly**
Cost to Repair Low: \$ 75 - High: \$ 150
Acceptable: **Lighting:**
Acceptable: **Electric Outlets**
Acceptable: **Ceiling Fan:**
Acceptable: **HVAC Source:** Central AC
Acceptable: **Smoke Detector:**

Rear Guest Bedroom

Acceptable: **Closet:** Single closet Comments > **Align / adjust closet doors**
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Marginal **Floor Covering:** Carpet Comments > **Carpet has moderate wear**
Acceptable: **Doors:** Hollow wood
Acceptable: **Window Type:** Single Hung
Acceptable: **Lighting:**

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 12 of 24

Bedroom (Continued)

Acceptable: **Electric Outlets**
Acceptable: **Ceiling Fan:**
Acceptable: **HVAC Source:** Central AC
Acceptable: **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 and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Master Bathroom

Acceptable: **Closet:** Linnen closet
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Marginal **Floor Covering:** Ceramic tile Comments > Loose / uplified floor tiles noted
Acceptable: **Entry Doors:** Hollow wood Comments > Adjust / repair lock set
Acceptable: **Window Type:** Single Hung
Acceptable: **Lighting:**
Acceptable: **Electric Outlets:** 110 VAC GFCI
Marginal **Counter/Cabinet:** Marble, Laminate and composite material Comments > Counter top appears too short for the cabinet, and water is running off the top on to the cabinet and is causing deterioration
Defective: **Sink/Basin:** Two single sinks Comments > Left sink not draining properly - further review/repair
Cost to Repair Low: \$ 75 - High: \$ 100



Defective: **Faucets/Traps:** Faucet with PVC Trap Comments > Leaking drain line under left sink
Cost to Repair Low: \$ 75 - High: \$ 100



Acceptable: **Tub/Surround:**

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 13 of 24

Bathroom (Continued)

Not Present: **Spa Tub/Surround:**
Acceptable: **Shower/Surround:** Ceramic tile pan and ceramic tile surround
Comments > **Maintenance: Re-grout tile joints as needed**



Acceptable: **Toilets:** Briggs

Acceptable: **Ventilation:** Window

Notes: The grout is deteriorated / missing at shower wall. This is a maintenance issue. Deteriorated or incorrectly applied grout and caulking can allow water to penetrate the structure, resulting in water damage or mold growth. Water damage or microbial growth occurring may be hidden from view. Recommend maintenance by a licensed contractor.

Guest Bathroom

Acceptable: **Ceiling Type:** Drywall

Acceptable: **Wall Type:** Drywall

Acceptable: **Floor Covering:** Ceramic tile

Acceptable: **Doors:** Pocket door

Marginal **Window Type:** Single Hung Comments > **Window need adjustment / repair, not closing properly**
Cost to Repair Low: \$ 75 - High: \$ 150

Acceptable: **Electric Outlets:** 110 VAC GFCI

Acceptable: **Light Fixture:**

Acceptable: **Counter/Cabinet:** Marble, Laminate and composite material Comments > **Align / adjust cabinet doors**

Acceptable: **Sink/Basin:** Two single sinks

Acceptable: **Faucets/Traps:** Faucet with PVC Trap

Acceptable: **Tub/Surround:** Steel tub and ceramic tile surround

Not Present: **Shower/Surround:**

Not Present: **Spa Tub/Surround:**

Acceptable: **Toilets:** Briggs

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

Cabana Bathroom

Acceptable: **Ceiling Type:** Drywall

Acceptable: **Wall Type:** Drywall

Acceptable: **Floor Covering:** Ceramic tile

Acceptable: **Doors:** Hollow wood

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 14 of 24

Bathroom (Continued)

Defective: **Window Type:** Single Hung Comments > **Replace broken window balances**
Cost to Replace Low: \$ 100 - High: \$ 150



Acceptable: **Electric Outlets:** 110 VAC GFCI

Acceptable: **Light Fixture:**

Acceptable: **Counter/Cabinet:** Marble, Laminate and composite material Comments > **Align / adjust cabinet doors**

Acceptable: **Sink/Basin:** Single sink

Acceptable: **Faucets/Traps:** Faucet with PVC Trap

Defective: **Tub/Surround:** Steel tub and ceramic tile surround Comments > **Leaking at tub spout**
Cost to Repair Low: \$ 50 - High: \$ 75



Not Present: **Shower/Surround:**

Not Present: **Spa Tub/Surround:**

Acceptable: **Toilets:** Briggs

Acceptable: **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 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

Acceptable: **Garage Doors:** Metal

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 15 of 24

Garage/Carport (Continued)

Acceptable: **Door Operation:**
Acceptable: **Door Opener:** Genie
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Marginal **Floor/Foundation:** Poured slab Comments > **Settlement cracks - monitor**
Acceptable: **Lighting:**
Acceptable: **Electric Outlets:** 110 VAC GFCI
Defective: **Window Type:** Single Hung Comments > **Replace broken window balances**
Cost to Replace Low: \$ 100 - High: \$ 150

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 and no repair cost are reported. This property was not tested and or treated for health related molds or fungi.

Laundry Room/Area

Marginal **Washer:** Maytag **Approx Age:** Washer makes unusual noise during spinning cycle
Acceptable: **Dryer:** Frigidaire **Approx Age:** 2004
Acceptable: **Ceiling Type:** Drywall
Acceptable: **Wall Type:** Drywall
Acceptable: **Floor covering:** Ceramic tile
Acceptable: **Lighting:**
Acceptable: **Electric Outlets:** 110 VAC/220 VAC

Acceptable: **Laundry Tub:** Fiberglass

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 16 of 24

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 Here
Property Address: 2416 Lake Terr
Coral Way,

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Kitchen</u>		
Faucet/Traps: Sink drain is leaking	\$ 100	\$ 150
<u>Bedroom</u>		
Window Type: Window need adjustment / repair, not closing properly	\$ 75	\$ 150
<u>Bathroom</u>		
Sink/Basin: Left sink not draining properly - further review/repair	\$ 75	\$ 100
Faucets/Traps: Leaking drain line under left sink	\$ 75	\$ 100
Window Type: Window need adjustment / repair, not closing properly	\$ 75	\$ 150
Tub/Surround: Leaking at tub spout	\$ 50	\$ 75
Repair Total	\$ 450	\$ 725

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface</u>		
Porch Size: Damage screens (at least 4 panels)	\$ 200	\$ 300
<u>Room/Living Space</u>		
Window Type: Evidence of water intrusion, Replace broken window balances	\$ 100	\$ 200
<u>Bathroom</u>		
Window Type: Replace broken window balances	\$ 100	\$ 150
<u>Garage/Carport</u>		
Window Type: Replace broken window balances	\$ 100	\$ 150
Replacement Total	\$ 500	\$ 800
Cost Estimate Total	\$ 950	\$ 1525

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 17 of 24

Acceptable: Summary

Lots and Grounds

1. **Lots and Grounds Driveway:** Concrete
2. **Lots and Grounds Walks:** Concrete
3. **Lots and Grounds Porch:** Concrete
4. **Lots and Grounds Grading:** Moderate slope
5. **Lots and Grounds Lawn Sprinklers:** Front and back yard Comments > **Leaking at zone valve, no effect on the system**

Structure

6. **Structure Structure Type:** ReFCD Mas
7. **Structure Foundation Type:** Slab and grade
8. **Structure Floor/Slab:** Poured slab

Exterior Surface

9. **Front Elevation Exterior Surface Surface Type:** Stucco
10. **Front Elevation Exterior Surface Fascia:** Wood
11. **Front Elevation Exterior Surface Soffits:** Stucco
12. **Front Elevation Exterior Surface Exterior Lighting:** Ceiling Mounted
13. **Front Elevation Exterior Surface Exterior Electric Outlets:** 110 VAC GFCI
14. **Front Elevation Exterior Surface Porch Size:** Small
15. **Front Elevation Exterior Surface Door Bell:**
16. **Right elevation Exterior Surface Surface Type:** Stucco
17. **Right elevation Exterior Surface Fascia:** Wood
18. **Right elevation Exterior Surface Soffits:** Stucco
19. **Back elevation Exterior Surface Surface Type:** Stucco
20. **Back elevation Exterior Surface Fascia:** Wood
21. **Back elevation Exterior Surface Soffits:** Stucco
22. **Back elevation Exterior Surface Exterior Lighting:** Wall mount
23. **Back elevation Exterior Surface Exterior Electric Outlets:** 110 VAC GFCI
24. **Left elevation Exterior Surface Surface Type:** Stucco
25. **Left elevation Exterior Surface Fascia:** Wood
26. **Left elevation Exterior Surface Soffits:** Stucco
27. **Left elevation Exterior Surface Exterior Lighting:** Wall mount

Roof

28. **Roof Surface Plumbing Vents:** PVC
29. **Roof Surface Electrical Riser:** Underground utilities

Attic

30. **Attic Roof Framing:** 2x4 Truss
31. **Attic Roof Sheathing:** Plywood
32. **Attic Roof to Wall Connection:** Single Wraps
33. **Attic Insulation Type:** Batts
34. **Attic Ventilation:** Soffit vents

Electrical

35. **Service Entry:** Underground
36. **120 VAC Branch Circuits:** Copper

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 18 of 24

Acceptable: Summary (Continued)

- 37. 240 VAC Branch Circuits: Copper
- 38. Conductor Type: Copper
- 39. Ground::
- 40. Breakers:
- 41. GFCI:

Plumbing

- 42. Plumbing Service Line: Copper Original
- 43. Plumbing Main Water Shutoff: Back of house
- 44. Plumbing Outside Hose Bib:
- 45. Plumbing Sewer Pipes: PVC
- 46. Plumbing Vent Pipes: PVC

Water Heater:

- 47. Garage Water Heater Water Heater Operation: Functional at time of inspection
- 48. Garage Water Heater TPRV and Drain Tube:

Air Conditioning

- 49. AC System A/C System Operation: Appears serviceable
- 50. AC System Condensate Removal: PVC
- 51. AC System Exterior Unit: Left of house
- 52. AC System Air handler/Filter: Garage Area Comments > Some rust noted at air handler, monitor
- 53. AC System Electrical Disconnect: Breaker disconnect
- 54. AC System Thermostats:

Kitchen

- 55. Kitchen Cooking Appliances: Frigidaire Original
- 56. Kitchen Dishwasher: Frigidaire
- 57. Kitchen Refrigerator: Whirlpool
- 58. Kitchen Microwave: Frigidaire 2002
- 59. Kitchen Disposal: In-Sinkerator
- 60. Kitchen Sink: Double - Stainless Steel
- 61. Kitchen Lighting:
- 62. Kitchen Electric Outlets: 110 VAC GFCI
- 63. Kitchen Cabinets: Laminate and composite materials
- 64. Kitchen Pantry:
- 65. Kitchen Ceiling Type: Concrete
- 66. Kitchen Wall Type: Drywall
- 67. Kitchen Floor covering: Ceramic tile
- 68. Kitchen HVAC Source: Central AC

Room/Living Space

- 69. Dining Room/Living Space Ceiling Type: Drywall
- 70. Dining Room/Living Space Wall Type: Drywall
- 71. Dining Room/Living Space Floor Covering: Ceramic tile
- 72. Dining Room/Living Space Lighting:
- 73. Dining Room/Living Space Electric Outlets:
- 74. Dining Room/Living Space HVAC Source: Central AC
- 75. Living Room/Living Space Wall Type: Drywall

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 19 of 24

Acceptable: Summary (Continued)

- 76. **Living Room/Living Space Floor Covering:** Ceramic tile
- 77. **Living Room/Living Space Doors:** Double metal door
- 78. **Living Room/Living Space Window Type:** Single Hung Comments > Maintenance: Evidence of water intrusion
- 79. **Living Room/Living Space Lighting:**
- 80. **Living Room/Living Space Electric Outlets:**
- 81. **Living Room/Living Space Ceiling Fan:** Fan wobbles during operation / adjust balances
- 82. **Living Room/Living Space HVAC Source:** Central AC
- 83. **Family Room/Living Space Ceiling Type:** Drywall
- 84. **Family Room/Living Space Wall Type:** Drywall
- 85. **Family Room/Living Space Doors:** Sliding glass
- 86. **Family Room/Living Space Lighting:**
- 87. **Family Room/Living Space Electric Outlets:**
- 88. **Family Room/Living Space Ceiling Fan:**
- 89. **Family Room/Living Space HVAC Source:** Central AC

Bedroom

- 90. **Master Bedroom Closet:** Walk-in closet
- 91. **Master Bedroom Ceiling Type:** Drywall
- 92. **Master Bedroom Wall Type:** Drywall
- 93. **Master Bedroom Floor Covering:** Carpet
- 94. **Master Bedroom Window Type:** Single Hung
- 95. **Master Bedroom Lighting:**
- 96. **Master Bedroom Electric Outlets:**
- 97. **Master Bedroom Ceiling Fan:**
- 98. **Master Bedroom Smoke Detector:**
- 99. **Master Bedroom HVAC Source:** Central AC
- 100. **Front Guest Bedroom Ceiling Type:** Drywall
- 101. **Front Guest Bedroom Wall Type:** Drywall
- 102. **Front Guest Bedroom Doors:** Hollow wood
- 103. **Front Guest Bedroom Window Type:** Single Hung
- 104. **Front Guest Bedroom Lighting:**
- 105. **Front Guest Bedroom Electric Outlets**
- 106. **Front Guest Bedroom Ceiling Fan:**
- 107. **Front Guest Bedroom HVAC Source:** Central AC
- 108. **Front Guest Bedroom Smoke Detector:**
- 109. **Middle Bedroom Closet:** Single closet
- 110. **Middle Bedroom Ceiling Type:** Drywall
- 111. **Middle Bedroom Wall Type:** Drywall
- 112. **Middle Bedroom Doors:** Hollow wood
- 113. **Middle Bedroom Lighting:**
- 114. **Middle Bedroom Electric Outlets**
- 115. **Middle Bedroom Ceiling Fan:**
- 116. **Middle Bedroom HVAC Source:** Central AC
- 117. **Middle Bedroom Smoke Detector:**
- 118. **Rear Guest Bedroom Closet:** Single closet Comments > Align / adjust closet doors
- 119. **Rear Guest Bedroom Ceiling Type:** Drywall

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 20 of 24

Acceptable: Summary (Continued)

- 120. Rear Guest Bedroom Wall Type: Drywall
- 121. Rear Guest Bedroom Doors: Hollow wood
- 122. Rear Guest Bedroom Window Type: Single Hung
- 123. Rear Guest Bedroom Lighting:
- 124. Rear Guest Bedroom Electric Outlets
- 125. Rear Guest Bedroom Ceiling Fan:
- 126. Rear Guest Bedroom HVAC Source: Central AC
- 127. Rear Guest Bedroom Smoke Detector:

Bathroom

- 128. Master Bathroom Closet: Linnen closet
- 129. Master Bathroom Ceiling Type: Drywall
- 130. Master Bathroom Wall Type: Drywall
- 131. Master Bathroom Entry Doors: Hollow wood Comments > [Adjust / repair lock set](#)
- 132. Master Bathroom Window Type: Single Hung
- 133. Master Bathroom Lighting:
- 134. Master Bathroom Electric Outlets: 110 VAC GFCI
- 135. Master Bathroom Tub/Surround:
- 136. Master Bathroom Shower/Surround: Ceramic tile pan and ceramic tile surround Comments > [Maintenance: Re-grout tile joints as needed](#)
- 137. Master Bathroom Toilets: Briggs
- 138. Master Bathroom Ventilation: Window
- 139. Guest Bathroom Ceiling Type: Drywall
- 140. Guest Bathroom Wall Type: Drywall
- 141. Guest Bathroom Floor Covering: Ceramic tile
- 142. Guest Bathroom Doors: Pocket door
- 143. Guest Bathroom Electric Outlets: 110 VAC GFCI
- 144. Guest Bathroom Light Fixture:
- 145. Guest Bathroom Counter/Cabinet: Marble, Laminate and composite material Comments > [Align / adjust cabinet doors](#)
- 146. Guest Bathroom Sink/Basin: Two single sinks
- 147. Guest Bathroom Faucets/Traps: Faucet with PVC Trap
- 148. Guest Bathroom Tub/Surround: Steel tub and ceramic tile surround
- 149. Guest Bathroom Toilets: Briggs
- 150. Guest Bathroom Ventilation: Window, Electric ventilation fan
- 151. Cabana Bathroom Ceiling Type: Drywall
- 152. Cabana Bathroom Wall Type: Drywall
- 153. Cabana Bathroom Floor Covering: Ceramic tile
- 154. Cabana Bathroom Doors: Hollow wood
- 155. Cabana Bathroom Electric Outlets: 110 VAC GFCI
- 156. Cabana Bathroom Light Fixture:
- 157. Cabana Bathroom Counter/Cabinet: Marble, Laminate and composite material Comments > [Align / adjust cabinet doors](#)
- 158. Cabana Bathroom Sink/Basin: Single sink
- 159. Cabana Bathroom Faucets/Traps: Faucet with PVC Trap
- 160. Cabana Bathroom Toilets: Briggs
- 161. Cabana Bathroom Ventilation: Window, Electric ventilation fan

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 21 of 24

Acceptable: Summary (Continued)

Garage/Carport

- 162. **Garage Garage Doors:** Metal
- 163. **Garage Door Operation:**
- 164. **Garage Door Opener:** Genie
- 165. **Garage Ceiling Type:** Drywall
- 166. **Garage Wall Type:** Drywall
- 167. **Garage Lighting:**
- 168. **Garage Electric Outlets:** 110 VAC GFCI

Laundry Room/Area

- 169. **Laundry Room/Area Dryer:** Frigidaire 2004
- 170. **Laundry Room/Area Ceiling Type:** Drywall
- 171. **Laundry Room/Area Wall Type:** Drywall
- 172. **Laundry Room/Area Floor covering:** Ceramic tile
- 173. **Laundry Room/Area Lighting:**
- 174. **Laundry Room/Area Electric Outlets:** 110 VAC/220 VAC
- 175. **Laundry Room/Area Laundry Tub:** Fiberglass

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 22 of 24

Marginal Summary

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.

Exterior Surface

1. **Back elevation Exterior Surface Porch Size:** Large, Screened Comments > Damaged screens (at least 3 panels)

Attic

2. **Attic Wiring/Lighting:** Missing light bulbs, Recommend replacing bulbs to verify function of lights

Room/Living Space

3. **Living Room/Living Space Ceiling Type:** Drywall Comments > Cracks present-repair as needed
4. **Family Room/Living Space Floor Covering:** Ceramic tile Comments > Floor settled, Crack loose floor tiles present

Bedroom

5. **Master Bedroom Entry Doors:** Hollow wood, Sliding glass Comments > Hollywood door needs adjustment
6. **Front Guest Bedroom Closet:** Single closet Comments > Align / adjust closet doors, replace missing knob
7. **Front Guest Bedroom Floor Covering:** Carpet Comments > Carpet has moderate wear
8. **Middle Bedroom Floor Covering:** Carpet Comments > Carpet has moderate wear
9. **Rear Guest Bedroom Floor Covering:** Carpet Comments > Carpet has moderate wear

Bathroom

10. **Master Bathroom Floor Covering:** Ceramic tile Comments > Loose / uplifted floor tiles noted
11. **Master Bathroom Counter/Cabinet:** Marble, Laminate and composite material Comments > Counter top appears too short for the cabinet, and water is running off the top on to the cabinet and is causing deterioration
12. **Guest Bathroom Window Type:** Single Hung Comments > Window need adjustment / repair, not closing properly

Garage/Carport

13. **Garage Floor/Foundation:** Poured slab Comments > Settlement cracks - monitor

Laundry Room/Area

14. **Laundry Room/Area Washer:** Maytag Washer makes unusual noise during spinning cycle

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 23 of 24

Defective: Summary

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 Faucet/Traps:** Faucet with PVC trap Comments > Sink drain is leaking
2. **Kitchen Counter Tops:** Granite Comments > Crack noted - obtain repair cost if necessary

Room/Living Space

3. **Dining Room/Living Space Window Type:** Single Hung Comments > Evidence of water intrusion, Replace broken window balances

Bedroom

4. **Middle Bedroom Window Type:** Single Hung Comments > Window need adjustment / repair, not closing properly

Bathroom

5. **Master Bathroom Sink/Basin:** Two single sinks Comments > Left sink not draining properly - further review/repair
6. **Master Bathroom Faucets/Traps:** Faucet with PVC Trap Comments > Leaking drain line under left sink
7. **Cabana Bathroom Window Type:** Single Hung Comments > Replace broken window balances
8. **Cabana Bathroom Tub/Surround:** Steel tub and ceramic tile surround Comments > Leaking at tub spout

Garage/Carport

9. **Garage Window Type:** Single Hung Comments > Replace broken window balances

KRC Home Inspection Company



"We See What You Don't See"

Buyer Name Here
2416 Lake Terr
Page 24 of 24

Summary

Kitchen

1. Kitchen Ventilator: