



Professional Inspections and Consultations

Property Condition Report:

John Doe

Property Address

3333 Old Arch Drive
Atlanta, GA 30317



Prepared By:

Roy Daniel
P.O. BOX 741509
Riverdale, GA 30274
770-471-9894

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Website: rdhient.com

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Date: 05/8/2012

Time Start: 11.A.M

Report ID: JD3333

Property:

3333 Old Arch Drive
Atlanta, GA 30317

Customer:

John Doe

Real Estate Professional:

Jane Doe
Jane Doe Realty Group, LLC

County:

Fulton

Comments Key or Definitions

The following definitions of the comments description represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a contractor. All cost associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of weather or not it was functioning as intended and will state a reason for not inspecting

Not present (NP) = This item, component or unit is not in this home or building.

Repair or replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Item, component or units that can be repaired to satisfactory condition may not need replacement.

In Attendance :

Client

Type of Dwelling

Single Family

Style of Home:

Traditional

Temperature:

73 Degrees

Weather:

Sunny

Rain in the last 3 days:

Yes

Ground/Soil surface condition:

Damp

Occupied:

No

Vacant:

Yes

Approximated age of Home:

4 Years

Approximate age of Roof:

4 Years

Was Electricity On:

Yes

Was Water On:

Yes

Was Gas On:

Off

Was Heat System on during inspection:

No, gas was off

Was Air conditioning on during inspection:

No,



INVOICE

P O BOX 741590
RIVERDALE, GA 30274
770-471-9894

Email: danielhis@msn.com
Website: rdhient.com

Customer # JD3333
Inspection Date: 05/8/2012

Bill To:
John Doe

3333 Old Arch Drive
Atlanta, GA 30317

Line	Description	Charges
1	Home Inspection Service Square Footage 4,998 Payment Method: Money Order Payment Status: Paid at the time of Inspection	\$350.00
	Subtotal	\$350.00
	Discount	\$.00
	Total(USD)	\$350.00

1. ROOFING

The home inspector shall observe: Roof covering, Roof drainage systems, Flashing, Skylights, Chimneys and roof penetrations, and sign of leaks or abnormal condensation on building components. The inspector shall describe the type of roof covering materials and report including but not limited to solar systems, antennae, and lighting arrestors.



Roof

Styles & Materials:

Roof Covering:

3 Tab Fiber glass

Viewed roof covering from:

Ground/Binocular

Skylight:

N/P

Chimney (exterior):

Siding

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			

IN-NI- NP-RR

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Comment: The roof was inspection and in good condition

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof covering and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

The home inspector shall observe: Wall cladding, Flashing, and trim, Entryway, doors, and a representative number of windows, Garage door operators, Decks, Balconies, Stoops, steps, areaway, porches and applicable railings, Eaves, Soffits, and fascia, and Vegetation, Grading. Shall describe wall cladding materials, Operate all entryway doors and representative number of windows, Operate garage door manually or by using permanently installed control for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and probe exterior wood components where deterioration suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, presence of safety glazing in doors and windows, garage door operator remote control transmitters, Geological condition, Soil condition; Recreational facilities (including spas, Saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or presence or condition of buried fuel storage tank. The home inspector is not required to: Move personal items, panels, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Exterior –front
STYLES & MATERIALS



Exterior –side



Exterior –Rear



Exterior -Side

Siding Style:
Brick/Concrete
Appurtenance:
Porch/Deck

Siding Material:
Brick/wood
Driveway:
Concrete

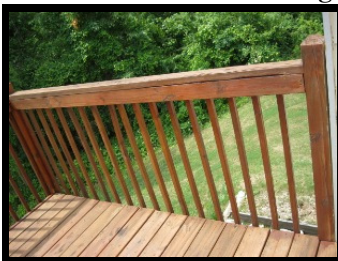
Exterior Entry Doors:
Wood/Glass
Sidewalk:
Concrete

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			
2.1	DOORS (EXTERIOR)	X			
2.2	WINDOWS	X			
2.3	DECK, BALLCONIES, STOOPS, STEPS, AREAWAY, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS				X
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAY, SIDEWALK, PATIO FLOOR, AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.5	EVES, SOFFITS AND FASCIAS	X			
2.6	FENCE/GATES			X	

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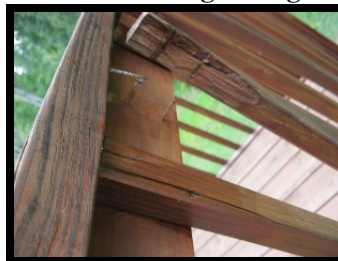
COMMENTS: 2.3 the deck guardrails are loose on both side and baluster damage on right side



2.3 Picture



2.3 Pictures



2.3 Pictures

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. GARAGE

STYLES & MATERIALS

Garage Door Type:
Overhead

Garage door Material:
Metal

Auto-opener Manufacturer:
N/P

Occupant Door Material (from garage to Living space)
Steel

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPERATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR MATERIAL FROM GARAGE TO LIVING SPACE	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not door will reverse when met resistance)			X	
		IN	NI	NP	RR

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COMMENTS:

4. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; steps, stairways and railings; counters and a representative number of installed cabinets, and A representative number of doors and walls. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floor; carpeting; or draperies, blinds, or other window treatments.



Living room



Dining Room



Kitchen



Master Bedroom

STYLES & MATERIALS

Ceiling Materials:

Drywall

Interior Doors:

Hollow core

Cabinetry:

Wood

Wall Material:

Drywall

Window Types:

Double Panes

Countertop:

Granite

Floor Covering (s):

Carpet/Tile/Wood

Window Materials:

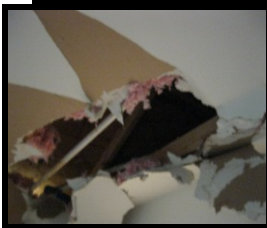
Vinyl

		IN	NI	NPRR
4.0	CEILING			X
4.1	WALLS			X
4.2	FLOORS	X		
4.3	STEPS, STAIRWAY, BALCONIES AND RAILINGS			X
4.4	COUNTERS, AND A REPRESENTATIVE NUMBER OF CABINETS	X		
4.5	DOORS (REPRESENTATIVE NUMBER)			X
4.6	WINDOWS (REPRESENTATIVE NUMBER)			X

IN NI- NP RR

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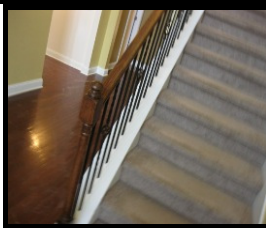
COMMENTS: 4.0 damage ceiling at master closet, 4.1 damage walls at master closet, 4.3 stairway railing bottom post is loose, 4.5 damage master bath door, 4.6 broken window panes at bedroom on main



4.0 Picture



4.1 Pictures



4.3 Pictures



4.5 Pictures



4.6 Pictures

The interior of the home was inspected and reported on with the above information. While the interior makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas of obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. STRUCTURAL COMPONENTS

The home inspector shall observe structural components including foundation, floors, walls, columns or piers, ceiling and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; enter under floor crawlspace, basement and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situation are suspected; Report the methods used to observe under floor crawlspace and attic; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other person.



Foundation Wall



Wall Framing Structure



Floor Structure



Roof Structure

STYLES & MATERIALS

Foundation:

Poured Concrete

Method used to observe crawlspace:

N/P

Floor Structure:

Engineered Wood Joists

Wall Structure:

2x6 Wood

Columns or Piers:

supporting walls

Ceiling Structure:

wood

Roof Structure:

2x6 rafters

Roof-Type:

gable/HIPP

Method used to observe attic:

enter

Attic Info: Pull down stairs with light

		IN	NI	NP	RR
5.0	FOUNDATION, BASEMENTS AND CRAWLSPACE (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)	X			
5.1	WALLS (STRUCTURAL)	X			
5.2	COLUMNS OR PIERS	X			
5.3	FLOOR (STRUCTURAL)	X			
5.4	CEILING (STRUCTURAL)	X			
5.5	ROOF STRUCTURE AND ATTIC	X			
		IN	NI	NP	RR

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COMMENTS: The structural components were inspected and were satisfactory conditions

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system; Including; piping materials, supports; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; waste and vent Piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including; water heating equipment; normal operating control; automatic safety control; and chimney flue and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks, and sump pump. The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and location of main water shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: state effectiveness of anti-siphon device.



Water main shutoff valve
STYLES & MATERIALS

Water Source:

Public

Waste Source:

Public

Water heater power source:

Electricity

Manufacturer Date:

11/2007

Well Pump Type:

N/P



Water Heater

Water Main Line (into home):

CPVC

Waste Lines:

PVC

Water heater Capacity:

66 Gallons

Water heater location:

Garage

Well Accessories:

N/P



Gas meter

Water supply (inside home):

CPVC

Main Shutoff location:

Basement

Manufacturer Brand:

A.O.Smith

Main Fuel Shutoff:

Left side of house

Septic Tank:

N/P

IN NI NP- RR

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUE AND VENTS	X			
6.3	MAIN WATER SHUT OFF DEVICE (Describe location)	X			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS, (interior fuel storage, piping, venting, leaks		X		
6.5	MAIN FUEL SHUT OFF (Describe location)	X			
6.6	SUMP PUMP			X	
6.7	WELL PUMP AND EQUIPMENT			X	
6.8	WELL FILTERS AND CONDITIONERS			X	
6.9	SEPTIC FIELD			X	
6.10	BOOTER PUMP AND ALARM FOR SEPTIC			X	
6.11	VISIBLE INSPECTION OF INSIDE SEPTIC TANK			X	
6.12	SPRINKLER OPERATION			X	
6.13	CONTROLLERS BOX			X	

IN NI NP- RR

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COMMENTS: The plumbing systems were inspected and were in satisfactory conditions

The plumbing in the home was inspected and reported on with above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be check for leaks or the ability to handle the volume during drain cycle. Older home with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turn off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair item mentioned in this report should be considered before purchase. It is recommend that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM

The home inspector shall observe: Service entrance conductors; Service equipment, Grounding equipment, Main over current device, and main and distribution panels; Amperage and Voltage rating of the service; Branch circuit conductors, their over current device, and the compatibility of their amperage and voltages; the operation of a representative number of installed ceiling fan, light fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in garage, carport, and on exterior of inspected structures; The operation of ground fault circuit interrupters, and smoke detectors. The home inspector shall describe: Service amperage and voltage; service entry conductor materials; Service type as being overhead or underground; and location of main distribution panels. The home inspector shall report any observe aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible except when detectors are part of the central system. The home inspector is not required to: Insert ant tool, probe, or testing devices inside the panel, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the of the main and auxiliary distribution panels.



Circuit Breaker Box
STYLES & MATERIALS

Electrical Service Cable:
Underground

Main Disconnect Location:
Exterior

Service Wire:
ALUMINUM

Panel Capacity:
200 Amps

Panel Type:
Breakers

Branch Wire 15 and 20 Amp:
COPPER

Main Panel Location:
Garage

Voltage:
120/240

Wiring Methods:
ROMEX

		IN- NI- NP- RR			
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRUBUTION PANELS	X			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICE AND COMPATIBILITY OF THE AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICE AND FIXTURES (Observe from a representative number operation of ceiling fan, light fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
7.5	OPERATION OF GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)	X			
7.6	OPERATION OF ARC FAULT CIRCUIT INTERRUPTERS (AFRCI)	X			
7.7	LOCATION OF MAIN AND DISTRIBUTION PANEL	X			
7.8	SMOKE DETECTORS	X			
7.9	CARBON MONOXIDE DETECTORS			X	
7.10	DOOR BELL	X			

IN NI -NP- RR

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COMMENTS: Electrical system were inspected and were in satisfactory conditions

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlets not accessible (behind the refrigerator for example), was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report

8. HEAT/CENTRAL AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment that is central to home; normal operating control; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps ducts and piping, with support, insulation, air filter, registers, radiator, fan coil units, convectors, and the presence of and installed heat source in each room. The home inspector shall describe: Energy source; and heating equipment and distribution type. The home inspector shall operate the systems using normal operating control. The home inspector shall open readily openable access panel provided by the manufacturer or installer for routing homeowner maintenance. The home inspector is not required to: Operate heating system when weather condition or other circumstances may cause equipment damage; operate automatic safety control; ignite or extinguish solid fuel fire; or observe: the interior of flues; fireplace insert flue connection; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.



Heating unit



Heating unit



Cooling Units

STYLES & MATERIALS

Heat Type:

Force air

Heat System Brand:

Lennox

Heating Location:

Attic

Central Air Manufacturer:

Lennox

Cooling Energy Source:

ELECTRICITY

Energy Source:

Gas

Manufacturer Date:

5/2007

Type of Fireplace:

Gas burner

Cooling Type:

Air conditioning units

Manufacturer Date:

11/2007

Number of Heat Systems:

2

BTU:

66,000

Ductwork:

Flex

Operable Fireplace:

not tested gas was off

Number of A/C units:

2

Tons:

3 & 3 1/2

Filter Size:

16x25x1

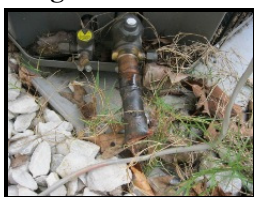
IN NI NP- RR

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				
8.1	NORMAL OPERATING CONTROLS				
8.2	AUTOMATIC SAFETY CONTROLS				
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil unit and convectors)				
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				
8.5	CHIMNEYS, FLUE AND VENTS (for fireplaces, gas water heater or heat systems)				
8.6	SOLID FUEL HEATING DEVICES (fireplaces, woodstove)				
8.7	GAS/LP FIRELOGS AND FIREPLACES				
8.8	COOLING AND AIR HANDLER EQUIPMENT				
8.9	NORMAL OPERATING CONTROLS				
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM				

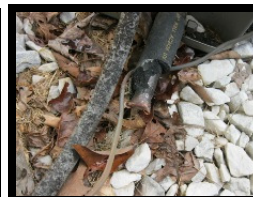
IN NI NP- RR

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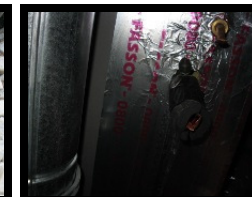
COMMENTS: The heating units not tested due to gas was off, 8.8 the air conditioning unit not tested due to the refrigerant lines was cut and stolen



8.8 Picture



8.8 Pictures



8.8 Pictures



8.8 Pictures

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attic and foundation areas; Kitchen, Bathroom, and laundry venting systems; and operation of any readily accessible attic ventilation fan, and when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate roofs, adjacent to earth filled stoops or porches, and at exterior doors. The inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.



Insulations

STYLES & MATERIALS

Attic Insulation:
Fiber glass loose fill

Roof Ventilation:
Soffit/roof vents

Exhaust Fan:
Fan only

Dryer Power Source:
Electricity

Dryer Vent:
Metal

Floor System Insulation:
BATT

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X			
9.1	INSULATION UNDER FLOOR SYSTEM	X			
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	
		IN	NI	NP	RR

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COMMENTS: The insulation and ventilation were inspected and were in satisfactory conditions

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, Cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration unit. The home inspector is not required to operate: Appliances in use: or Any appliances that is shut down or otherwise inoperable.

STYLES & MATERIALS

Dishwasher Brand:

Frigidaire

Range:

Frigidaire (Gas)

Built-in-Microwave:

Frigidaire

Disposal Brand:

Badger

Cook Top:

N/P

Refrigerator:

N/P

Exhaust/Range hood:

N/P

Oven:

N/P

Trash Compactor:

N/P

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGE/OVENS/COOKTOPS		X		
10.2	RANGE HOOD			X	
10.3	TRASH COMPACTOR			X	
10.4	GARBAGE DISPOSAL	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			
10.6	REFRIGERATOR			X	
		IN	NI	NP	RR

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COMMENTS: The gas range not tested due to gas was off.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. PROPERTY CONDITION REPORT SUMMARY

1. The air conditioning units refrigerant lines have been cut and stolen from property. Recommend have refrigerant lines installed by a Professional licensed HVAC contractor.
2. Damage ceiling at master closet. Recommend ceiling be repaired by a professional licensed contractor.
3. Damaged walls in master closet. Recommend be repaired by a professional licensed contractor.
4. There is a broken window pane at bedroom on main. Recommend replacing broken panes by a professional licensed contractor.
5. Master bathroom door is damaged. Recommend replacing damaged door by a professional licensed contractor.
6. The stairway railing bottom post is loose and needs to be secured properly by a professional licensed contractor.
7. Master bedroom door won't latch, door needs to be adjusted.
8. Wall cracked above master bedroom door. Recommend wall be repaired by a professional licensed contractor.
9. Loose speaker at master bedroom ceiling and needs to be secured properly by a professional licensed contractor.