

590 Kenilworth Drive

IMPROVEMENTS & UPDATES

- New sewer line (\$14K)
- HVAC cleaned
- New pergola
- New fence where needed
- New tub finish
- Electrical boxes brought to code
- Chimney cleaned
- New kitchen cabinet paint
- New interior painting
- New bosch dishwasher
- New GE microwave
- New landscaping

REPAIRS FOLLOWING PRE-INSPECTION

Completed by sellers:

- Fixed any worn/peeling/missing exterior paint (door frames, low bricks, front patio pillars, the rust on the busway at the electric meter are, etc.).
- Removed exposed spray foam observed at the top of pergola roof columns.
- Sanded/painted ceiling at the right side of the rear first floor room ceiling.
- Fixed loose latch at the top of the laundry doors.
- Fixed the kitchen sink glass rinse spray setting (no longer sprays sideways).
- Caulked the 2nd floor bathroom at wall/shower transition.
- Removed ash and debris at the fireplace.
- Opened the flaps of the single gable vent at the right side of the attic.

Completed by handyman:

- Sealed concrete at connections to the house at the front porch slab.
- Fixed cracked tiling was observed at the master bathroom floor.
- Corrected the loose first floor bathroom sink fixture.
- Corrected the loose first floor bathroom pedestal sink.
- Corrected sink stoppers in the second floor hallway bathroom and right master bathroom.
- Fixed loose master bathroom shower door handle.
- Corrected loose metal conduit sleeving and secured exposed wiring at the hot water system connection.
- Corrected reversed polarity at the outlet at the front right corner of the left bedroom.
- Fixed non-functioning ceiling fan light in the right rear bedroom.
- Fixed the master bathroom exhaust fan light.
- Encapsulated asbestos tile.



LAUREN COULTER
& DINA CASTILLO

COMPASS