

LICENSED

www.magnuminspections.com

Phone: (954) 340-6615

MAGNUM

INSURED

ev@magnuminspections.com

Phone: (954) 340-6615

INSPECTIONS Inc.

NAME: Foreclosure

SUMMARY

DATE: November 19, 2007

STRUCTURAL

There was an area at the right side wall that appears to have been water-proofed. It is recommended that further investigation be performed to determine the reason this was done. There was no evidence of an active leak in the home at the time of inspection. Moly, holes present at the front windows. These holes should be filled to prevent water intrusion. (\$75.00)

DOORS, WINDOWS & INTERIOR

Garage door sensors were mounted too low (6 to 8 inches is recommended). (\$45.00)
Window in master bedroom did not stay all of the way up (springs). Glass at window in middle bedroom is not secured to the frame properly (re-caulk). (\$100.00)
Kitchen cabinets were not attached to wall properly (missing lower section screws). (\$45.00)

PLUMBING

Main water feed line is above ground. This is required to be buried. Pipes were not secured properly at washing machine inlet. Leak observed at hot water shut off valve in master bathroom. Pipes were not secured as well. One shower door did not slide in master bathroom. Master bathroom tub did not drain properly. Improperly mounted plumbing lines observed in attic. (\$300.00)

ELECTRICAL

GFI outlet at rear of house did not trip when tested. (\$75.00)

A/C & HEAT

Coils were dirty, clogged at air handler restricting air flow. Note: Evidence of previous leakage at air handler. Dry at time of inspection. Call licensed a/c company to repair. Approximate estimate:\$350.00. Note: If hidden deficiencies are discovered during repair attempt, estimate may be higher. This should be addressed prior to purchase.

ADDRESS: _____

TOTAL: See last Summary Page

Estimates reflect the average of Licensed and Insured contractors. Actual costs may vary. It is recommended that all repairs be made by Licensed and Insured Contractors prior to closing. Items followed by (\$) are in need of repair. Items preceded by (Note:) are merely the inspectors observations.

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APPLIANCES

Anti-tip bracket was not installed at range. (\$75.00)

SPRINKLERS

(\$0.00)

POOL

N/A

ROOF

Leak observed at right side front entrance. Leak at left side front entrance with rotted fascia. Rotted fascia observed over garage. Loose ridge caps observed on main roof. (\$2,800.00)

(TERMITE): N/A

ADDRESS: _____

TOTAL: \$3,865.00

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