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[www.magnuminspections.com](http://www.magnuminspections.com)

Phone: (954) 340-6615

# MAGNUM

INSURED

[ev@magnuminspections.com](mailto:ev@magnuminspections.com)

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Home Inspection Report



**Prepared For:** Mr. and Mrs. Sample

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**Client:** Mr. and Mrs. Sample

**Address:**

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## Inspections Requested

Type of inspection	Single family home :				
	<b><u>Components Inspected</u></b>				
Structural:	Yes	Electric:	Yes	Sprinkler System:	Yes
Doors, Windows & Interior:	Yes	HVAC:	Yes	Pool:	Yes
Plumbing:	Yes	Appliances:	Yes	Roof:	Yes

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This inspection report is valid for the date the inspection was performed, unless otherwise noted. The inspection report is for the Client listed above. It may not be used by other entities for any purpose without the written consent of both the Client and Magnum Inspections Inc.

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**Client:** Mr. and Mrs. Sample**Address:****Date:** January 1, 2011

## Magnum Inspections Inc. *Standards of Practice*

### 1. PURPOSE AND SCOPE

1.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspections. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

1.2 Inspectors shall:

A. inspect:

1. Readily accessible systems and components of homes listed in these Standards of Practice.
2. Installed systems and components of homes listed in these Standards of Practice.

B. report:

1. On those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. The inspector's recommendations to correct or monitor the reported deficiency.
4. On any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

1.3 These Standards are not intended to limit inspectors from:

- A. Including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. Specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. Excluding systems and components from the inspection if requested by the client.

### 2. STRUCTURAL SYSTEM

2.1 The inspector shall:

A. inspect:

1. The structural components including foundation and framing.
2. By probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is **NOT** required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. The foundation and report the methods used to inspect the under-floor crawl space.
2. The floor structure.
3. The wall structure.
4. The ceiling structure.
5. The roof structure and report the methods used to inspect the attic.

2.2 The inspector will **NOT**:

- A. Provide any engineering service or architectural service.
- B. Offer an opinion as to the adequacy of any structural system or component.
- C. Determine if any code requirements have been met or if any code violations are present.

### 3. EXTERIOR

3.1 The inspector shall:

A. inspect:

1. The exterior wall covering, flashing and trim.
2. All exterior doors.
3. Attached decks, balconies, stoops, steps, porches, and their associated railings.
4. The eaves, soffits, and fascias where accessible from the **ground level**.
5. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. Walkways, patios, and driveways leading to dwelling entrances.

B. Describe the exterior walls covering.

3. The inspector will **NOT**:

A. inspect:

1. Screening, shutters, awnings, and similar seasonal accessories.
2. Fences.
3. Geological, geotechnical or hydrological conditions.
4. Recreational facilities.
5. Outbuildings.
6. Seawalls, break-walls, and docks.
7. Erosion control and earth stabilization measures.
8. Any exterior item covered by a homeowners association (HOA).
9. Common grounds (condominium/townhome/villa).

**Client:** Mr. and Mrs. Sample**Address:****Date:** January 1, 2011

## Magnum Inspections Inc. *Standards of Practice*

### 4. INTERIOR

#### 4.1 The inspector shall:

##### A. inspect:

1. The walls, ceilings, and floors.
2. The steps, stairways, and railings.
3. The countertops and installed cabinets.
4. A representative number of doors and windows.
5. Garage doors and garage door operators.
6. Reverse mechanisms for main garage doors.

#### 4.2 The inspector will **NOT**:

##### A. inspect:

1. The paint, wallpaper, and other finish treatments.
2. The carpeting.
3. The window treatments.
4. The central vacuum systems.
5. Recreational facilities

### 5. PLUMBING SYSTEM

#### 5.1 The inspector shall:

##### A. inspect:

1. The interior water supply and distribution systems including all fixtures and faucets.
2. The drain, wastes and vent systems including all fixtures.
3. The water heating equipment.
4. The vent systems, flues, and chimneys.
5. The fuel storage and fuel distribution systems.
6. The drainage sumps, sump pumps, and related piping.

##### B. describe

1. The water supply, drain, waste, and vent piping materials.
2. The water heating equipment including the energy source.
3. The location of main water and main fuel shut-off valves.

#### 5.2 The inspector is not required to:

##### A. inspect:

1. The clothes washing machine connections.
2. The interiors of flues or chimneys which are not readily accessible.
3. Wells, well pumps, or water storage related equipment.
4. Water conditioning systems.
5. Solar water heating systems.
6. Fire sprinkler systems.
7. Private waste disposal systems.

##### B. determine:

1. Whether water supply and waste disposal systems are public or private.
2. The quantity or quality of the water supply.
3. Operate safety valves or shut-off valves.
4. If any code requirements have been met or if any code violations are present.

### 6. ELECTRICAL SYSTEM

#### 6.1 The inspector shall:

##### A. inspect:

1. The service drops.
2. The service entrance conductors, cables, and raceways
3. The service equipment and main disconnects.
4. The service grounding.
5. Interior components of service panels and sub-panels.
6. The conductors.
7. The overcurrent protection devices.
8. A representative number of installed lighting fixtures, switches, and receptacles.
9. The ground fault circuit interrupters and Arc-Fault protection .

##### B. describe:

1. The amperage and voltage rating of the service.
2. The location of main disconnect(s) and sub panels.
3. The wiring methods.

##### C. report:

1. On the presence of solid conductor aluminum branch circuit wiring.
2. On the absence of smoke detectors.

#### 6.2 The inspector will **NOT**:

##### A. inspect:

1. The remote control devices unless the device is the only control device.
2. The alarm system and components.
3. The low voltage wiring, systems, and components.
4. The ancillary wiring, systems and components not part of the primary electrical power distribution system.

##### B. Measure amperage, voltage, or impedance.

##### C. Conduct any other measurements or calculations that would fall under the auspices of a licensed electrical contractor.

##### D. Determine if any recalled products are present.

##### E. Perform any duty that would be considered a safety hazard to either the inspector, the occupants of the property or the property, itself.

##### F. Determine if any code requirements have been met or if any code violations are present.

**INSPECTIONS Inc.****Client:** Mr. and Mrs. Sample**Address:****Date:** January 1, 2011**Magnum Inspections Inc. Standards of Practice****7. AIR CONDITIONING SYSTEMS**

7.1 The inspector shall:

A. Inspect the installed central and through-wall cooling equipment.

B. describe:

1. The energy source.
2. The cooling method by its distinguishing characteristics.

7.2 The inspector will **NOT**:

A. Inspect electronic air filters.

1. Determine cooling supply adequacy or distribution balance.
2. Remove any panels that are not required to be removed with the exception of changing of the filter.
3. Perform any examination of the system when the temperature has been below 65 degrees for a period of 24 hours or more.
4. Determine the life expectancy of the system.
5. Provide a warranty of any kind for the inspection of the air conditioning system(s).
6. Determine if any code requirements have been met or if any code violations are present.

**8. HEATING SYSTEM**

8.1 The inspector shall:

A. inspect:

1. The installed heating equipment.
2. The vent systems, flues, and chimneys.

B. describe:

1. The energy source.
2. The heating method by its distinguishing characteristics.

8.2 The inspector will **NOT**:

A. inspect:

1. The interiors of flues or chimneys which are not readily accessible.
2. The heat exchanger.
3. The humidifier or dehumidifier.
4. The electronic air filter.
5. The solar space heating system.

B. Determine heat supply adequacy or distribution balance.

C. Determine if any code requirements have been met.

**9. APPLIANCES**

9.1 The inspector shall:

A. Inspect:

1. The cooking appliances.
2. The ventilation in the kitchen.
3. The refrigeration appliances.
4. The disposal.
5. The dishwasher.
6. The washing machine.
7. The dryer.

9.2 The inspector will **NOT**:

A. Inspect:

1. Microwave ovens.
2. Central vacuum systems.
3. Trash compactors.
4. Add-on appliances (can openers, toaster ovens, etc.).
5. Any appliances excluded by the sale.
6. Any appliances excluded by the Client.

B. Determine if any Appliance recalls exists.

**10. LAWN SPRINKLER SYSTEM**

10.1 The inspector shall:

A. Describe:

1. The water source.
2. The actuation device (timer, manual valves, etc.).
3. The type of visible piping present.

B. Inspect:

1. The actuation device (timer, manual valves, etc.).
2. The visible piping present.
3. Each zone for proper actuation.

10.2 The inspector will **NOT**:

1. Observe maintenance items.

2. Adjust any sprinkler heads.

3. Determine the overall effectiveness of the system.

4. Warranty any portion of the system.

**11. POOL SYSTEM**

11.1 The inspector shall:

A. Observe and Inspect:

1. The actuation device (timer, manual switch, etc.).
2. The filtration device.
3. The pump.
4. The pressure gauge (when present).
5. The pool light.
6. The visible piping.
7. Evidence of leaks.
8. Cracks in the pool surface.

11.2 The inspector will **NOT**:

1. Determine the water quality.

2. Perform any maintenance work while inspecting the pool.

3. Perform a leak test.

4. Provide a warranty of any kind for the pool inspection.

5. Re-inspect the pool system after any repairs have been performed.

**Client:** Mr. and Mrs. Sample**Address:****Date:** January 1, 2011

## Magnum Inspections Inc. *Standards of Practice*

### 12. INSULATION & VENTILATION

12.1 The inspector shall:

A. inspect:

1. The insulation and vapor retarders in unfinished spaces.
2. The ventilation of attics and foundation areas.
3. The mechanical ventilation systems.

B. describe:

1. The insulation and vapor retarders in unfinished spaces.
2. The absence of insulation in unfinished spaces at conditioned surfaces.

12.2 The inspector will **NOT**:

- A. Disturb insulation or vapor retarders.
- B. Determine air quality.
- C. Determine insulation "R" values.
- D. Determine if any code requirements have been met.

### 13. ROOF SYSTEM

13.1 The inspector shall:

A. inspect:

1. The roof covering.
2. The roof drainage systems.
3. The flashings.
4. The skylights, chimneys, and roof penetrations.

B. describe

1. The roof covering and report the methods used to inspect the roof.

13.2 The inspector will **NOT**:

A. inspect:

1. Antennae.
2. Interiors of flues or chimneys which are not readily accessible.
3. Other installed accessories.
4. Determine the life expectancy of the roofing system.
5. Provide any warranty of any kind.
6. Re-inspect roof repairs made by others or warranty same.
7. Determine if any code requirements have been met.

### 14. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

14.1 The inspector shall:

A. inspect:

1. The system components.
2. The vent systems, flues, and chimneys.

B. describe:

1. The fireplaces and solid fuel burning appliances.
2. The chimneys.

14.2 The Inspector will **NOT**:

A. inspect:

1. The interiors of flues or chimneys.
2. The fire screens and doors.
3. The seals and gaskets.
4. The automatic fuel feed devices.
5. The mantles and fireplace surrounds.
6. The combustion make-up air devices.
7. The heat distribution assists whether gravity controlled or fan assisted.
8. Ignite or extinguish fires. Determine draft characteristics.

B. Move fireplace inserts or stoves or firebox contents.

### 15. FUNGI AND/OR MOLD

This property was not inspected for any fungi other than wood destroying fungi, which was performed by an outside company, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect for any other fungi other than wood destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained or qualified to render such opinions.

Magnum Inspections Inc. nor it officers or assigns will not be held responsible for any damages financial or otherwise resulting form any alleged mold/fungi infestation.

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## Magnum Inspections Inc. *Standards of Practice*

### 16. GENERAL LIMITATIONS AND EXCLUSIONS

#### 16.1 General limitations:

##### A. Inspections performed in accordance with these Standards of Practice:

1. Are **NOT** technically exhaustive.
2. Will **NOT** identify concealed conditions or latent defects.

##### B. These Standards are applicable to buildings with four or fewer dwelling units and their garages or carports.

#### 16.2 General exclusions:

##### A. The inspector will **NOT** perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

##### B. Inspectors will **NOT** determine:

1. The condition of systems or components which are not readily accessible.
2. The remaining life of any system or component.
3. The strength, adequacy, effectiveness, or efficiency of any system or component.
4. The causes of any condition or deficiency.
5. The methods, materials, or costs of corrections (estimates may be provided, however, they are not the actual costs of the repairs).
6. Future conditions including, but not limited to, failure of systems and components.
7. The suitability of the property for any specialized use.
8. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. The market value of the property or its marketability.
10. The advisability of the purchase of the property.
11. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, waters, and airs.
13. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. The operating costs of systems or components.
15. The acoustical properties of any system or component.

##### C. Inspectors will **NOT** offer:

1. Or perform any act or service contrary to law.
2. Or perform engineering services.
3. Or perform work in any trade or any professional service other than home inspection.
4. Warranties or guarantees of any kind.

##### D. Inspectors will **NOT** operate:

1. Any system or component which is shut down or otherwise inoperable.
2. Any system or component which does not respond to normal operating controls.
3. Shut-off valves.

##### E. Inspectors will **NOT** enter:

1. Any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. The under-floor crawl spaces or attics, which are not readily accessible.

##### F. Inspectors will **NOT** inspect:

1. Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. Systems or components which are not installed.
3. Decorative items. Cosmetic items. Floor coverings. Wall coverings. Ceiling coverings.
4. Systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. Detached structures other than garages and carports.
6. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

##### G. Inspectors will **NOT**:

1. Perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. Dismantle any system or component, except as explicitly required by these Standards of Practice.

##### H. Chinese Drywall.

1. The Inspector will not inspect for tainted or so-called "Chinese" drywall, unless specifically requested. If requested, the results will appear on a separate report. Magnum Inspections Inc. will not be responsible for any damages resulting from the presence of Chinese drywall.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Pre-Inspection Agreement

### Pre-Inspection Agreement **Please Read Carefully**

The undersigned (Client) hereby warrants that arrangements have been made and all needed permission obtained to allow Magnum Inspections Inc. personnel to enter and inspect the subject property commonly listed above, in accordance with the conditions and limitations set forth below and those located in the "Standards of Practice" pages in this report. Single Family Residence - Complete Inspection Including Structure, Systems and Grounds

Condominium/Townhome/Villa - Inspection Of Individual Unit Including **Interior Systems only.**

Magnum Inspections Inc. has encouraged the client to be present at the inspection and the client understands that participation is at the client's own risk and peril relative to personal injury or property damage. If electing to be absent, client accepts responsibility for any incomplete information or misunderstanding arising there from which may affect the value of the inspection.

Magnum Inspections Inc. does not expressly or implied warrant or guarantee its inspection, inspection report, or the condition of the subject property, in whole or in part. The client acknowledges understanding and agreement that the liability will be limited and restricted to the cost of this inspection and on that basis and in reliance on client's understanding and agreement,

Magnum Inspections Inc. shall undertake and complete the inspection of this property.

Magnum Inspections Inc. expresses no opinion on the condition of this property beyond what is set forth in its written Inspection Report. Client understands that Magnum Inspections Inc. does not inspect for compliance with building codes or regulations of any governmental or non-governmental body or entity. The determination of the existence of potential design flaws, hidden defects, insect or other pest infestation, environmental hazards, and the adequacy of well and septic systems are specifically excluded from this inspection. This property was not inspected for any fungi other than wood destroying fungi, and no opinion on health related effects or indoor air quality is provided rendered by this report.

Client understands that this inspection is only a guide to use as part of the client's own evaluation of the overall condition of the property. It is essentially a visual examination of readily accessible areas, it could be limited by weather conditions, and that excavation, lifting of floor coverings, opening walls or ceilings, moving of furniture, personal, or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures will not be performed. Client also understands that any inspection cannot be exhaustive, that it may in part rely on the random sample of some items, that every component cannot be examined, nor every defect identified.

Opinions expressed regarding adequacy, capacity, or expected life of components are general estimates derived from similar components and wide variations from actual experience are not uncommon. The client is advised to consult further with an appropriate specialist on any item noted in need of repair, replacement, or further evaluation.

The liability of Magnum Inspections Inc. is strictly limited to the cost of this inspection. The client agrees that Magnum Inspections Inc. will assume no liability for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. The Client has 30 days from the date of inspection, to lodge a complaint in writing. Magnum Inspections Inc. also has the right to view the alleged claim prior to any remedies being performed. In the event of any legal action by client against Magnum Inspections Inc., to recover damages or for remedy, any legal action in which Magnum Inspections Inc. prevails, whether by dismissal or adjudication on the merits, client shall pay all reasonable costs and attorney's fees material to said action or suit incurred by or on behalf of Magnum Inspections Inc.

If Client pays for the above referenced services by check and Clients check is returned NSF, you can be held accountable for up to three times the amount of the check as per Florida law.

Was client present to sign pre-inspection agreement? Yes:  No:

Code Inspection  Visual Inspection:

Un-signed Pre-Inspection Agreement will revoke all Clients' rights. Magnum Inspections Inc. and Eric Van De Ven are separate entities.

I, the undersigned (Client) have signed this document under no duress of any kind and understand all implications of this agreement.

**Client:** (Named above)

**Inspector:** Eric Van De Ven

**Signature of Client:**

**Read, understood, and agreed on this date:** January 1, 2011

### Conditions at Inspection

<b>Weather:</b>	<b>Dry</b>	Yes	<b>Clear</b>	Yes	<b>Cloudy</b>	Yes	<b>Rain</b>	Yes	Vacant	Yes
<b>Persons Present:</b>	<b>Client</b>	Yes	<b>Inspector</b>	Yes	<b>Seller</b>	No	<b>Realtor</b>	No	Water/Electric on	Yes

**Items limiting inspection:** No

**Has there been any recent painting? If yes, where?** No

**Items excluded by person ordering report?** No

**Note: Some inspected items may be excluded by the real estate contract. Contact a Realtor or an Attorney for clarification.**

## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Structural

#### Structural components inspected

**Type of construction:** CBS /Frame  
**Type of Foundation:** Poured slab  
**Type of Siding:** Stucco  
**Settlement cracks:** Yes **If yes, where?** Exterior walls, garage floor.  
**Structural cracks:** No **If yes, where?**  
**Driveway:** Pavers **Deficiencies:** No  
**Walkways:** Pavers **Deficiencies:** No  
**Patio:** Pavers **Deficiencies:** No  
**Retaining walls present?** No  
**Columns:** Yes  
**Vegetation affecting structure?** Yes **If yes, where?** See below\*  
**Drainage acceptable?** Yes

#### Attic

**Access:** Garage/Master bedroom closet  
**Access Limited:** Yes 65 Percent  
**Trusses:** Wood  
**Beams:** Wood  
**Insulation:** Yes **Type:** Batts **Thickness:** 4-6 inches  
**Attic Ventilation:** Screen vent

Deficiencies:	Estimates
The landing area at the rear patio shower had several pavers which sunk when stepped on.	\$300.00
Damaged wall observed at rear patio.	\$100.00
Tree at the left side of the home was up against the house and interfering with the roof. (trim)	\$150.00
Attic access staircase in garage was installed improperly.	\$350.00
Insulation has been disturbed/improperly installed in several areas of the attics.	\$200.00
The separation wall in the attic between the master bedroom and the living room was damaged.	\$200.00
<b>Note:</b> It appears as though there may have been a pass-through to the rear exterior bathroom from the left rear bathroom.( see page 2 of the structural report)	
<b>Note:</b> There were several dead bees present in the left side bedroom . There was also evidence of some type of staining and repairs to the wall directly to the left of the window in the same bedroom. It is recommended that any available information be obtained pertaining to a possible bee infestation.	
<b>Note:</b> The hall between the garage and the rest of the home appears to be installed over a wood deck. Several tiles were loose in this area. (see page 2 of the structural report)	
<b>Structural Page 2</b>	\$1,300.00

## INSPECTIONS Inc.

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### Structural

#### Structural components inspected

**Type of construction:** CBS /Frame

**Type of Foundation:** Poured slab

**Type of Siding:** Stucco

**Settlement cracks:** Yes

**If yes, where?** Exterior walls, garage floor.

**Structural cracks:** No

**If yes, where?**

**Driveway:** Pavers

**Deficiencies:** No

**Walkways:** Pavers

**Deficiencies:** No

**Patio:** Pavers

**Deficiencies:** No

**Retaining walls present?** No

**Columns:** Yes

**Vegetation affecting structure?** Yes

**If yes, where?** See below\*

**Drainage acceptable?** Yes

#### Attic

**Access:** Garage/Master bedroom closet

**Access Limited:** Yes 65 Percent

**Trusses:** Wood

**Beams:** Wood

**Insulation:** Yes **Type:** Batts **Thickness:** 4-6 inches

**Attic Ventilation:** Screen vent

#### Deficiencies:

#### Estimates

The attic has been modified into some type of living space which may not be permitted as per the local building code. Due to the numerous deficiencies found in the front bedroom and bathroom additions, it is highly likely that the work was not properly done as well as permitted or inspected by the local code authorities. Due to the deficiencies found in the rear exterior access only bathroom, there is the likelihood that this modification was also done without permitting.

It is recommended that the original plans be located and then compared to the existing structure to see what modifications have been made. It is also recommended that proper permitting be obtained for any modifications, prior to purchase.

In the event that no permits were pulled or inspections performed, it is recommended that a determination be made as to what the ramifications would be, both financial and otherwise, with regards to what would be required to bring the addition (s) into compliance with the local code.

This issue should be resolved prior to purchase.  
No estimate can be given at this time.

\$0.00

## INSPECTIONS Inc.

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**Date:** January 1, 2011

### Doors, Windows, and Interior

		<u>Doors inspected</u>			
<b>Front doors:</b>	Metal			<b>Functional</b>	Yes
<b>Rear doors:</b>	Sliding glass			<b>Functional</b>	Yes
<b>Side doors:</b>	Metal/sliding glass			<b>Functional</b>	Yes
<b>Main garage door :</b>	Metal			<b>Functional</b>	Yes
<b>Method of operation :</b>	Automatic			<b>Functional</b>	Yes
<b>Garage door reverse mechanism functioning?</b>					Yes
		<u>Windows inspected</u>			
<b>Type of windows</b>	Double hung			<b>Functional</b>	Yes*
		<u>Interior components inspected</u>			
<b>Interior floors</b>	<b>Functional:</b>	No	<b>Interior steps:</b>	<b>Functional</b>	Yes
<b>Interior ceilings</b>	<b>Functional:</b>	No	<b>Interior stairways:</b>	<b>Functional</b>	Yes
<b>Interior walls</b>	<b>Functional:</b>	Yes	<b>Interior railings:</b>	<b>Functional</b>	Yes
<b>Interior counter tops</b>	<b>Functional:</b>	Yes	<b>Balconies:</b>	<b>Functional</b>	N/A
<b>Interior cabinets</b>	<b>Functional:</b>	No	<b>Sump:</b>	<b>Functional</b>	N/A
<b>Separation walls, ceilings, and doors between a dwelling unit and an attached garage to another dwelling unit:</b>				<b>Functional</b>	Yes

<b>Deficiencies:</b>	<b>Estimates</b>
Front "den" door did not close. There was no latching mechanism present for the front den closet door. Door to left side bathroom was missing hardware. Pocket door did not lock at left side middle bathroom. The main garage door was locked and was not tested.	\$100.00
The smaller garage door was walled over and not accessible.	\$150.00
Window in den did not stay open (springs). Spring was broken at dining room window. Master bedroom window was dry-walled over.	\$400.00
The flooring in the master bedroom was damaged from an apparent water leak, possibly from the air handler.	\$2,000.00
Shelf under kitchen sink was damaged. Vanity in upstairs bathroom was damaged.	\$1,500.00
Improper repair observed at left bedroom wall behind shower. Damaged wall/baseboard observed in left side closet. Fungus was present as well. Tiles were damaged and loose at left side half bathroom wall. Damaged ceiling observed in garage from active roof leak.	\$500.00
<b>Note: There was fungus present in several areas. It may be advisable to have a mold test performed to determine if "toxic" mold is present. This should be addressed prior to purchase.</b>	
	<b>\$4,650.00</b>

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Plumbing

#### Plumbing components inspected

<b>Water source:</b>	City
<b>Water pressure:</b>	60 lbs. at kitchen faucet
<b>Type of visible feed line piping:</b>	Copper
<b>Type of visible drain line piping:</b>	PVC
<b>Fixtures:</b>	<b>Deficiencies:</b> Yes
<b>Drain lines:</b>	<b>Deficiencies:</b> Yes
<b>Drain flow:</b>	<b>Deficiencies:</b> No
<b>Water closets:</b>	<b>Deficiencies:</b> Yes
<b>Waste system:</b>	City Sewer
<b>Ventilation Type:</b>	Vent fan, windows, a/c register
<b>Cross connections:</b>	No
<b>Location of main water shut off:</b>	Left side of house

#### Water heater

<b>Manufacturer:</b>	A. O. Smith
<b>Capacity:</b>	119 gallons
<b>Pressure relief valve present?</b>	Yes
<b>Fuel supply:</b>	Electric
<b>Water temperature at start of inspection:</b>	115 degrees
<b>Water temperature at finish of inspection:</b>	115 degrees

<b>Deficiencies:</b>	<b>Estimates</b>
Plumbing line at rear of home was not secured. Shower head was not present at rear patio shower. This shower may be cold water supplied only as no hot water was produced during testing. Shut off valves for "Cabana" bathroom sink were not secured. Toilet in Cabana bathroom did not shut off. Shut off valve for toilet in Cabana bathroom was leaking. Uncapped drain line observed at rear patio. These lines may have been for a built in exterior sink. Hot water faucet was leaking at the master bathroom tub. Shower handle in master bathroom was backwards (hot is required to be on the left side). Shower fixtures were not secured in the left rear bathroom. Shower handle in left side middle bathroom had no stopping point. Faucets and drain lines were not present at left side middle bathroom. Sink was not present in left side half bathroom. Toilet was leaking at left side half bathroom from bowl tank gasket and feed line. Shower handle in the "addition" bathroom was leaking. Cleanout was not installed properly for the addition bathroom. Water line was not secured in back of washing machine. This line may not be permitted to be in this location. Shut off valves were leaking at washing machine. Shut off valve for upstairs toilet was leaking. Toilet was loose at floor with a possible damaged wax ring. Cover for vent fan in addition bathroom was not present. This fan also does not appear to exit to the exterior as required. There was only one form of ventilation present in the addition bathroom and two are required.	\$1,500.00
The water heater was rusted out at the inlet lines as well as the base of the unit. Replace unit.	\$850.00
	<b>\$2,350.00</b>

*Solar panels/heating elements are not included in the scope of inspections.*

## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Electrical System

Electrical components inspected

<b>Type of service:</b>		Underground	
<b>Grounding:</b>		Hose bib, ground rod	
<b>Location of service main :</b>		Left side of house	
<b>Manufacturer:</b>		Cutler-Hammer	
<b>Overcurrent device:</b>		Breakers	
<b>Type of conductor:</b>		Aluminum	
<b>Type of main service wiring:</b>		Aluminum	
<b>Amperage:</b>	300 Amps	<b>Voltage:</b>	120/240
<b>Location of branch disconnects:</b>		Garage	
<b>Overcurrent device:</b>		Breakers	
<b>Type of conductor:</b>		Aluminum	
<b>Type of branch service wiring:</b>		Copper	
<b>G.F.I breakers:</b>			<b>Deficiencies:</b> No
<b>Receptacles:</b>			<b>Deficiencies:</b> Yes
<b>Switches:</b>			<b>Deficiencies:</b> Yes
<b>Door bell (electric only):</b>			<b>Deficiencies:</b> No
<b>G.F.I. receptacles:</b>			<b>Deficiencies:</b> No
<b>Arc-Fault Protection:</b>			<b>Deficiencies:</b> N/A
<b>Smoke alarms present? (Smoke alarms are not tested)</b>			Yes

*If there is no G.F.I. protection present, it is recommended that it be installed in the appropriate areas, but may not be required by the local code.*

<b>Deficiencies:</b>	<b>Estimates</b>
Exposed wiring observed in numerous areas of the yard for the landscape lighting. Conduit for pool equipment was not secured properly. Conduit at pool pump timer was not attached to box properly. Receptacle at rear patio had a broken cover. Numerous light fixtures have been removed at the interior and exterior of the home exposing the wiring. Numerous exterior light fixtures were not secured/sealed properly. Inner cover plate was not present at two a/c condensing unit disconnects exposing the lugs and wiring. Receptacle at front entrance was recessed in the decorative banding and access was limited. Wiring for what is labeled landscape lighting, was routed through the main feed conduit. Damaged insulation observed to the panel box feed lines in both panels behind the dead front cover retaining screws. Void observed in garage breaker panel. Several breakers were not labeled at the garage panel. Receptacle in master bedroom was not secured to box. Pool alarm sensors were not present at rear patio doors. Other sensors require batteries. Lights in dining room did not function. Switch was broken in left rear bedroom. Fan did not function in left rear bedroom. Ceiling fan in the addition bedroom did not function. Receptacle in the addition bedroom showed reverse polarity. There was no receptacle present at the left side wall in the addition bedroom. Receptacle in the hallway leading to the garage showed reverse polarity. Receptacles in garage were not G.F.I. protected. Face plate was not present at receptacle in garage hall exposing wiring. Switch was broken in upstairs bathroom. There was no receptacle present at the rear, exterior access bathroom. Open junction observed at garage attic for inline fan for the addition bedroom duct work, which did not shut off. There were several high-hat lights that appeared to be functional laying on the attic floor. Improper connection observed at master bedroom high-hat light. Un-mounted junction box, possibly a light switch observed in the attic. Improper junction observed at attic light switch box.	\$2,500.00
	\$2,500.00

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### HVAC (Heating, Ventilation, and Air Conditioning)

#### Cooling equipment inspected

<b>Manufacturer:</b>	<u>Rheem</u>	<b>Year:</b> 2001	<b>Approximate size:</b>	1.5,2,5 Tons
<b>Type of system:</b>				Split
<b>Fuel supply:</b>				Electric
<b>Type of disconnect:</b>				Breaker
<b>Control mechanism:</b>				Thermostat
<b>Temperature differential:</b>				0,0,20 Degrees
<b>Air flow acceptable?</b>				Yes
<b>Filter clean?</b>				No
<b>Audible or visual deficiencies?</b>				Yes

#### Heating equipment inspected

<b>Manufacturer:</b>	<u>Rheem</u>			
<b>Type of system:</b>				Split
<b>Fuel supply:</b>				Electric
<b>Type of disconnect:</b>				Breaker
<b>Control mechanism:</b>				Thermostat
<b>Heating temperature:</b>				99,98,97 Degrees
<b>Type of duct work:</b>				Fiberglas
<b>Heat and cooling source in all rooms?</b>				Yes
<b>Audible or visual deficiencies?</b>				Yes

#### **Deficiencies:**

#### **Estimates**

Insulation was damaged at the refrigerant lines for the a/c condensing units. Intake grill in the master bedroom was installed in a manner that when the door is open, the flow to the unit is blocked. The air handler in the master bedroom was not readily accessible. The master bedroom air conditioner did not cool. The upstairs air conditioner did not cool. Shelf/box for left side air handler was damaged. Duct line above master bedroom closet is directly over the attic light fixture. Two of the three condensing units did not operate. Replacement of those two systems is recommended. Approximate estimate for a/c repairs:

\$5,500.00

*Note: Although the other remaining system was functioning at the time of inspection, it is approximately 10 years old and shows signs of poor maintenance. Probability of failure in the near future is high and the Clients should budget for replacement of this system.*

\$5,500.00

## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Appliances

<u>Equipment</u>	<u>Appliance equipment inspected</u> <u>Manufacturer</u>	<u>Functioning</u>
<b>Range:</b>		N/A
<b>Wall oven(s):</b>	General Electric	Yes
<b>Cooktop:</b>	General Electric	No
<b>Hood fan:</b>	General Electric	No
<b>Refrigerator:</b>	General Electric (setting: 3 40 degrees)	Yes
<b>Ice maker:</b>	General Electric	N/A
<b>Freezer:</b>	General Electric (setting: 3 0 degrees)	Yes
<b>Disposal:</b>	ISE	No
<b>Dishwasher:</b>	General Electric	N/A
<b>Washing machine:</b>	Kenmore	N/A
<b>Clothes dryer:</b>	Kenmore	N/A

There is no warranty expressed or implied for any appliance tested.

Note: Cleaning cycle was not tested for oven.

This Inspection is not to be used to determine if any recalls exist for any appliances.

Magnum Inspections Inc. will not be responsible for any recalled appliances. It is up to the Buyer to investigate and determine if any recalls are in effect for any of the appliances located on the property.

The average life expectancy of any appliance is between 12-15 years. Any appliances that are older than 12-15 years may require replacement in the near future.

<u>Deficiencies:</u>	<u>Estimates</u>
Cook top glass was broken.	\$850.00
Hood vent fan did not function.	\$200.00
Interior of refrigerator was covered with fungus and ice maker was not operating long enough to test properly. If the unit cannot be sanitized, replacement is recommended.	
Disposal was seized up (replace).	
Dishwasher was not mounted and was not tested.	\$150.00
Shut off valves were leaking at washing machine and unit was not tested. (Re-test prior to purchase)	
Dryer lint line was not connected and dryer was not tested. (Re-test prior to purchase)	
	\$1,200.00

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Sprinkler System

#### Sprinkler system components inspected

<b>Water supply:</b>	City
<b>Timer:</b>	Yes
<b>Functioning:</b>	Yes
<b>Pump :</b>	No
<b>Manufacturer:</b>	N/A
<b>Type of dispersion valve:</b>	Zone index
<b>Number of zones:</b>	Six
<b>Visible piping observed:</b>	PVC
<b>Coverage:</b>	Poor
<b>Audible or visual deficiencies?</b>	Yes

This inspection is a visual inspection only.  
 Some leaks may not be visible at the time of inspection.  
 Magnum Inspections Inc. will not be responsible for any underground leaks or any defective hidden components.

<b>Deficiencies:</b>	<b>Estimates</b>
Several sprinkler heads were not present.	\$200.00
	\$200.00

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Pool System

#### Pool components inspected

<b>Time clock:</b>	<b>Present:</b> Yes	<b>Deficiencies:</b> Yes
<b>Pump:</b>	<b>Present:</b> Yes	<b>Deficiencies:</b> Yes
<b>Manufacturer:</b>	A. O. Smith	<b>Deficiencies:</b> Yes
<b>Filter:</b>	<b>Present:</b> Yes	<b>Deficiencies:</b> Yes
<b>Gauge:</b>	<b>Present:</b> Yes	<b>Deficiencies:</b> Yes
<b>Pool light:</b>	<b>Present:</b> Yes	<b>Deficiencies:</b> Yes
<b>Marcite condition:</b>		<b>Deficiencies:</b> Yes
<b>Coping condition:</b>		<b>Deficiencies:</b> Yes
<b>Water level:</b>		Low
<b>Visible cracks observed:</b>		N/A

This inspection is a visual inspection only. Some leaks may not be visible at the time of inspection. Magnum Inspections Inc. will not be responsible for any missing safety items. Any pool safety items required by local codes should be present prior to closing. If the client is unsure of the code requirements, the local code enforcement agency should be contacted prior to closing and all requirements should be met prior to closing.

<b>Deficiencies:</b>	<b>Estimates</b>
The swimming pool was not in a condition where it could be inspected. It is recommended that the covering be removed, the pool filled and cleaned, and then, properly inspected by a licensed pool contractor, prior to purchase.	
Approximate estimate to get the pool and equipment into an inspection ready condition:	\$1,200.00
<i>Note: If other deficiencies are discovered during the pool inspection, estimate will be higher. This should be addressed prior to purchase.</i>	
	\$1,200.00

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Roof System

### Roofing components inspected

**Method of inspection:** Walked on roof ,crawled in attic where accessible.

**Main roof covering:** Cement tile

**Secondary roof covering:** N/A

**Main roof pitch:** Medium

**Secondary roof pitch:** N/A

**Attic ventilation:** Soffit vents

**Attic inspected:** Yes

**% of attic limited:** 65 %

**Reason(s) for limitation:** Design,insulation, duct work.

**Attic insulation:** Batts

**Thickness:** 4-6 inches

**Items marked with an "X" below are considered deficient at the time of inspection.**

<b>Trusses</b>	<b>Sheathing</b>	<b>X</b>	<b>Vent stacks</b>	<b>Sky lights</b>	<b>Gutters</b>	<b>X</b>
<b>Fascia</b>	<b>Soffit</b>	<b>X</b>	<b>Flashings</b>	<b>Valleys</b>	<b>Chimney</b>	<b>X</b>

If item is checked, component is considered deficient at the time of Inspection. See below for details.

All system components have been inspected. Inspection is valid for the date of Inspection,only, unless otherwise noted.

Metal/plastic or Lien-to roofs are not included in the scope of Inspection.

Pictures are not an exact representation of leaks or visible damage.

This Inspection report is not a warranty or guarantee of any kind. Magnum Inspections does not warranty the work of others.This inspection is not a contract for repairs.

**IT IS REQUIRED THAT ALL REPAIRS BE PERFORMED BY A LICENSED ROOF CONTRACTOR. ANY WARRANTY INFORMATION SHOULD BE OBTAINED FROM THE SELLER OF THE PROPERTY.**

### **Deficiencies:**

### **Estimates**

Roof leak observed at front entrance with damaged fascia. Damaged fascia observed at right front corner of house. Damaged fascia observed at right side of house. Damaged fascia observed at right rear corner of house. Damaged fascia observed at left side of house. Roof leak observed at garage with damaged decking. Deteriorated roof covering observed at transition between the second story and the first story roof. Broken tiles observed on main roof.

\$2,500.00

Improperly terminated gutter downspouts at various areas of the house have washed away large amounts of soil.

\$500.00

\$3,000.00

## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Estimates

<b>Deficiencies:</b>	<b>Estimates</b>
Structural	\$1,300.00
Doors, Windows, and Interior	\$4,650.00
Plumbing	\$2,350.00
Electric	\$2,500.00
HVAC (Heating, Ventilation, and Air Conditioning)	\$5,500.00
Appliances	\$1,200.00
Sprinkler System	\$200.00
Pool System	\$1,200.00
Roof System	\$3,000.00
<b>Total:</b>	<b>\$21,900.00</b>

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 with proper permitting and inspections (when required by law) prior to closing.

Items followed by(\$ ) are in need of repair.

Items preceded by (Note:) are merely the inspectors observations.

Some estimates are totaled together as one service call instead of individually, in order to present a more accurate estimate.

**It should be noted that the preceding estimates reflect what was visible at the time of inspection.**

**There is always the possibility of hidden damage especially when dealing with termites, plumbing leaks or non-permitted work.**

**Depending on what is found during the initial phase of repair, the estimates can, in some cases, double or triple. This should be taken into consideration when reading this report.**

**The above are "estimates" not "costs".**

**All of these items should be addressed prior to purchase.**

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Invoice

<u>Type of inspection performed</u>	<u>Fee</u>
Comprehensive single family dwelling:	
Comprehensive townhome/villa:	
Comprehensive condominium:	
New home comprehensive :	
Code compliant inspection:	
Other:	
<b>Total:</b>	
<b>Amount Paid:</b>	
<b>Total Due:</b>	\$0.00
<b>Cash:</b>	
<b>Check number:</b>	

*Thank You !!*

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

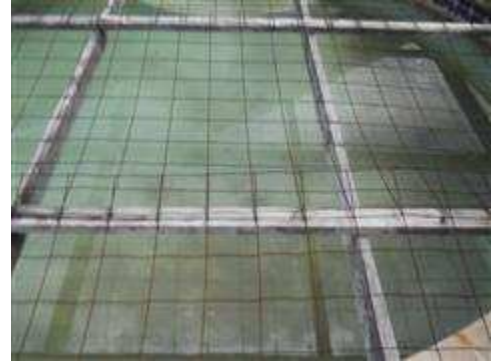
**Address:**

**Date:** January 1, 2011

## Deficiency Photos



The swimming pool was not in a condition where it could be inspected.



The swimming pool was not in a condition where it could be inspected.



The swimming pool was not in a condition where it could be inspected.



Exposed wiring observed in numerous areas of the yard for the landscape lighting.



Roof leak observed at front entrance with damaged fascia.



Damaged fascia observed at right front corner of house.

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Deficiency Photos



Improperly terminated gutter downspout at right side of house has washed away a large amount of soil.



Damaged fascia observed at right side of house.



Improperly terminated gutter downspout at right side of house has washed away a large amount of soil.



Conduit for pool equipment was not secured properly.



Conduit at pool pump timer was not attached to box properly.



Receptacle at rear patio had a broken cover.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Deficiency Photos



Damaged fascia observed at right rear corner of house.



Exposed wiring observed at rear patio.



Exposed wiring observed at rear patio.



Exposed wiring observed at rear patio.



Exposed wiring observed at rear patio.



Rear patio light fixture was not secured/sealed properly.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Deficiency Photos



Exposed wiring at rear of house.



Damaged wall observed at rear patio.



Damaged wall observed at rear patio.



Plumbing line at rear of home was not secured.



Rear patio light fixture was not secured/sealed properly.



Shower head was not present at rear patio shower.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Deficiency Photos



The landing area at the rear patio shower had several pavers which sunk when stepped on.



The landing area at the rear patio shower had several pavers which sunk when stepped on.



Damaged fascia observed at left side of house.



Missing gutter downspout which has caused the soil to erode at the left side of the house.



Inner cover plate was not present at two a/c condensing unit disconnects exposing the lugs and wiring.



Inner cover plate was not present at two a/c condensing unit disconnects exposing the lugs and wiring.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Deficiency Photos



Insulation was damaged at the refrigerant lines for the a/c condensing units.



Tree at the left side of the home was up against the house and interfering with the roof.



Front light fixtures were not secured/sealed properly.



Front light fixtures were not secured/sealed properly.



Front light fixtures were not secured/sealed properly.



Exposed wiring observed in numerous areas of the yard for the landscape lighting. Several sprinkler heads were not present.

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# INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

## Deficiency Photos



Several sprinkler heads were not present.



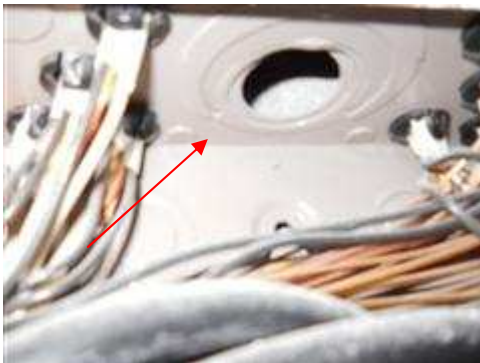
Receptacle at front entrance was recessed in the decorative banding and access was limited.



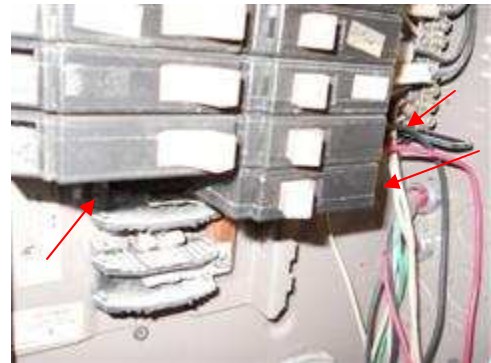
Wiring for what is labeled landscape lighting, was routed through the main feed conduit.



Damaged insulation observed to the panel box feed lines in both panels behind the dead front cover retaining screws.



Void observed in garage breaker panel.



. Several breakers were not labeled at the garage panel.

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Deficiency Photos



Damaged insulation observed to the panel box feed lines in both panels behind the dead front cover retaining screws.



Front "den" door did not close.



There was no latching mechanism present for the front den closet door.



Missing light fixtures in den exposing wiring.



Missing light fixtures in den exposing wiring.



Window in den did not stay open (springs).

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## INSPECTIONS Inc.

**Client:** Mr. and Mrs. Sample

**Address:**

**Date:** January 1, 2011

### Deficiency Photos



Intake grill in the master bedroom was installed in a manner that when the door is open, the flow to the unit is blocked.



The flooring in the master bedroom was damaged from an apparent water leak, possibly from the air handler.



Shut off valves for "Cabana" bathroom sink were not secured.



Toilet in Cabana bathroom did not shut off.



Shut off valve for toilet in Cabana bathroom was leaking.



Uncapped drain line observed at rear patio.

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**Date:** January 1, 2011

### Deficiency Photos



Uncapped drain line observed at rear patio.



Hot water faucet was leaking at the master bathroom tub.



Shower handle in master bathroom was backwards (hot is required to be on the left side).



Receptacle in master bedroom was not secured to box.



Staining observed at master bedroom closet behind air handler.



The air handler in the master bedroom was not readily accessible.

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## Deficiency Photos



The master bedroom a/c did not cool.



The air handler in the master bedroom was not readily accessible.



Pool alarm sensors were not present at rear patio doors. Other sensors require batteries.



Dishwasher was not mounted and was not tested.



Interior of refrigerator was covered with fungus and ice maker was not operating long enough to test properly. If the unit cannot be sanitized, replacement is recommended.



Cook top glass was broken.

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## Deficiency Photos



Cook top glass was broken.



Shelf under kitchen sink was damaged.



Dishwasher was not mounted and was not tested.



Disposal was seized up.



Hood fan did not function.



Lights in dining room did not function.

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### Deficiency Photos



Door to left side bathroom was missing hardware.



Note: It appears as though there may have been a pass-through to the rear exterior bathroom from the left rear bathroom.



Shower fixtures were not secured in the left rear bathroom.



Shower fixtures were not secured in the left rear bathroom.



Light fixture was not present in left rear bathroom exposing wiring.



Lights did not function in left rear bathroom.

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### Deficiency Photos



Switch was broken in left rear bedroom.



Fan did not function in left rear bedroom.



Improper repair observed at left bedroom wall behind shower.



Shower handle in left side middle bathroom had no stopping point.



Pocket door did not lock at left side middle bathroom.



Faucets and drain lines were not present at left side middle bathroom.

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## Deficiency Photos



Faucets and drain lines were not present at left side middle bathroom.



Damaged wall/baseboard observed in left side closet.



Damaged wall/baseboard observed in left side closet. Fungus was present as well.



Sink was not present in left side half bathroom.



Toilet was leaking at left side half bathroom from bowl tank gasket and feed line.



Tiles were damaged and loose at left side half bathroom wall.

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Shelf/box for left side air handler was damaged.



Shelf/box for left side air handler was damaged. Fungus was present as well.



There were several dead bees present in the left side bedroom .



Staining/repairs observed at left bedroom wall.



Staining/repairs observed at left bedroom wall.



The hall between the garage and the rest of the home appears to be installed over a wood deck.

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The hall between the garage and the rest of the home appears to be installed over a wood deck. Several tiles were loose in this area.



The hall between the garage and the rest of the home appears to be installed over a wood deck. Several tiles were loose in this area.



Shower handle in the "addition" bathroom was leaking.



Cleanout was not installed properly for the addition bathroom.



Ceiling fan in the addition bedroom did not function.

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### Deficiency Photos



Receptacle in the addition bedroom showed reverse polarity.



There was no receptacle present at the left side wall in the addition bedroom.



Receptacle in the hallway leading to the garage showed reverse polarity.



The smaller garage door was walled over and not accessible.



The water heater was rusted out at the inlet lines.



The base of the water heater was rusted out.

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Receptacles in garage were not G.F.I. protected.



Receptacles in garage were not G.F.I. protected.



Damaged ceiling observed in garage from active roof leak.



Face plate was not present at receptacle in garage hall exposing wiring.



Water line was not secured in back of washing machine. This line may not be permitted to be in this location.



Shut off valves were leaking at washing machine.

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## Deficiency Photos



Dryer lint line was not attached to dryer.



Spring was broken at dining room window.



Master bedroom window was dry-walled over.



Light fixture was not present at upstairs bedroom exposing wiring.

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## Deficiency Photos



Shut off valve for upstairs toilet was leaking. Toilet was loose at floor with a possible damaged wax ring.



Vanity in upstairs bathroom was damaged.



Switch was broken in upstairs bathroom.



Light fixture was not present in the upstairs bedroom exposing wiring.



Cover for vent fan in addition bathroom was not present. This fan also does not appear to exit to the exterior as required.



. There was only one form of ventilation present in the addition bathroom and two are required.

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Attic access staircase in garage was installed improperly.



Open junction observed at garage attic for inline fan for the addition bedroom duct work, which did not shut off.



Roof leak observed at garage with damaged decking.



Attic access staircase in garage was installed improperly.



Attic access staircase in garage was installed improperly.



Insulation has been disturbed/improperly installed in several areas of the attics.

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### Deficiency Photos



The attic has been modified into some type of living space which may not be permitted as per the local building code.



The attic has been modified into some type of living space which may not be permitted as per the local building code.



The main garage door was locked and was not tested.



The separation wall in the attic between the master bedroom and the living room was damaged.



There were several high-hat lights that appeared to be functional laying on the attic floor.



Insulation has been disturbed/improperly installed in several areas of the attics.

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## Deficiency Photos



There were several high-hat lights that appeared to be functional laying on the attic floor.



Improper connection observed at master bedroom high-hat light.



Insulation has been disturbed/improperly installed in several areas of the attics.



Insulation has been disturbed/improperly installed in several areas of the attics.



Insulation has been disturbed/improperly installed in several areas of the attics.



Un-mounted junction box, possibly a light switch observed in the attic.

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### Deficiency Photos



Insulation has been disturbed/improperly installed in several areas of the attics.



Insulation has been disturbed/improperly installed in several areas of the attics.



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Insulation has been disturbed/improperly installed in several areas of the attics.



Insulation has been disturbed/improperly installed in several areas of the attics.



Duct line above master bedroom closet is directly over the attic light fixture.

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## Deficiency Photos



Improper junction observed at attic light switch box.



Deteriorated roof covering observed at transition between the second story and the first story roof.



Deteriorated roof covering observed at transition between the second story and the first story roof.



Deteriorated roof covering observed at transition between the second story and the first story roof.



Tree at the left side of the home was up against the house and interfering with the roof.



Broken tiles observed on main roof.

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## Deficiency Photos



Broken tiles observed on main roof.

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## Reference Photos



Main service disconnects at left side of house.



Condensing unit data plate.



Pool equipment (not tested).



Main water shut off at left side of house.



Condensing unit data plate.



Condensing unit data plate.

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### Reference Photos



Breaker panels in garage with covers removed.



Water heater data plate.



Attic.



Roof.



Roof.



Roof.