

Interior Condition: Photos #12, 13, & 14 reflect cracks in bathroom floor which is a good sign of foundation problems. Photos #16 & 17 reflects cracks in all bath walls. Photos #20, 21, 23, 24, 25 & 26 all bedroom walls. Interior ceiling in living room as mold due to roof leaking. Interior paint & sheetrock repair thru out. Kitchen cabinets, countertops, sink, faucet and appliances should be replaced. Bath needs updating. Carpet & ceramic tile. Home has serious foundation issues which could indicate possible sewer problems.

Repair Cost \$18,000

Rents \$800

Repair List

\$4,500 Roof, Facia & Soffit Boards

\$5,000 Foundation Repair

\$1,000 Siding & All rotten woods

\$500 Garage Doors

\$1,000 (4) Exterior Doors

\$500 Termite Treatment

\$2,000 Kitchen cabinets, sinks, faucets, appliances, countertops

\$1,000 Update bath

\$1,000 Carpet

\$1,000 Tile

\$1,000 Misc.

\$18,000 Total