



Your Inspection Report

2844 Connie Dr Unit A & B
Sacramento, CA, 95815

PREPARED FOR:
Wendy Adriana Rojas

INSPECTION DATE:
August 13th 2021

PREPARED BY:
Jimmy Barlow



SUMMARY

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

Condition: 3 Soft areas on top of unit A

Location: Unit A rear

Task: Additional evaluation or inspection by a licensed roofing contractor

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Condition: Tree branches touching roof

Location: Unit B

Task: Correct

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Condition: Damaged structural lumber

Location: Unit A carport

Task: Correct

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Exterior

Condition: Damaged stucco

Location: Unit A & B

Task: Obtain estimate for repairs or replacements for stucco repair & finish work

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Condition: Damaged fascia & soffit

Location: Unit A & B, fascia and soffit

Task: Obtain estimate for repairs or replacement

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

SUMMARY

2844 Connie Dr Unit A B, Sacramento, CA, 95815

Report No. 022

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Exterior Floor (Driveway)

Condition: Minor settling cracks

Location: Driveway and walkways

Task: Repair affected materials

Time: Before purchase of the residence

Electrical

KITCHEN ELECTRICAL (Whole Wall)

Condition: Inoperative

Location: Unit A

Task: Obtain estimate for repairs or replacements by a licensed electrician

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

WASHROOM ELECTRICAL

Condition: noperative

Location: Washroom unit A

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

SERVICE ENTRANCE CABLE

Condition: Degraded

Location: Between unit A and unit B

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: Some or all of the visible portions of the plumbing supply lines are galvanized steel. Galvanized steel plumbing has a typical life span of 40 to 60 years and will eventually need replacement. The pipes rust from the inside out, which makes leak prediction, and pipe condition impossible to fully determine. Depending on the age of this building, the plumbing supply lines may be near the end of their intended service life span. We strive to view all visually accessible plumbing, but with the nature of plumbing, much of the supply lines are hidden out of view in the walls. Rusty colored water is an indication of age. Rust blisters on the exterior of the pipe is another indicator of pending failure. You should monitor the plumbing in this home and budget for the eventual replacement. You should also maintain a home owners insurance policy in the event of a leak and water damage. If desired, obtaining a second opinion from a licensed plumber, or re-plumbing cost estimate is strongly recommended. Estimate(s) for repairs, upgrades or replacement are suggested before purchase.

SUMMARY

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

DRAINAGE ISSUES

Condition:Insufficient

Location: Unit A

Task: Obtain estimate for repairs or replacements by a licensed plumber

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

KITCHEN PLUMBING

Condition:Active leak

Location: Unit A

Task: Obtain estimate for repairs or replacements by a licensed plumber

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

Interior

KITCHEN CABINETS

Condition:Rot

Location: Front Unit A Kitchen

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

INTERIOR FLOORING

Condition:Damaged

Location: Unit A

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

WALL WATER DAMAGE

Condition:Deteriorated

Location: Unit A

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

WALL DAMAGE

Condition:Deteriorated

Location: Bedroom Unit A

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

SUMMARY

2844 Connie Dr Unit A B, Sacramento, CA, 95815

Report No. 022

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

DOORS \ Doors and frames

Condition:Damage

Location: Unit A front door, Laundry room, bedroom

Task: Obtain estimate for repairs or replacements

CEILING DAMAGE

Condition:Damaged

Location: Unit A Bedroom

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

CEILING DAMAGE

Condition:Deteriorated

Location: Unit A Washroom

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE DATA									

Description

General: • * PLEASE READ FIRST. This is a web driven report in a PDF format. The very first thing to do is to save this file to your computer/device desk top. The report is written in 9 to 11 sections. Within each section are three parts. The Description Section describes the parts or materials of the home, The Limitation Section reports on areas which are outside the scope of our service or areas which can not be accessed. Finally, the Recommendation Section.

General: There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Sloped roofing material: Asphalt / Composition Roof Shingles: There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof,

because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service

Limitations

General: • The Limitations section details items that prevented a complete roof inspection. When portions of the roof cannot be visually inspected it is prudent to have those areas reviewed, when possible, by other means so that you are fully aware of the roof condition to avoid unnecessary surprises. This section also describes the manner in which this roof was inspected.

Roof inspection limited/prevented by:

- Not able to walk on roof due to slope



1

Inspection performed: • Visual inspection

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

General

- The Recommendations section describes suggested improvements to the home. The condition is outlined first along with the implication, if applicable. A course of action is suggested along with a time frame for completion to help with prioritizing home improvement activities.
- We inspect the roof for visible defects from various vantage points. However we do not certify them, (which is a form of leak insurance) and do not guarantee against leaks. However, for a roof certification and guarantee, a licensed roofing contractor, or NRCIA Certified Roof Inspector would need to inspect the roof and issue a roof certification. We recommend having the roof inspected and certified before the purchase of the residence.

ROOFING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

3. • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. Should a leak occur, a leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

SLOPED ROOFING \ Composition shingles

Condition: • 3 Soft areas on top of unit A. Walked on roof

Location: Unit A rear A

Task: Additional evaluation or inspection by a licensed roofing contractor

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.



ROOFING

2844 Connie Dr Unit A B, Sacramento, CA, 95815

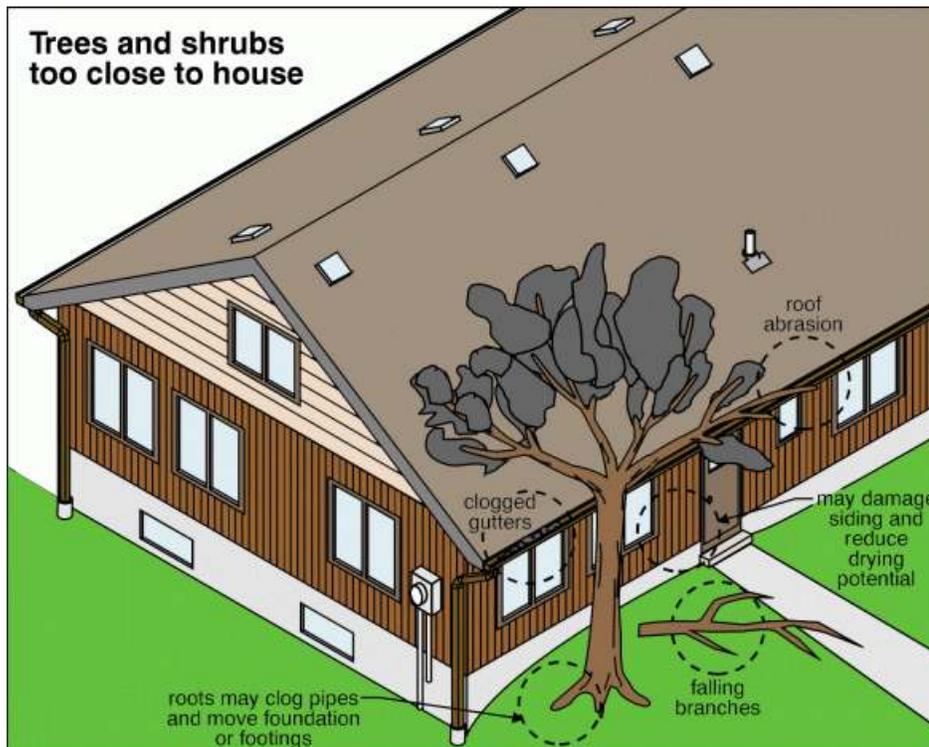
- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE DATA

Condition: Tree branches touching roof
Tree branches touching and debris on roof.

Location: Right side of unit B

Task: Correct

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.



Removal of tree branches from unit B

ROOFING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Condition: Damaged structural lumber

Location: Unit A carport

Task: Correct

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.



EXTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Description

General: We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

General: Water can be destructive and create conditions that not only threaten homes but compromise building materials and facilitate the growth of potentially hazardous molds that jeopardize the health of occupants, for which reason we do not endorse any site that does not have ideal grading and drainage. Unfortunately, grading and drainage on most sites are rarely ideal and particularly on older properties. The ideal site will have surfaces that slope away from a residence at one half inch per foot for a minimum of six feet, and the interior floors will be higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains that carry water through pipes to a street or storm drain. Unfortunately, we cannot guarantee the condition of pipes and area drains, because they are concealed and testing them could take hours of time and gallons of water. Therefore, if any portion of a home is below the exterior grade, you should consult with a grading and drainage contractor. This remains true even when there is no evidence of moisture intrusion inside. Our visit to the site is limited, and the sellers or occupants will have the most intimate knowledge of a property than we could possibly hope to have, and moisture intrusion remains a possibility with any structure, and particularly older structures with slab-on-grade foundations. However, unless we happen to be performing an inspection during or following a heavy downpour, or fortunate enough to discover moisture damage at the time of the inspection, we cannot predict the future performance of any residence or rule out the possibility of moisture intrusion.

General: It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise.

Gutter & downspout material: N/A

Gutter & downspout type: N/A

Gutter & downspout discharge: N A

Lot slope: Flat

Soffit (underside of eaves) and fascia (front edge of eaves): Wood Hardboard

Wall surfaces and trim: Stucco

Driveway: Concrete

Walkway: Concrete

Exterior steps: Concrete

Patio: Concrete

EXTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Location: Back side of unit A

Task: Obtain estimate for repairs or replacements for stucco repair & finish work

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.



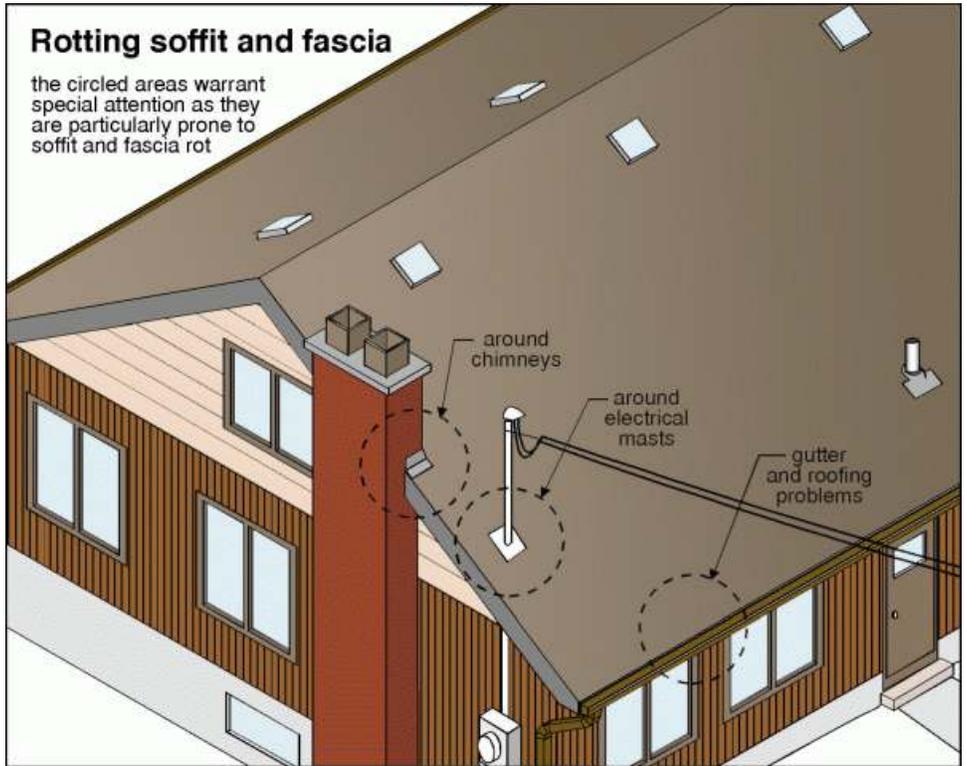
WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: Damaged fascia

Location: behind unit A & B, fascia and soffit

Task: Obtain estimate for repairs or replacement

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.



Fascia damage

EXTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition:Damaged Stucco

Location: Left side of unit B. Stucco chipping.



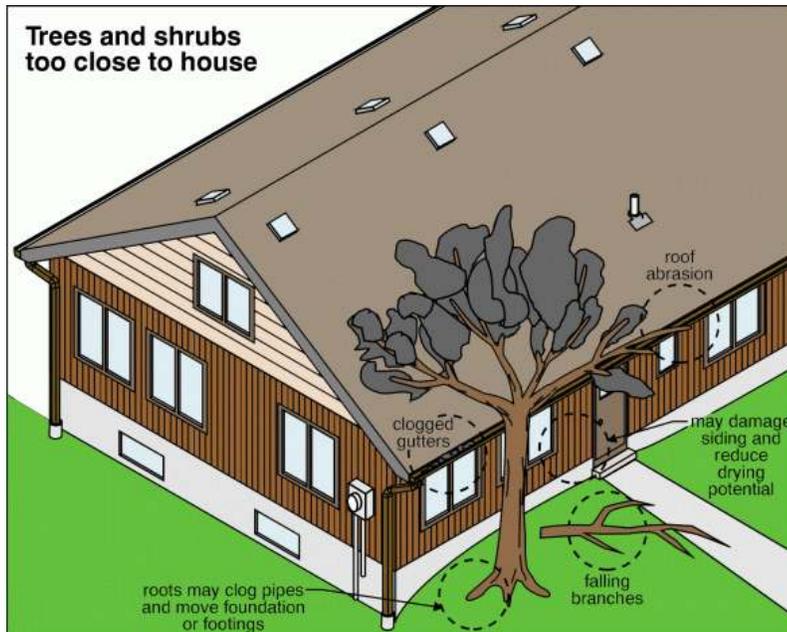
LANDSCAPING \ General notes

Condition: Trees or shrubs too close to building

Location: Unit A front yard & unit B side yard

Task: Remove

Time: Discretionary / Identified as nominally functional however would benefit from improvement, as your time and budget allow.



Damaged tree in front yard

EXTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA



Unit B tree shrub in contact with roof

LANDSCAPING \ Driveway

Condition: Cracks were noted in the driveway caused by settlement, normal use, age or erosion of the soils below. Recommend sealing the cracks per industry standards and/or obtaining an estimate from a licensed contractor for repair or replacement of the driveway as needed. Estimate(s) for repairs should be acquired before the purchase of the residence.

Location: Driveway

Task: Obtain estimate for repairs or replacements

Time: Discretionary / Identified as nominally functional however would benefit from improvement, as your time and budget allow.



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Description

General: • Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists.

All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Configuration: • This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab.

STRUCTURE

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Foundation material: Poured concrete

Floor construction: Slab -Concrete Subfloor - plank

Exterior wall construction: Wood frame

Roof and ceiling framing: Wood Frame

Limitations

Inspection limited/prevented by: Personal Belongings

Note: All Units

Inspection limited/prevented by: Ceiling, wall and floor coverings Carpet/furnishings Storage

Attic/roof space: In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. When access is restricted hidden defects may be present and we strongly recommend you ask the sellers to disclose all information concerning any previous attic maintenance, repairs or roof leaks that may have occurred.

Not included as part of a building inspection: An opinion about the adequacy of structural components Attic load bearing components concealed by insulation cannot be traversed

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Description

General: • There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the following locations since- bathrooms in 1975 - garages in 1978- spas and hot tubs in 1981 - hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987- crawlspaces in 1990 - wet bars in 1993, - all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Since 2013, requirements for new homes or homes which may had a upgrade requirement(s) through renovations, require AFCI protection to all wall branch circuits to living rooms, dining rooms, family rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. Please keep in mind that AFCI breakers are "new technology" and these breakers may not be available for older panels which are no longer in production or have antiquated designs. If this is the case a new panel may be required to install these safety features.

Service size:

- 2 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps**Main disconnect/service box type and location:**

- Breakers - exterior wall

Rear exterior wall

ELECTRICAL

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA



*Slot 10 burned due to overheating damage



*Sub panel unit B

System grounding material and type: • Not visible

Distribution panel type and location:

- Breakers - exterior wall
- Rear exterior

Distribution panel rating: • 100 Amps

Auxiliary panel (sub panel) type and location:

- Outside unit B



Oven range/hood exhaust inoperable, including all outlets in kitchen, dining room, washroom, except for a single outlet

ELECTRICAL

2844 Connie Dr Unit A B, Sacramento, CA, 95815

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE DATA

Auxiliary panel (subpanel) rating: 60 AMP

Distribution wire (conductor) material and type: Copper Wiring Aluminum Wiring

Type and number of outlets (receptacles): Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): GFCI - bathroom

Smoke alarms (detectors):

Not Present in Unit A, present in unit B

Inspection limited/prevented by:

Restricted accessd. Prevented by current tenant belongings.

System ground: Continuity not verified Quality of ground not determined

Circuit labels:

The accuracy of the circuit index (labels) was not verified.



Replace service conductors for unit B



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Description

General: The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

System type: Wall Furnace

For unit A only

Fuel/energy source: Electric

Heat distribution: Wall heater in unit A

Exhaust venting method:

Natural draft
Unit A

Combustion air source:

Interior of building
Unit A

Typical life expectancy: Furnace Life Expectancy - 15 to 25 Years

Exhaust pipe (vent connector): Single wall

Limitations

Inspection prevented/limited by:

Heat loss calculations: Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Data plate on equipment:

- Not legible

HEATING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Fireplace/wood stove: Quality of chimney draw cannot be determined

Not included as part of a building inspection: Interiors of vent systems, flues, and chimneys Fireplace seals and gaskets

WALL FURNACE

Condition: Not working

Location: Unit Living Room

Task: Obtain estimate for repairs or replacements

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE DATA

Description

Air conditioning type: • Window unit

Compressor type: • Electric

Typical life expectancy: • 12 to 15 years

Condensate system: • Discharges to exterior

Limitations

General: Unit A & B single wall units

Inspection limited/prevented by: Cannot verify effectiveness of air filter

Heat gain calculations: Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Not part of a home inspection: Home inspectors cannot typically access or inspect the indoor coil. Home inspectors do not verify that the size of the indoor coil matches the outdoor coil.

Not included as part of a building inspection: Cooling system adequacy. Cooling system distribution balance.

Recommendations

General

38. • The Recommendations section describes suggested improvements to the home. The condition is outlined first along with the implication, if applicable. A course of action is suggested along with a time frame for completion to help with prioritizing home improvement activities.

39. • Annual A/C or H/P Service- Examination of cooling system(s) is mechanically limited since the units are not dismantled to examine interior components. The cooling system(s) should be serviced on an annual basis. You should request from the seller any documents concerning regular maintenance and service. If the cooling system(s) cannot be proven to have been serviced in the past twelve months, we recommend a service check and system evaluation by a HVAC specialist. This evaluation should be completed before the purchase of the residence.

INSULATION

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Limitations

Inspection prevented by no access to:

Attic

All attic access has were inaccessible due to storage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE DATA									

Description

General: •Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices.

As your consultants we wish to provide guidance in light of the growing liability of certain plumbing products. A reasonable effort has been made to determine the plumbing supply and waste drain materials during this inspection process. In the course of a visual, non-destructive inspection, portions which are concealed or plumbing materials which have been recalled are beyond our scope of work. In the past there are materials which, over time have proven to fail. These failures have often resulted in class action law suits, many of which have expired and have left no financial recourse for any current or future home owner. Materials such as KITEC plumbing (1995-2007), PEX fittings (1995-2007) DuraPex (2005-2015), Polybutylene plumbing (1978-1995), Galvanized Steel (Pre-1950s 1970s), ABS plastic drain lines of multiple manufacture i.e. Spartan, Apache, Centaur, Phoenix, and Polaris (1985-1988), and Orangeburg drain pipe (1860s-1970s). Your inspector will alert you to these and others when observed. If this home were built or modified in the time frames listed above, there is a risk that one or more of these materials may be undiscovered and in this home. If present, this material(s) may require corrective action. If we are unable to determine the type of material, due to visual limitations in the home, we recommend you should first consult with the opposite party, or engage a plumber who, with the property owners permission, may conduct an invasive investigation to determine what type(s) of materials are present. This is the only remaining way to ensure what type of plumbing system is in this home. In the event that these products are present, distressing as it may sound; re-plumbing an average home may be less than you may imagine, and is a fraction of the value of a home. We encourage you to review your options and not just judge a home due to the type or hype around the plumbing. Often there is a workable solution for a home you otherwise may love.

Waste and drainpipes pipes are equally varied and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes and particularly in main drainpipes may not be readily visible without the benefit of conducting a video inspection of the main drain line which is always recommended.

e without the benefit of conducting a video inspection of the main drain line which is always recommended.

With any home, aged materials do not perform as well as new materials. Plumbing systems are not indestructible, and you can expect plumbing fixtures to leak, drain lines to clog and back up, aged materials to fail. Which is why we recommend routine maintenance checks and service as needed as a part of your routine home maintenance plan.

Water supply source: Public

PLUMBING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Main water shut off valve at the: • Not visible

Water flow and pressure:

• Functional

Water heater type: Conventional

Water heater location: Washroom unit A

Water heater location: Outdoor closet unit B

Water heater fuel/energy source: Gas

Water heater exhaust venting method: Natural draft

Water heater manufacturer:

GE

Unit A



Unit A

Water heater typical life expectancy: 8 to 12 years

Waste disposal system: Public

Waste and vent piping in building: Metal / Plastic

Waste and vent piping in building: Plastic

Gas piping: Metal

Gas piping: CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the: Exterior Gas meter



Unit B

PLUMBING

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Items excluded from a building inspection: The following items are not evaluated as part of the home inspection: well(s) and related equipment, water treatment equipment, water quality, solar water heating systems, shut-off/isolating/relief valves, overflows for sinks/tubs/etc., septic systems, in-floor heating systems, fire suppression systems, fountains/ponds/water features, the performance of floor drains or clothes washing machine drains, washing machine hot/cold water faucets, pumps of any kind, and concealed plumbing. Hot tub(s)/spa(s)/pool(s) and their associated components are also not evaluated unless contracted to do so. We do not evaluate sprinkler systems, because many of their components are buried or can be concealed, and recommend that they be demonstrated and confirmed to be functional before the purchase of the residence. With regards to our Standard Operating Procedure when inspecting bathrooms we test the functional flow of the water supply and drain systems of showers and bathtubs. However, on second floor shower pans (when present) the water is allowed to run from the shower head to the drains and the drains observed for normal water drainage. Unlike first floor shower pans, the second floor pans are not filled with water to test for integrity. A leaking shower pan may result in unintended damage during the inspection. We will look for visual defects to the pan, grout, caulking, glass, tile, fiberglass and note when present. We will also look for water stains at walls and ceiling below the shower which may indicate a leaking pan.

Not included as part of a building inspection: Not readily accessible interiors of vent systems, flues, and chimneys

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE DATA									

Recommendations

General

The hot water tank operated when tested by using normal controls.
UNIT A and B

RECOMMENDATIONS \ Overview

Condition: In light of the new 2017 California State mandates for low flow faucets, toilets and shower heads, the requirement is for the home SELLER to disclose compliance with regards to their plumbing fixtures. We strongly advise you read your disclosure document for this item. Our service to you does not include code compliance and we do not calibrate or provide flow rates on plumbing fixtures.

SUPPLY PLUMBING \ Water supply piping in building

Some or all of the visible portions of the plumbing supply lines are galvanized steel. Galvanized steel plumbing has a typical life span of 40 to 60 years and will eventually need replacement. The pipes rust from the inside out, which makes leak prediction, and pipe condition impossible to fully determine. Depending on the age of this building, the plumbing supply lines may be near the end of their intended service life span. We strive to view all visually accessible plumbing, but with the nature of plumbing, much of the supply lines are hidden out of view in the walls. Rusty colored water is an indication of age. Rust blisters on the exterior of the pipe is another indicator of pending failure. You should monitor the plumbing in this home and budget for the eventual replacement. You should also maintain a home owners insurance policy in the event of a leak and water damage. If desired, obtaining a second opinion from a licensed plumber, or re-plumbing cost estimate is strongly recommended. Estimate(s) for repairs, upgrades or replacement of equipment should be acquired before the purchase of the residence.

Location: Various Locations All Units

Task: Additional evaluation or inspection by a licensed plumber

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

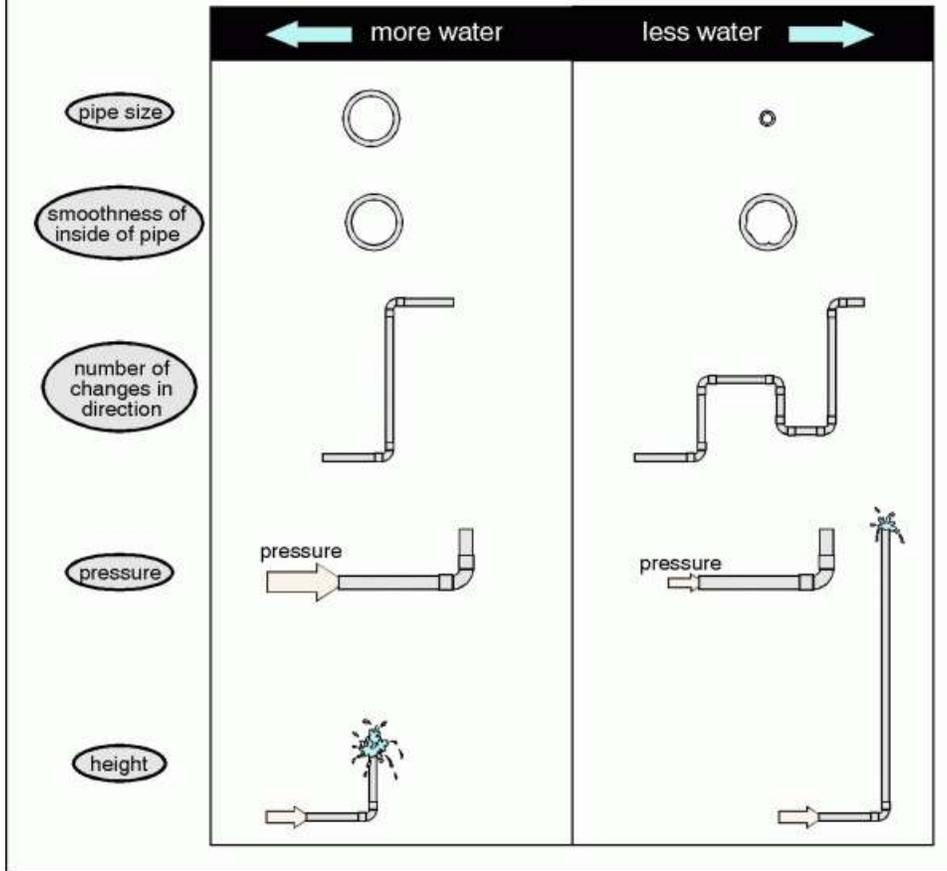
- **Condition:** Fair water pressure

Location: Unit A & B

Task: Obtain estimate for repairs or replacements by a licensed plumber

Time: Action Needed / Review, repair estimates or corrective action needed by a qualified trade professional prior to final purchase.

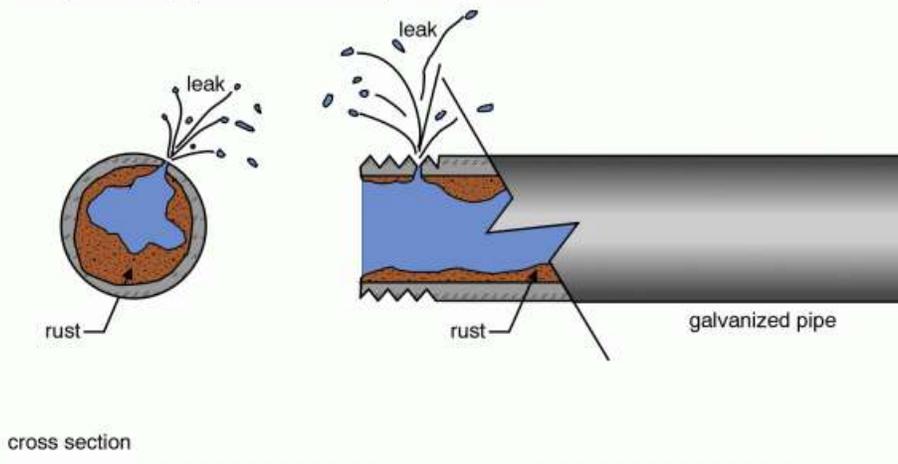
Factors affecting supply of water



Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



cross section

PLUMBING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

WATER HEATER \ Tank

Condition: This water tank does not appear to be the original hot water tank. The person(s) who installed this tank are required to follow municipal regulations; such as pulling installation permits and having the work approved by the local building authorities. Inspecting this tank for the adherence of these regulations is outside the scope of our limited visual inspection. You should ask the seller to provide an installation permit and any documents they may have which may transfer a material or work warranty. We do not endorse any hot water tank which has been installed without a permit. In the event the seller can not produce a installation permit you should have the local authorities review it.

Unit B

Condition: Wobbly or not stable

WASTE PLUMBING \ Drain piping - performance

Condition: **Main Waste Line Video Inspection Recommended**

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test and this method may not provide evidence of a nascent or intermittent drainage problem. The interior condition of the waste lines are known and have been causing overflows with average use of appliances. Blockages / slow drain conditions may occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. For these reasons, we recommend having the main waste line(s) video-scanned by a plumber before the purchase of the residence.



Wall underneath kitchen sink has deteriorated, water is constantly dripping in unit A due to water backup. The adjacent wall is damaged in addition, in same local area.

PLUMBING

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA



Bathroom on the other side of kitchen sink

FIXTURES AND FAUCETS \ Faucet

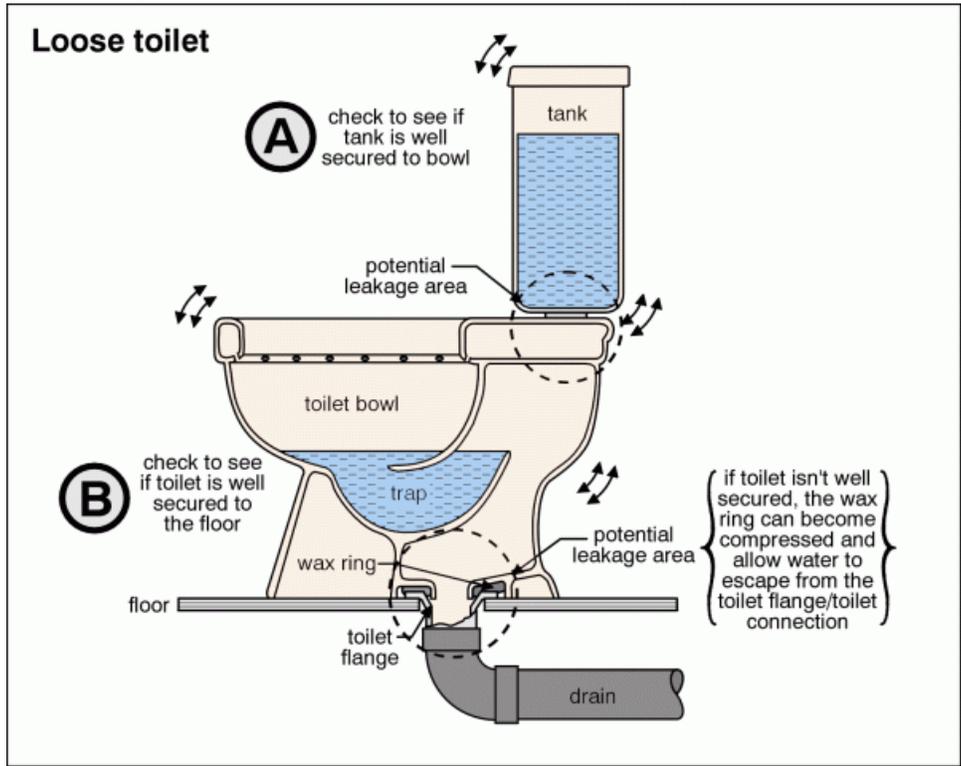
Condition: Operational



FIXTURES AND FAUCETS \ Toilet

Condition: Operational

Loose toilet



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE DATA									

Description

General: • Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress. We do not comment on common cosmetic deficiencies. We do not evaluate:- window treatments - or move furniture - lift carpets or rugs - empty closets or cabinets - steam showers - steam saunas We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage or common settling, and will often reappear if they are not correctly repaired. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from pets or pests and cigarette smoke that can permeate porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we commend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

General: • Low Emissivity (low-E) coatings were developed to fill the need for insulating glass products to have better thermal performance. These coatings have been successfully used in residential and commercial applications since 1983. The silver metallic layer(s) in the low-E coating stack provide beneficial summer daytime and winter nighttime performance by increasing the insulation value of the window. Over time, it has been a challenge for window manufacturers to develop ways to protect the exposed layer edges of the low-E coatings making them vulnerable to damage due to exposure of the environment, moisture and adverse chemicals. When damage occurs, the silver based coating begins to corrode. This is recognizable by a silver, gold, blue-ish or brown metallic sheen which appears randomly on the window pane. Often this starts in small areas, and may eventually cover the entire window pane. This is called low-E failure. It can occur as early as 6 months to 6 years after manufacture or installation. It is not a failure of the window, per se, since light is allowed in and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regards to our service to you, we will note windows which have obvious low-E failure, that is to say, the metallic sheen must be clearly obvious to the inspector in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded millimeters thick coating may not be noted or reported. Therefore it is incumbent on the client to closely view the windows during their pre-closing walk-through to ensure the windows meet their satisfaction.

General: • Thermal pane or insulated glass windows have two or three panes of glass which are separated by layers of an inert gas argon, or krypton. During the manufacturing process the moisture laden air is removed, the inert gas is inserted and the panes are sealed to prevent gas leakage. However, due to many factors such as, thermal expansion, exterior wall movement, stress, poor installation and age, cause these seals to break. Once broken, the inert gas leaks out, the moisture laden air seeps in and over time the window becomes cosmetically marred by condensation, foggy film or a smoky haze. It can occur as early as 6 months to 6 years after manufacture or installation. It is not a failure of the window, per se, since light is allowed in and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regards to our service to you and in accordance with the Inter-NACHI SOP, we will note obvious indications of

INTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

hermetic window seal failure. That is to say, the window must be clearly and obviously degraded in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded or fogged window may not be noted or reported. Therefore it is incumbent on the client to closely view the windows during their pre-closing walk-through to ensure the windows meet their satisfaction.

General: In as much as we strive to collect, detail and describe the conditions present in this home in accordance with our SOP, conditions change, stored items are moved, systems fail after use. Our service as defined in the Inspection Contract which you have signed is not a guarantee or warranty for any portion of this home. We encourage you to read this report, review our contract and scope of work, and understand that there are limitations to any home inspection. Our inspectors are highly qualified, trained and experienced. They act with equal diligence and care for each and every client. However, we only act in the role of a consultant and the final purchase decision is yours. You will have an opportunity to walk through this home prior to signing your escrow closing and purchase documents. It is incumbent on you "the buyer" to decide if the condition of the property is satisfactory to you. If conditions have changed from the time our inspection was concluded, the time to address these changes is prior to signing any closing documents. If you have any questions, or feel you do not have the information that you need concerning the condition of this home, or the function of its systems as it falls within our scope of work, please call us anytime prior to closing.

General: Please note in light of current issues on mold and fungi contamination in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered as possible areas of mold growth. Mold testing is not included in this limited inspection process.

General: In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Major floor finishes: Carpet Laminate Tile

Major wall and ceiling finishes: Plaster/drywall-F_pbummb

Windows: Fixed Sliders Vinyl Metal

Glazing: Double

Exterior doors - type/material: Hinged

Doors: Inspected

Oven type: Conventional

Oven fuel:

- Gas
- All units

Range fuel:

- Gas
- All units

Appliances: • We test appliances for their functionality, and cannot evaluate them for their performance nor for the variety

of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, dishwashers that contain owners dishes, washers or dryers that contain clothing, the self-cleaning capability of ovens, and concealed or counter top lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Appliances: • Unit A over non operational oven/range

Appliances: The range hood or downdraft / exhaust fan non operation in unit A due to electrical.



Ceiling damage - Unit A Bedroom

INTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA



Ceiling damage - Unit A Bedroom



Ceiling water damage - Unit A Bedroom

INTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA



Inoperable A/C unit, Improperly sealed, & Drywall damage



Fireplace insert inaccessible, located below TV

INTERIOR

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

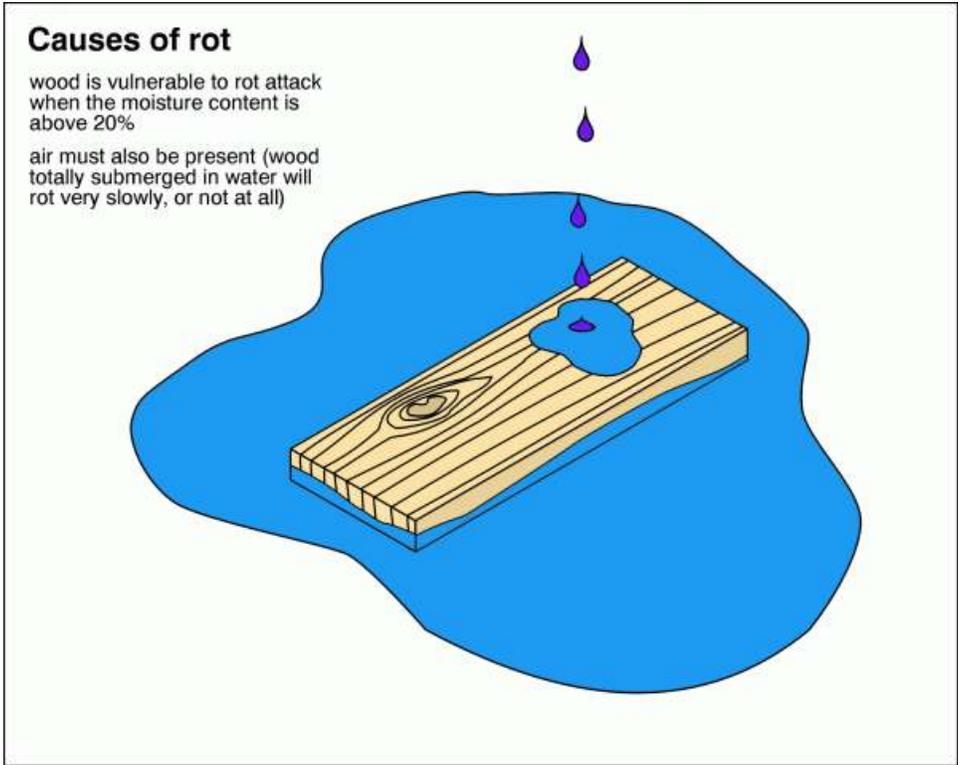


Floors are in need of replacement

Not included as part of a building inspection: Security systems and intercoms Central vacuum systems Cosmetic issues Perimeter drainage tile around foundation, if any Decorative items Aesthetics or quality of finishes Vermin, including wood destroying organisms. Paint, wallpaper, and other finishes Floor coverings

Appliances: Self-cleaning features on ovens not tested Effectiveness of dishwasher drying cycle not tested Appliances are not moved during an inspection

Location: Kitchen Unit , Kitchen wall, adjacent to bathroom, bathroom floor



Water damage - Unit A Bedroom

SITE DATA

Report No. 022

2844 Connie Dr Unit A B, Sacramento, CA, 95815

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

Description

Weather: • Clear

Approximate temperature: • 88°

Attendees: • Tenants, buyers, Buyer's agent

Access to home provided by: • Tenant(s)

Access to home provided by: • Tenant(s)

Occupancy:

• The home was occupied at the time of the inspection.

ALL UNITS

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 5:00 p.m.

Approximate inspection End time: • The inspection ended at 6:30 p.m.

Approximate size of home: • 1400 ft.²

Number of dwelling units: • Duplex

END OF REPORT