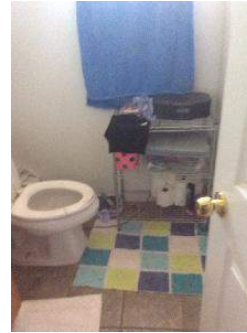


Property Address: 123 ABC St.
Sacramento, CA 95***

Inspection Date: 05/27/2014 6:06 PM

Inspection Type: Annual

Inspected By: AGENT NAME

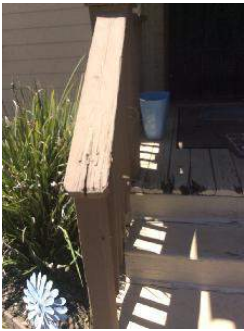


Comments:

Needs Repair:

Front Yard/Exterior - Building Exterior . .	1
Bathroom #1 - Picture of Bathroom	7
Kitchen - Picture of Kitchen	8
Kitchen - Countertops	9
Hallway - Carbon Monoxide Detector . .	11
Misc. - Misc. 2	14

Front Yard/Exterior	Status	Comments
Building Exterior	Needs Repair	Front deck needs repair
		
		
		
		





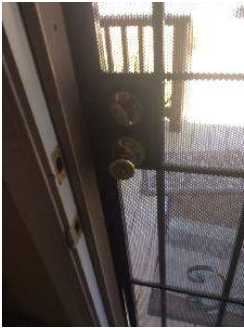
Roof Condition	Good
Abandoned/Inoperable Vehicles	Good
Overgrown Vegetation/Landscaping	Good
Infestation of Insects or Vermin	Good
Discarded Houshold Items	Good
Trash, Debris or Grafitti	Good
Vent Screens	Good
Exterior Lighting	Good



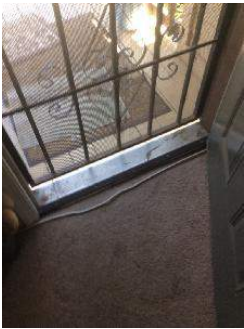
Exposed Wiring	Good
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Entry Doors/Stairway/Landing	Status	Comments
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Condition	Good
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Secured	Good
Secure Strike Plate	Good



Deadbolt with Thumb Latch

Good



Peep Hole (Viewer)

Good



Weather Sealed

Good

Living Room

Status

Comments

Photo of Living Room

Good



Windows Open/Close Easily

Good



Tripping Hazards	Good
Unsanitary Conditions	Good
General Outlets	Good
Lights/Switches	Good
Cover Plates	Good
Exposed Wiring	Good

Dining Room	Status	Comments
Picture of Dining Room	n/a	
Windows Open/Close Easily	n/a	
Tripping Hazards	n/a	
Unsanitary Conditions	n/a	
General Outlets	n/a	
Lights/Switches	n/a	
Cover Plates	n/a	
Exposed Wiring	n/a	

Utility Room	Status	Comments
Picture of Utility Room	Good	



Windows Open/Close Easily	Good
Tripping Hazards	Good
Unsanitary Conditions	Good

General Outlets Good

Lights/Switches Good



Cover Plates Good

Exposed Wiring Good

Bedroom #1

Picture of Bedroom Good



Windows Open/Close Easily Good

Tripping Hazards Good

Unsanitary Conditions Good

General Outlets Good

Lights/Switches Good

Cover Plates Good

Exposed Wiring Good

Egress for Rear Windows Good

Smoke Detector Good



Bedroom #2

Picture of Bedroom Good

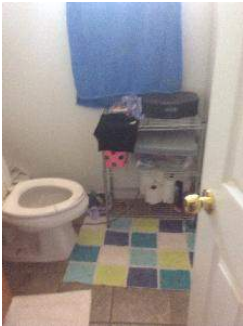


Windows Open/Close Easily	Good
Tripping Hazards	Good
Unsanitary Conditions	Good
General Outlets	Good
Lights/Switches	Good
Cover Plates	Good
Exposed Wiring	Good
Egress for Rear Windows	Good
Smoke Detector	Good

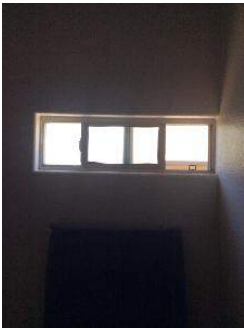


Bathroom #1	Status	Comments
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Picture of Bathroom	Needs Repair	Toilet is running water handle is broken
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Operable Window or Exhaust Fan	Good
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GFI Required Location

Good



Lights/Switches

Good



Tripping Hazards

Good

Unsanitary Conditions

Good

Kitchen

Status

Comments

Picture of Kitchen

Needs Repair

Tile has crack since move in, front burner does not work





Windows Open/Close Easily

Good



Plumbing

Good

Countertops

Needs Repair

Cabinet broken tenant says since she moved in has always been broken



GFI Required Location

Good



Tripping Hazards

Good

Unsanitary Conditions

Good

Heaters

Status

Comments

Permanent Installation

Good



Properly Functioning

Good

Garage

Status

Comments

Photo of Garage

n/a

GFI Required Location

n/a

Water Heater

Status

Comments

Seismic Strapping

Good



Operable Temperature	Good
Venting	Good
Min. 120 Degree Temp.	Good

Hallway	Status	Comments
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Photo of Hallway	Good	
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Smoke Detector	Good	
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Carbon Monoxide Detector	Needs Repair	None installed
Tripping Hazards	Good	
Lights/Switches	Good	



General Outlets

Good

Back/Side Yard

Status

Comments

Building Exterior

Good








Roof Condition	Good
Abandoned/Inoperable Vehicles	Good
Overgrown Vegetation/Landscaping	Good
Infestation of Insects or Vermin	Good
Discarded Houshold Items	Good
Trash, Debris or Grafitti	Good
Vent Screens	Good
Exterior Lighting	Good
Exposed Wiring	Good

Electrical Panel	Status	Comments
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Multi-unit Panels are Identified	Good
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All Breakers/Fuses Labeled	Good
No Exposed Wiring	Good

Misc.	Status	Comments
Misc.	Good	3rd bedroom
		
		
Misc. 2	Needs Repair	
Misc. 3	n/a	

Notices Served	Status	Comments
Rental Increase	Good	
3 Day to Comply	Good	
Other	Good	