



# Inspection Report

**David Kraszewski**

**Property Address:**  
952 S. 11th Street #131  
San Jose CA 95112



**Harmon Home Inspections Inc.**

**Robert Harmon**

**[www.harmonhomeinspections.com](http://www.harmonhomeinspections.com)**

**916-799-3581**

**408-786-8226**



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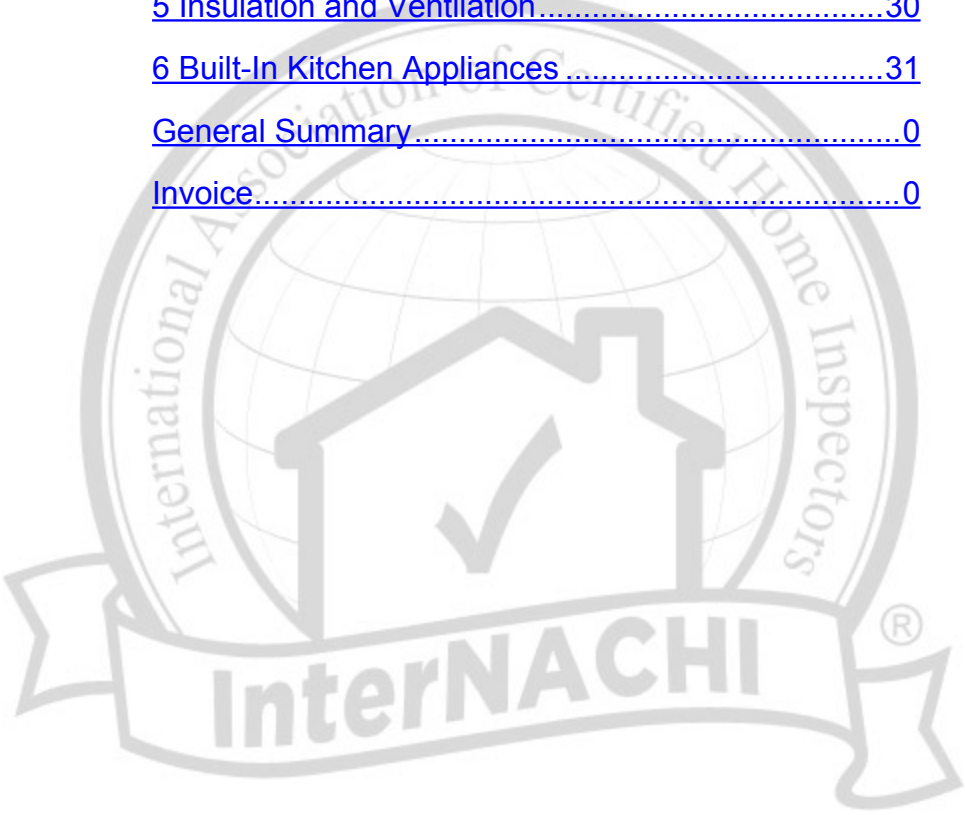
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<b>Date:</b> 6/21/2017	<b>Time:</b> 12:30 PM	<b>Report ID:</b>
<b>Property:</b> 952 S. 11th Street #131 San Jose CA 95112	<b>Customer:</b> David Kraszewski	<b>Real Estate Professional:</b> Meredith Harrington MeredithH Homes & Enterprises, Inc.

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

INACHI National Association of Certified Home Inspectors

**In Attendance:**

Seller and listing agent

**Type of building:**

Condominium

**Approximate Year of Construction:**

1996

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

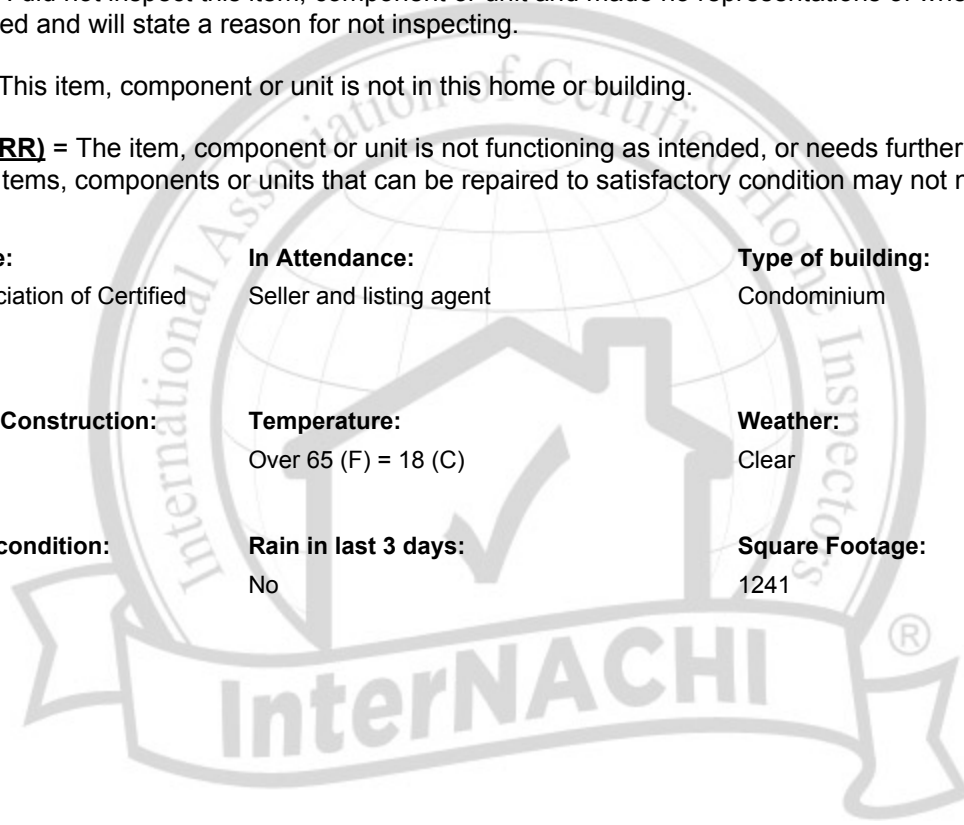
Dry

**Rain in last 3 days:**

No

**Square Footage:**

1241



# 1. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

## Styles & Materials

### Ceiling Materials:

Gypsum Board

### Wall Material:

Gypsum Board

### Floors:

Carpet

Vinyl

### Interior Doors:

Hollow core

### Cabinetry:

Wood

### Countertop:

Laminate

## Items

### 1.0 Ceilings

Comments: Inspected

### 1.1 Walls

Comments: Inspected

### 1.2 Floors

Comments: Inspected

The carpets have been recently replaced.

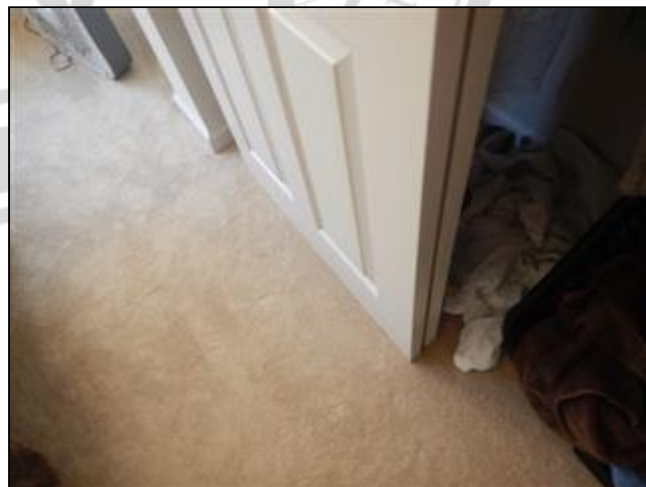
### 1.3 Counters and Cabinets (representative number)

Comments: Inspected

### 1.4 Doors (representative number)

Comments: Repair or Replace

(1) The bedroom closet doors do not have the bottom tracking installed. Install as necessary.



1.4 Picture 1

(2) The grab handle on the master bedroom closet door is not securely attached. Secure as necessary.



1.4 Picture 2

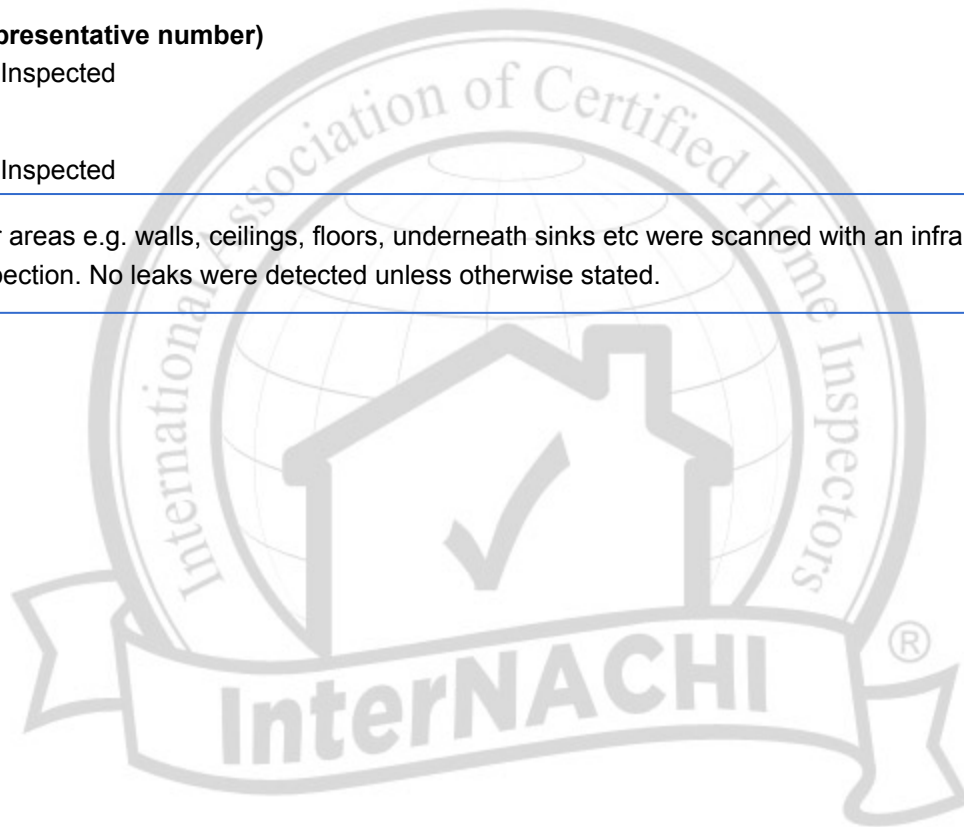
### 1.5 Windows (representative number)

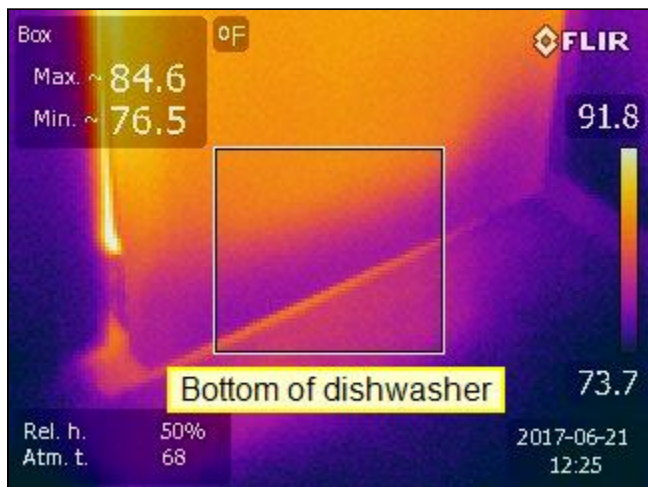
Comments: Inspected

### 1.6 Other

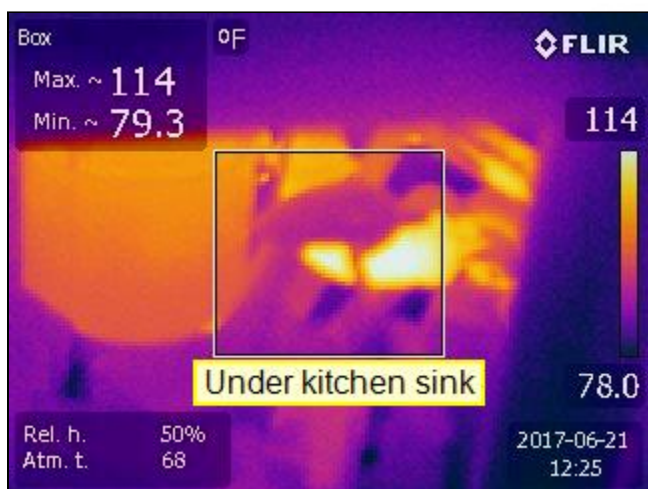
Comments: Inspected

The interior areas e.g. walls, ceilings, floors, underneath sinks etc were scanned with an infrared camera at the time of inspection. No leaks were detected unless otherwise stated.

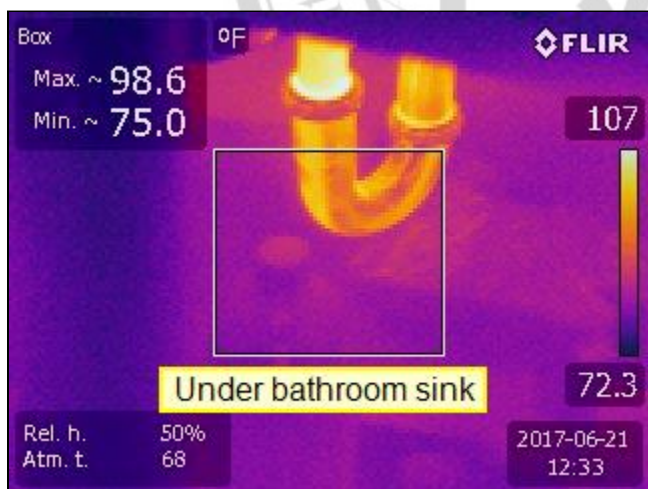




1.6 Picture 1



1.6 Picture 2

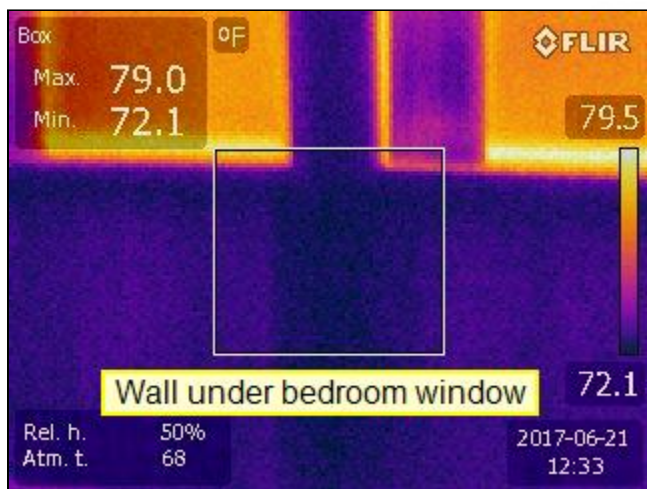


1.6 Picture 3

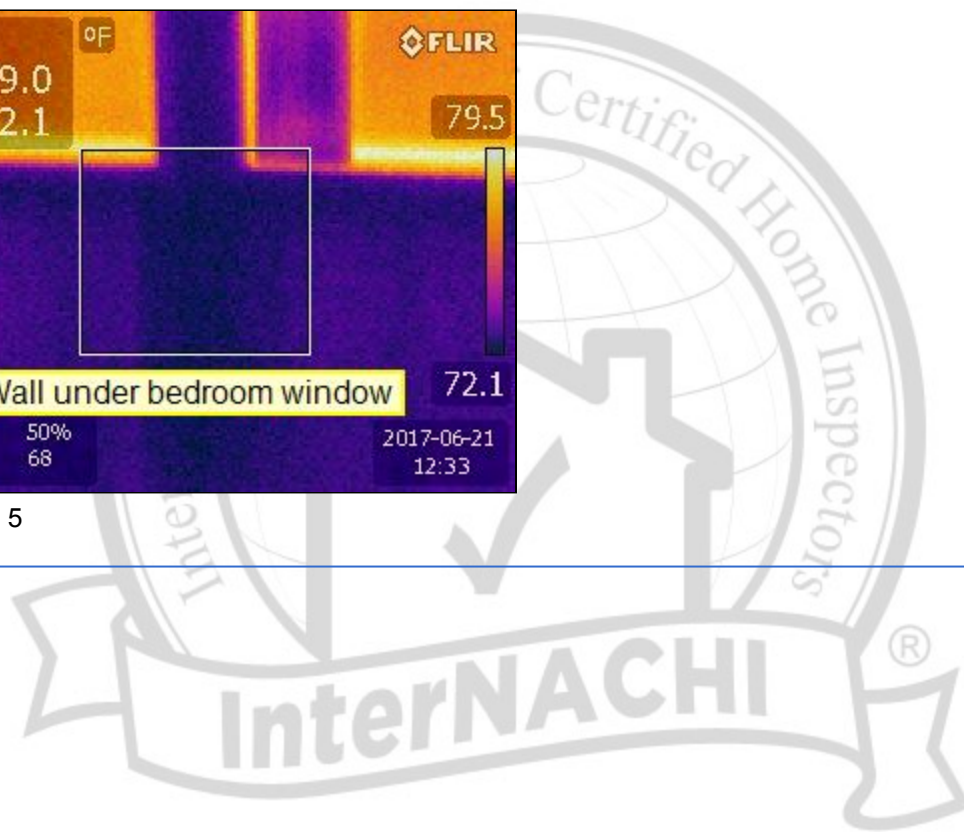




1.6 Picture 4



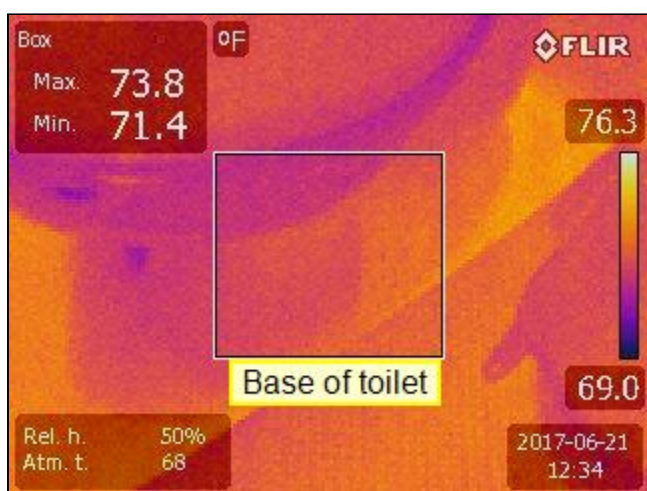
1.6 Picture 5







1.6 Picture 6



1.6 Picture 7

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Waste:**

ABS

Items

### 2.0 Plumbing Drain, Waste and Vent Systems

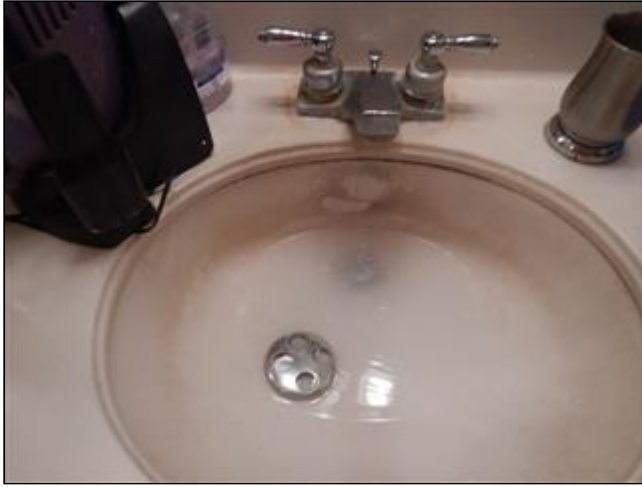
Comments: Repair or Replace

(1) The left side sink in the master bathroom is slow to drain. Clean p-trap and retest.



2.0 Picture 1

(2) The sink in the hallway bathroom is slow to drain. Clean p-trap and retest.



2.0 Picture 2

## 2.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Repair or Replace

- (1) The sink faucet in the hallway bathroom continuously drips. Service or replace faucet as necessary.



2.1 Picture 1

- (2) The shower/tub diverter in the master bathroom does not actuate e.g. is stuck on shower mode. Service or replace.



2.1 Picture 2

(3) The toilets are identified as low flow fixtures.



2.1 Picture 3



2.1 Picture 4





2.1 Picture 5



2.1 Picture 6

(4) The shower/tub diverter in the hallway bathroom does not actuate e.g. is stuck on shower mode. Service or replace.



2.1 Picture 7

(5) There is staining in the hallway bathroom shower/tub. Clean and disinfect. Seal as necessary.



2.1 Picture 8



2.1 Picture 9



2.1 Picture 10





2.1 Picture 11



2.1 Picture 12

(6) There is staining in the hallway bathroom sink. Clean and disinfect. Seal as necessary.



2.1 Picture 13

(7) There is staining in the kitchen sink. Clean and disinfect. Seal as necessary.

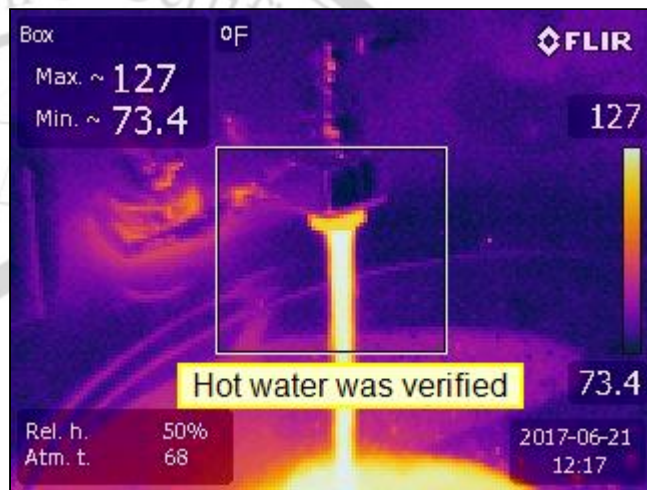


2.1 Picture 14

## 2.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Hot water is provided by a central water heater.



2.2 Picture 1

## 2.3 Sump Pump

Comments: Not Present

## 2.4 Fire Suppression

Comments: Not Inspected

The residence is protected by a fire suppression system. The system was not tested as part of the scope of this inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

Adequate

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

THOMAS& BETTS(T&B)

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

## Items

### 3.0 Service Entrance Conductors

Comments: Inspected

### 3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

### 3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

### 3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

Track lighting has been added in the kitchen. The wiring to the fixture is substandard. Consult with an electrical contractor or remove as necessary.

InterNACHI



3.3 Picture 1



3.3 Picture 2

**3.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Comments: Inspected

**3.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments: Repair or Replace

Multiple GFCI outlets did not trip on test. Consult with an electrical contractor for further evaluation and service.



3.5 Picture 1



3.5 Picture 2



3.5 Picture 3

### 3.6 Location of Main and Distribution Panels

Comments: Inspected

The main electrical panel is located in an electrical closet that was inaccessible/locked. The sub panel is located in the laundry room.



3.6 Picture 1



3.6 Picture 2

### 3.7 Smoke Detectors

Comments: Inspected

### 3.8 Carbon Monoxide Detectors

Comments: Inspected

### 3.9 Solar

Comments: Not Present

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> CARRIER	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 18x18	<b>Types of Fireplaces:</b> Solid Fuel	<b>Operable Fireplaces:</b> One
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Manufacturer:</b> CARRIER
<b>Number of AC Only Units:</b> One		

### Items

#### 4.0 Heating Equipment

Comments: Inspected

The residence is serviced by a heat pump that is located on the roof. Manufacturer is Carrier. Manufacture date is 1996. Capacity is 3 tons. The heat pump is located on the roof and was inaccessible.

#### 4.1 Normal Operating Controls

Comments: Inspected

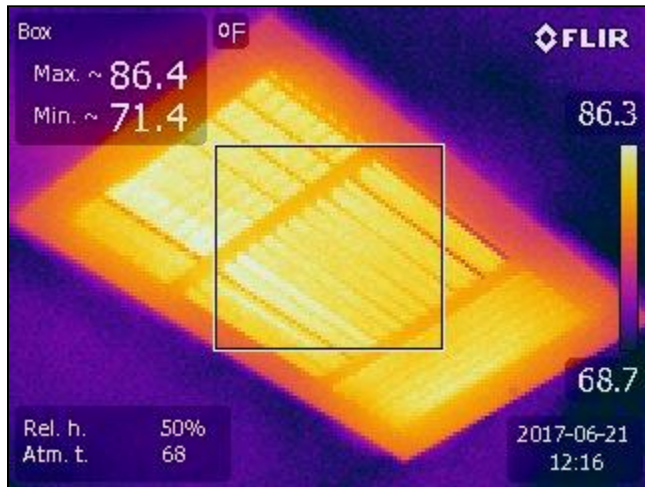
#### 4.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

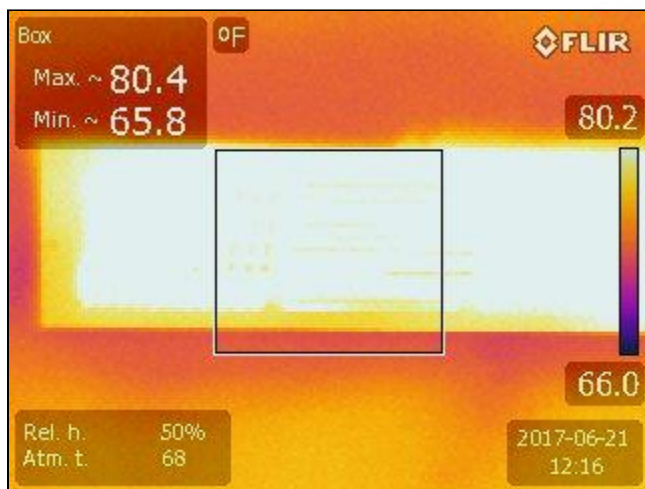
#### 4.3 Presence of Installed Heat Source in Each Room

Comments: Inspected

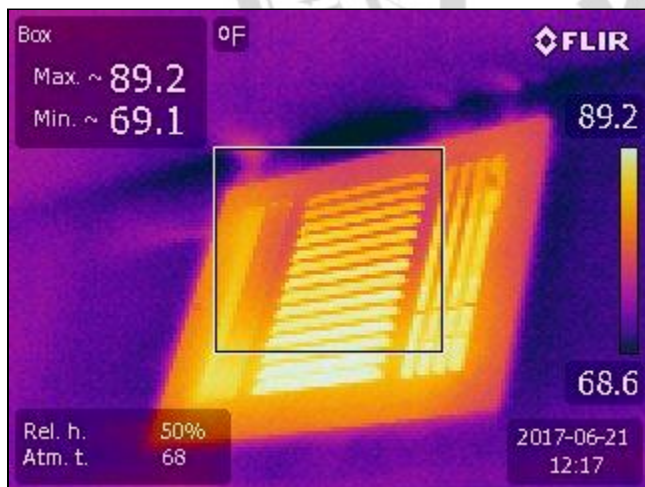
Heat was verified at each register.



4.3 Picture 1

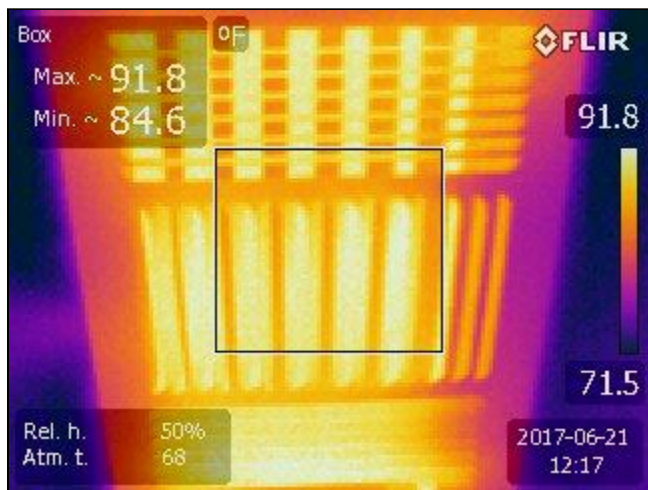


4.3 Picture 2

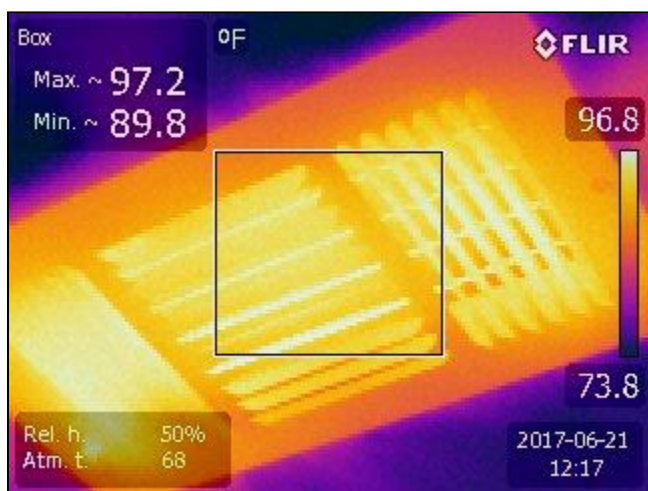


4.3 Picture 3

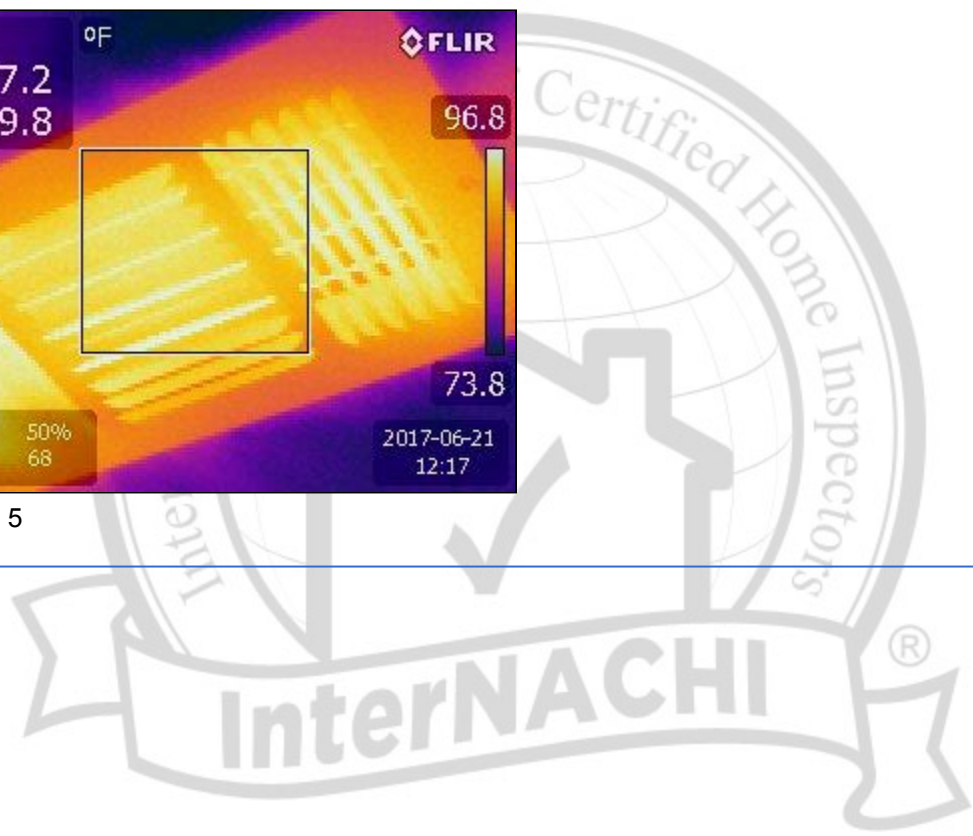


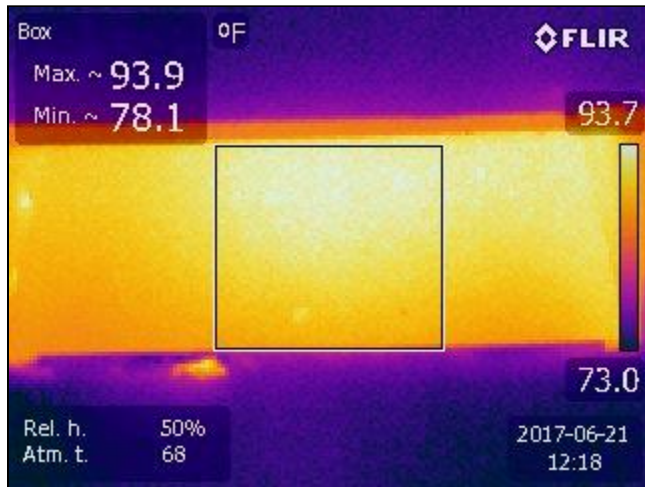


4.3 Picture 4

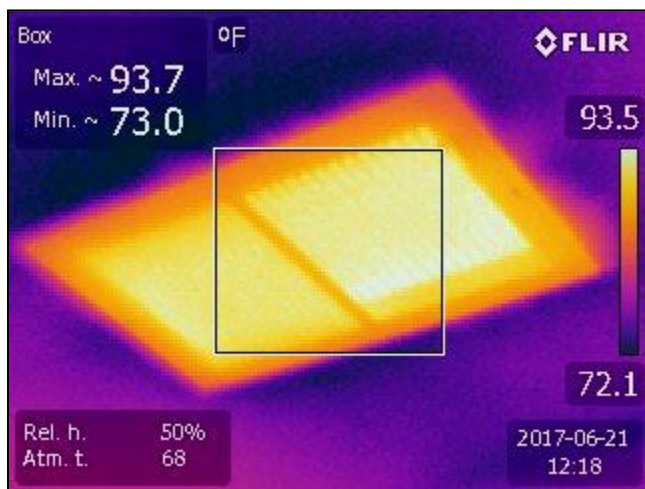


4.3 Picture 5





4.3 Picture 6



4.3 Picture 7

#### 4.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. Clean and monitor.



4.4 Picture 1



#### 4.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Repair or Replace

The inside of the fireplace is dirty.  
Clean and inspect as necessary.



4.5 Picture 1

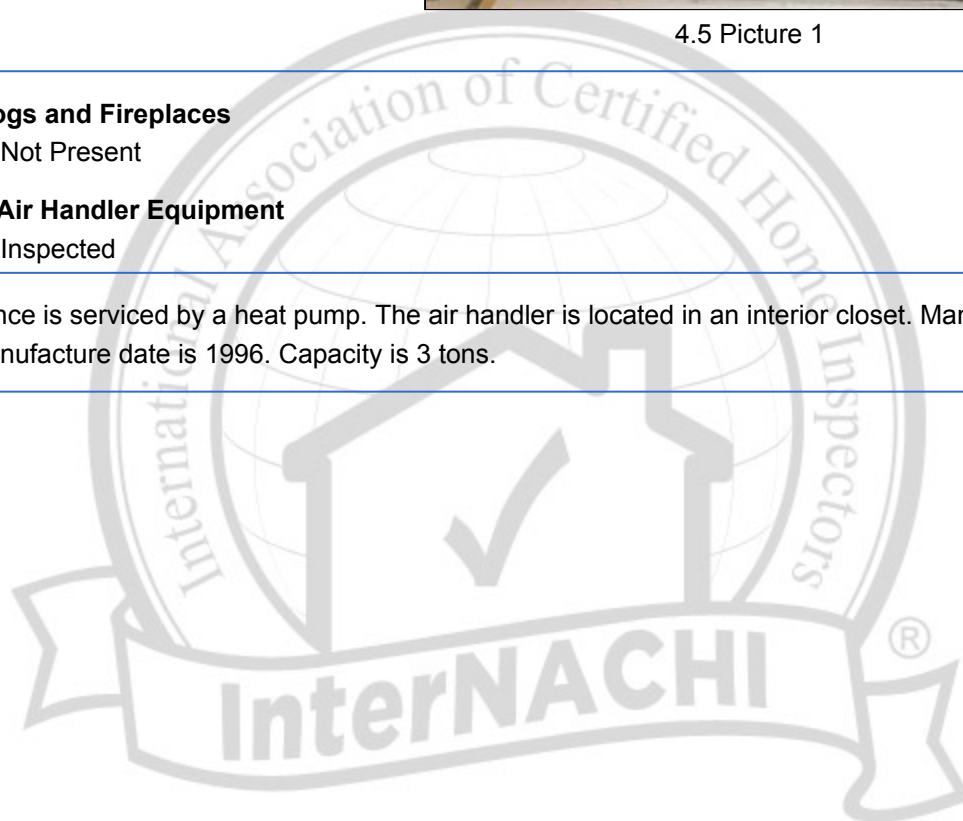
#### 4.6 Gas/LP Firelogs and Fireplaces

Comments: Not Present

#### 4.7 Cooling and Air Handler Equipment

Comments: Inspected

The residence is serviced by a heat pump. The air handler is located in an interior closet. Manufacturer is Carrier. Manufacture date is 1996. Capacity is 3 tons.





4.7 Picture 1



4.7 Picture 2



4.7 Picture 3

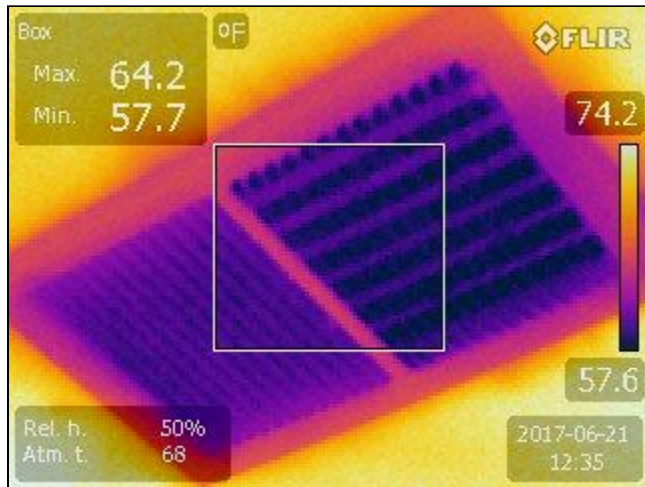
#### 4.8 Normal Operating Controls

Comments: Inspected

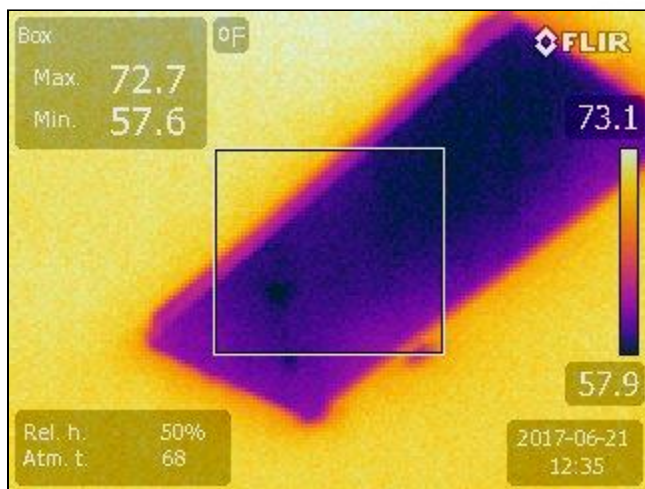
#### 4.9 Presence of Installed Cooling Source in Each Room

Comments: Inspected

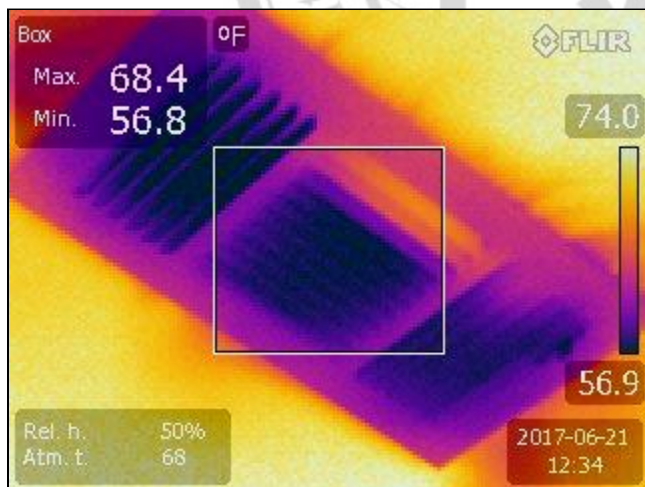
Cooling was verified at each register.



4.9 Picture 1

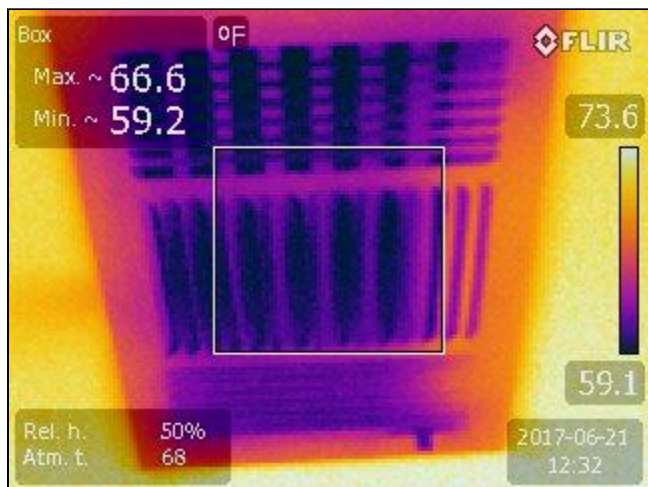


4.9 Picture 2

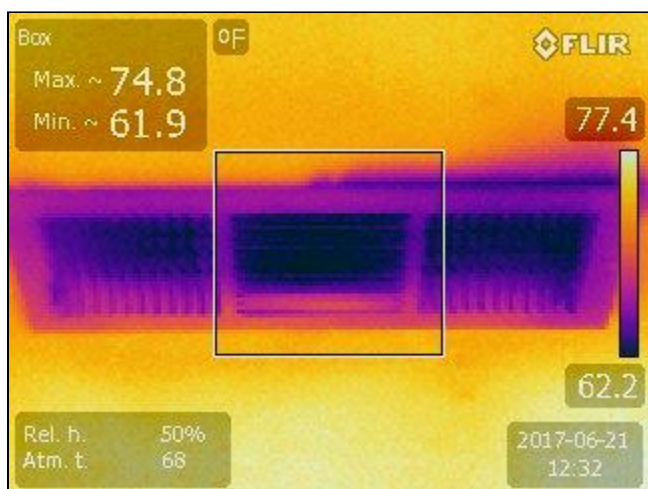


4.9 Picture 3

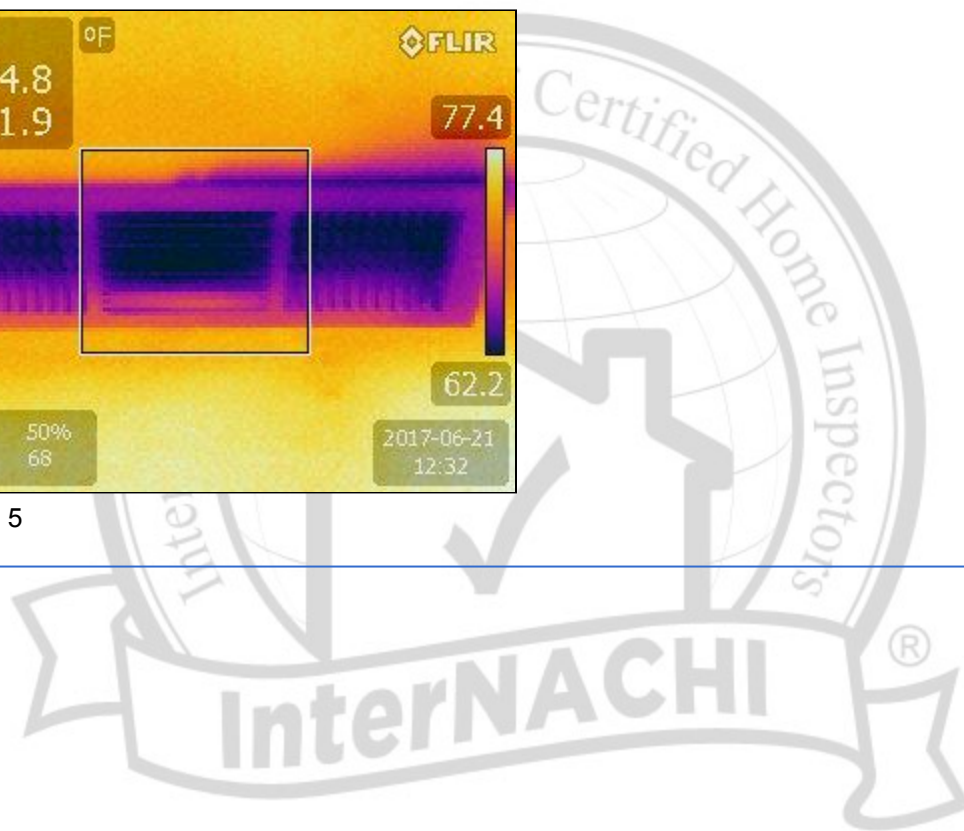


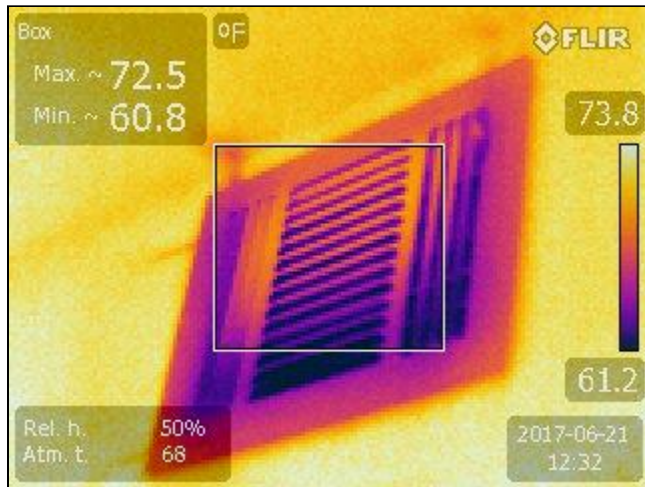


4.9 Picture 4

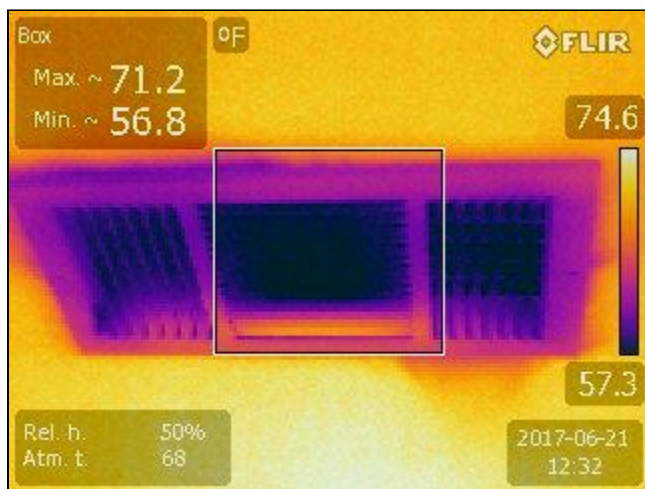


4.9 Picture 5





4.9 Picture 6



4.9 Picture 7

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Insulation and Ventilation

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The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### *Styles & Materials*

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**Exhaust Fans:**

Fan

**Dryer Power Source:**

Electric

**Dryer Vent:**

Metal

### *Items*

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### 5.0 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Built-In Kitchen Appliances

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The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

*Items*

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### 6.0 Dishwasher

**Comments:** Inspected

### 6.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

### 6.2 Food Waste Disposer

**Comments:** Inspected

### 6.3 Microwave Cooking Equipment

**Comments:** Inspected

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# General Summary



**Harmon Home Inspections Inc.**

**www.harmonhomeinspections.com**

**916-799-3581**

**408-786-8226**

**Customer**

David Kraszewski

**Address**

952 S. 11th Street #131

San Jose CA 95112

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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## 1. Interiors

### 1.4 Doors (representative number)

#### Repair or Replace

- (1) The bedroom closet doors do not have the bottom tracking installed. Install as necessary.
- (2) The grab handle on the master bedroom closet door is not securely attached. Secure as necessary.

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## 2. Plumbing System

### 2.0 Plumbing Drain, Waste and Vent Systems



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## 2. Plumbing System

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### Repair or Replace

- (1) The left side sink in the master bathroom is slow to drain. Clean p-trap and retest.
- (2) The sink in the hallway bathroom is slow to drain. Clean p-trap and retest.

### 2.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

- (1) The sink faucet in the hallway bathroom continuously drips. Service or replace faucet as necessary.
- (2) The shower/tub diverter in the master bathroom does not actuate e.g. is stuck on shower mode. Service or replace.
- (4) The shower/tub diverter in the hallway bathroom does not actuate e.g. is stuck on shower mode. Service or replace.
- (5) There is staining in the hallway bathroom shower/tub. Clean and disinfect. Seal as necessary.
- (6) There is staining in the hallway bathroom sink. Clean and disinfect. Seal as necessary.
- (7) There is staining in the kitchen sink. Clean and disinfect. Seal as necessary.

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## 3. Electrical System

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### 3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace

Track lighting has been added in the kitchen. The wiring to the fixture is substandard. Consult with an electrical contractor or remove as necessary.

### 3.5 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Repair or Replace

Multiple GFCI outlets did not trip on test. Consult with an electrical contractor for further evaluation and service.

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## 4. Heating / Central Air Conditioning

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### 4.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

#### Repair or Replace

The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. Clean and monitor.

### 4.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

#### Repair or Replace

The inside of the fireplace is dirty. Clean and inspect as necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

Harmon Home Inspections Inc.  
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916-799-3581  
408-786-8226  
Inspected By: Robert Harmon

Inspection Date: 6/21/2017  
Report ID:

<b>Customer Info:</b> David Kraszewski	<b>Inspection Property:</b> 952 S. 11th Street #131 San Jose CA 95112
<b>Customer's Real Estate Professional:</b> Meredith Harrington MeredithH Homes & Enterprises, Inc.	

### Inspection Fee:

Service	Price	Amount	Sub-Total
Condo	350.00	1	350.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:**