

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

HOME INSPECTION REPORT

Inspected By:

Joseph J. Zammit
Allied Home Inspections
580 Greenland Road
Portsmouth, NH 03801
603-436-8877

CONDITIONS REPORT:



CLIENT & SITE INFORMATION:

FILE #:

TIME OF INSPECTION: 09:30 AM.

CLIENT FAX #:

INSPECTION SITE

PHONE #:

CLIMATIC CONDITIONS:

WEATHER: Clear.

SOIL CONDITIONS: Dry.

APPROXIMATE
OUTSIDE

TEMPERATURE in F: 70-80.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF
HOUSE:

BUILDING TYPE: 1 family.

STORIES: 2

SPACE BELOW GRADE: Basement, Crawl space.

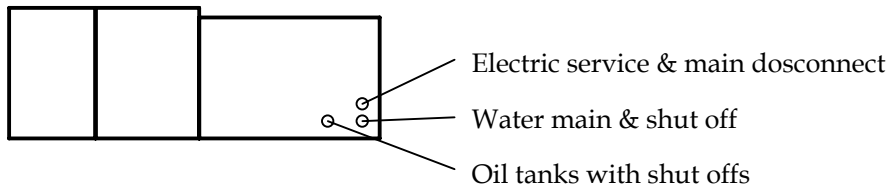
Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

SITE SKETCH: (Bottom of page is front of house)



UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Listing agent, Selling agent, Purchaser. Purchasers spouse.

PAYMENT INFORMATION:

PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no

This confidential report is prepared exclusively for and cannot be transferred or sold.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood siding.
CONDITION: Appears serviceable.

WINDOWS:

MATERIAL: Vinyl.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: Wood.
CONDITION: Appears serviceable.

CHIMNEY:

MATERIAL: Brick.
CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Crawl space is fully accessible, Stairs and handrail serviceable, Basement door appears serviceable.

CRAWL SPACE: Appears serviceable.

BASEMENT WALLS - TYPE: Poured concrete.

CONDITION: Appears serviceable.

BEAMS: Appears serviceable.

FLOOR JOISTS: Appear serviceable.

COLUMNS/SUPPORTS: Appear serviceable.

BASEMENT FLOOR AND DRAINAGE: Appears serviceable. A de-watering system is present.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND

CONDITION: No attic hatch provided/no attic present.

DEPTH AND R-FACTOR: Not determined.

ROOF:

STYLE: Gable.

TYPE: Composition shingles.

ROOF ACCESS: Walked on roof.

ROOF COVERING

STATUS: Appears serviceable/within useful life.



Minor cracking torn shingles

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Debris in gutter, Route downspouts away from the building. Damage/Defects viewed.



Lesft side

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

CONDITION: Appears serviceable, Water pressure appears adequate.

SUPPLY LINES:

MATERIAL: Copper. Plastic supply for pool has a small leak, have repaired.



Above hot water supply for pool

CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.

CONDITION: Appears serviceable, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Storage off boiler.

SIZE: 65.

LOCATION: Basement.

CONDITION: Rust Flakes are noted, Corrosion is noted, unit is near or at the end of its useful life span, Have a licensed Plumber evaluate the need for repair or replacement.



Active leak

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

FUEL SYSTEM:

METER/TANK

LOCATION-

CONDITION:

System appears serviceable.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY

UNIT: Basement.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Oil.

SECONDARY HEATING

SYSTEM: Forced hot water boiler, water only.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational, Corrosion is noted.

PUMP/BLOWER FAN: Appears Serviceable.

COMBUSTION AIR: Appears serviceable.

VENTING: Appears serviceable.

AIR PLENUM: Appears serviceable.

AIR FILTERS: Appear serviceable.

NORMAL CONTROLS: Appear serviceable.

GENERAL

SUGGESTIONS: Heating recommendations:
a. Recommend the system be cleaned by a licensed Heat Contractor.
b. Heating system should be placed under a maintenance contract.
c. Consult with a licensed heating contractor for proper summer and winter settings.
Proper seasonal settings will conserve fuel.

SECONDARY HEATING

UNIT: Appears operational.

AIR CONDITIONING:

TYPE: Central.

POWER SOURCE: 220 Volt.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

SYSTEM CONDITION: Appears serviceable.

CONDENSATE LINE: Condensate line installed.

NORMAL CONTROLS: Appear serviceable.

ADDITIONAL AIR

CONDITIONING

SYSTEMS CONDITION: Appears serviceable.

DUCTWORK:

TYPE: Insulated sheet metal.

DUCTS/AIR SUPPLY: Appears serviceable.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Overhead, 110/220 Volt, Appears serviceable, are contacting tree limbs. Have the power company trim as needed.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND NOTES: Basement, Appears serviceable.

Inspector Notes: Circuit and wire sizing correct so far as visible, Grounding system is present.

SUBPANEL #1

LOCATION: Garage.

SUB PANEL NOTES: Circuit and wire sizing correct so far as visible, Grounding system is present, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK. **NO ANTI-OXIDANT ON ALUMINUM WIRING:** Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires the next time he is called out for other work.

BRANCH WIRING: Copper, Appears serviceable, Open junction boxes are noted.

SWITCHES & OUTLETS:

CONDITION: GFCI not operational, back deck in corner. Junction box cover(s) are missing in basement & dining room.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears serviceable.

OTHER EXTERIOR

DOORS: Sliding glass, Door is difficult to operate, Workout room.

WINDOWS:

TYPE & CONDITION: Clad-Metal/Vinyl, Insulated glass, Casement, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

**MATERIAL &
CONDITION:**

Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Wood, Vinyl, General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -

CONDITION: Masonry, Recommend cleaning and inspection before use.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Three car.

ROOF:

CONDITION: Same as house, Appears serviceable.

FLOOR:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational.

MISCELLANEOUS:

Moisture stains noted on the garage window, monitor for further signs of water entry.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Jenn-air grill/fan, Appears serviceable.

VENTILATION:

TYPE AND CONDITION: External, Downdraft.

REFRIGERATOR:

TYPE AND CONDITION: Electric.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable Recommend removal when use with septic system.

TRASH COMPACTOR:

CONDITION: Appears serviceable.

OTHER BUILT-INS:

MICROWAVE: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND

CABINETS: Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/

FLOORS: Walls and ceilings appear serviceable, Appears serviceable.

WINDOWS/DOORS: Appear serviceable.

SWITCHES/FIXTURES/

OUTLETS: Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

LAUNDRY:

LOCATION: next to garage/install single throw valve.

CONDITION: Plumbing appears serviceable.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Hall.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Appears serviceable.
BATH VENTILATION: None or inadequate ventilation noted.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable, Toilet is loose at floor, beday loose.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Caulk and seal all tub and shower areas as a precaution.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: hobby room. Upstairs.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Stopper did not operate properly. Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Upstairs, guest.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Stopper did not operate properly. Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

TUB/SHOWER AND

WALLS:

Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Upstairs, inlaw.

CONDITION OF SINK:

Appears serviceable, The following problems were noted at the sink: Faucet leaks at O-rings. Replace washers as needed.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER

PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Appears serviceable.

SIDEWALKS:

TYPE: Paver/Tile.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained, Trim plants away from structure.

GRADING:

SITE: Gentle slope, Grade at foundation appears serviceable.

DECKS:

CONDITION: Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Wood.

CONDITION: Broken/missing boards.

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

Maintenance Advice

For your home.

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

UPON TAKING OWNERSHIP:

Change the locks on all exterior entrances for improved security.

Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.

Replace

batteries in any existing smoke detectors and test them. Make a note to replace batteries again in one year.

Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of

the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

Review your home inspection report for any items that require immediate improvement or further investigation.

Address

these areas as required.

Install rain caps and vermin screens on all chimney flues, as necessary.

Investigate the location of the main shutoffs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE:

EVERY MONTH:

Check that fire extinguisher(s) are fully charged. Recharge if necessary.

Examine heating/cooling air filters and replace or clean as necessary.

Inspect and clean humidifiers and electronic air cleaners.

If the house has hot water heating, bleed radiator valves.

Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.

Remove debris from window wells.

Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not

escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

Repair or replace leaking faucets or shower heads.

Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL:

Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or

vermin activity. Level out insulation if needed.

Trim back tree branches and shrubs to ensure that they are not in contact with the house.

Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other

Allied Home Inspections

Make an Alliance with an experienced professional

580 Greenland Road, Portsmouth, NH 03801

603-436-8877

vermin or insect activity.

Survey the basement and/or crawl space walls for evidence of moisture seepage.

Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

Ensure that the grade of the land around the house encourages water to flow away from the foundation.

Inspect all driveways, walkways, decks, porches and landscape components for evidence of deterioration, movement or safety hazards.

Clean windows and test their operation. Improve caulking and weatherstripping as necessary. Watch for evidence of rot in

wood window frames. Paint and repair window sills and frames as necessary.

Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.

Shut off isolating valves for exterior hose bibs & then open hose bibs to drain by October, or if below freezing temperatures

are anticipated, reverse in the spring.

Test the Temperature and Pressure Relief (TPR) Valve on water heaters & boilers.

Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.

Test the overhead garage door opener to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate

hinges, rollers and tracks on overhead doors.

Replace or clean exhaust hood filters.

Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY:

Replace smoke detector batteries.

Have the heating, cooling and water heater systems cleaned and serviced.

Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.

Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are

secure. Flip the breakers on and off to ensure that they are not sticky.

If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has

a septic system, have the tank inspected (and pumped as needed).

If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.) have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH:

Although we've heard it many times, nothing could be more true than the old saying "an ounce of prevention is worth a pound of cure". Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your house.

Enjoy your new home & thank you!