



INSPECTION REPORT
6524 Halberd Ct
Dayton OH 45459

INSPECTED BY
Greg Stowe
1st Inspection
Services
OHI.2019005171

INSPECTION DATE
📅 5/19/2026
🕒 09:00:00 AM

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GENERAL INFO

Property Address

6524 Halberd Ct
Dayton OH 45459

Date of Inspection

5/19/2026

Report ID

6524HalberdCourt051926

Customer(s)

Roger Cowden

Time of Inspection

09:00:00 AM

Real Estate Agent

INSPECTION DETAILS

Client Is Present:

Yes

Building Style:

2 Story

Entrance Faces:

Northwest

Age Of Home:

47 YRS.

Termite Inspection:

Yes

Radon Test:

Yes

Lead-Based Paint/Asbestos Test:

No

Mold Swab/Air Quality Test:

No

Weather:

Hot and Humid

Temperature:

78 degrees

Rain/snow in last 3 days:

Yes

Ground condition:

Wet

COMMENT KEY & DEFINITIONS

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 building. 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.

(Locations around the building: Note that when location of rooms, items, building is described, the perspective given is that as if you are standing at the front of the building looking at it. Example: The right corner as seen from the street or front of the building would be the right front corner.)

INSPECTED (IN) = 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 building or buildings.

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.

WE HIGHLY RECOMMEND READING THROUGH THE FULL INSPECTION REPORT TO HELP UNDERSTAND THE CONDITION AND FEATURES OF THE PROPERTY

At the time of this inspection, the house was vacant and the plumbing system had not been used for an unknown period of time. Although no visual issues were observed at this time, it is important to remember that the scope of limitations established by ASHI and/or NACHI prohibits us from performing an in-depth investigation of the plumbing system, its fixtures, valves, and appliances. However, please be sure to remember that, because of the inactivity of the plumbing system, some problems or issues may not become apparent until normal usage is resumed. Also, there are chances that mineral deposits building on spigots/fixtures can clog water supply to fixtures causing them to appear as low water pressure and may need repair/replacement - we cannot predict these types of scenarios. As such, please verify with the current owner on the plumbing system's history prior to closing.

✓ RESULTS AT A GLANCE

138

✓ ITEMS INSPECTED
Total number in report.

54

📄 SUMMARY COMMENTS
Total number in report.

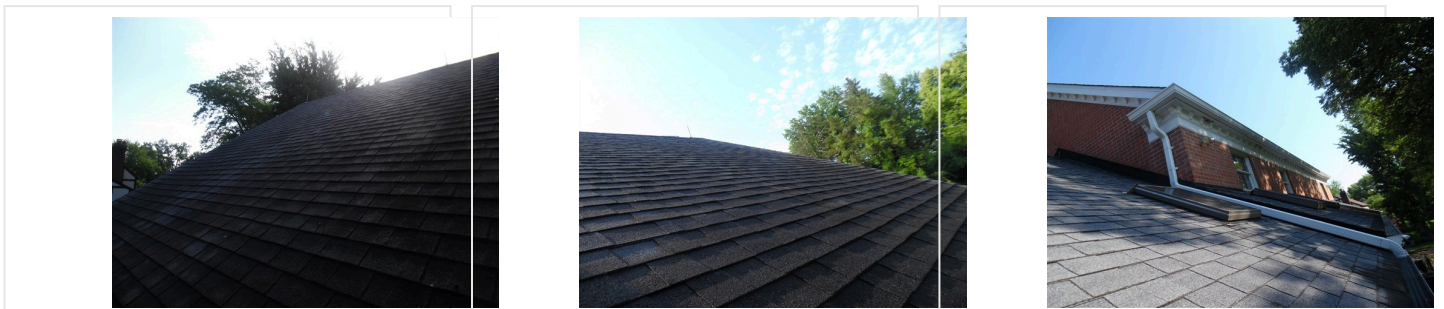
278

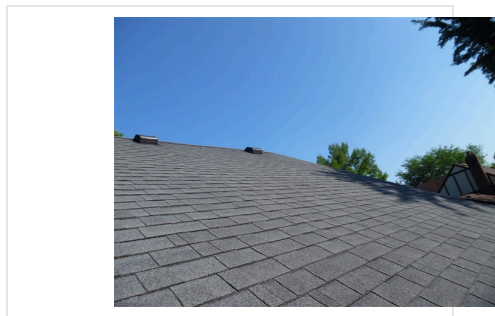
📷 PHOTOS
Total number in report.

🏠 1. ROOFING

☰ DESCRIPTION

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 day and time of the inspection.





✂ STYLES & MATERIALS: ROOFING

VIEWED ROOF FROM:

FROM GROUND WITH
BINOCULARS
LADDER
WINDOWS

ROOF-TYPE:

GABLE

ROOF COVERING:

DIMENSIONAL

APPROX ROOF AGE:

15-20

VENTILATION:

RIDGE VENTS
SOFFIT VENTS
THERMOSTATICALLY
CONTROLLED FAN

CHIMNEY:

BRICK/MORTAR

SKY LIGHT (S):

THREE

👁 ITEMS: ROOFING

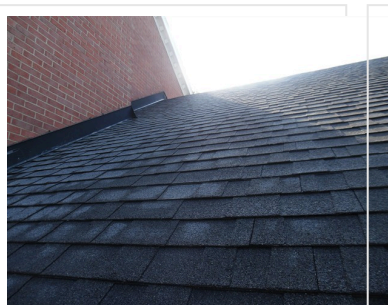
1.0 ROOF SURFACE

📁 INSPECTED, REPAIR/REPLACE

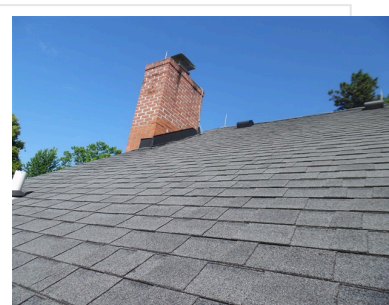
(1) Complimentary view(s).



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) Suggest removal of moss and or algae to prevent damages to roofing material.



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

1.1 FLASHINGS

INSPECTED

1.2 ROOF VENTILATION

INSPECTED

1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED, REPAIR/REPLACE

(1) Complimentary view(s).



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

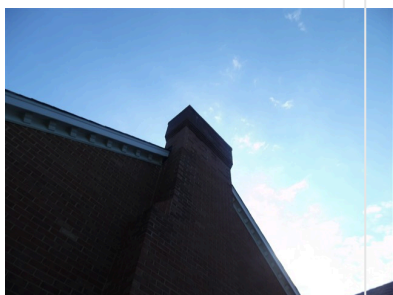


1.3 Item 4(Picture)

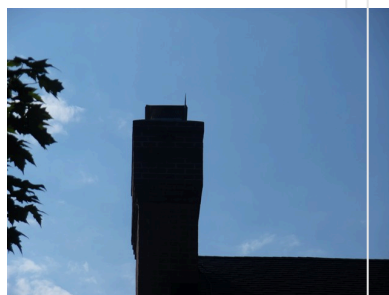


1.3 Item 5(Picture)

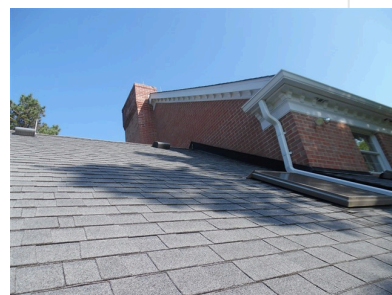
(2) The height of the chimneys prevented inspection of the chimney crown and cap.



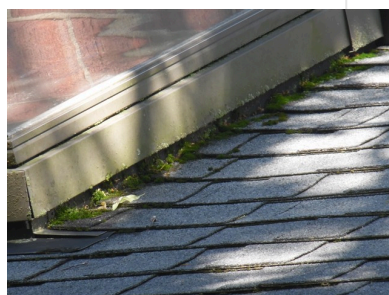
1.3 Item 6(Picture)



1.3 Item 7(Picture)



1.3 Item 8(Picture)



1.3 Item 9(Picture)

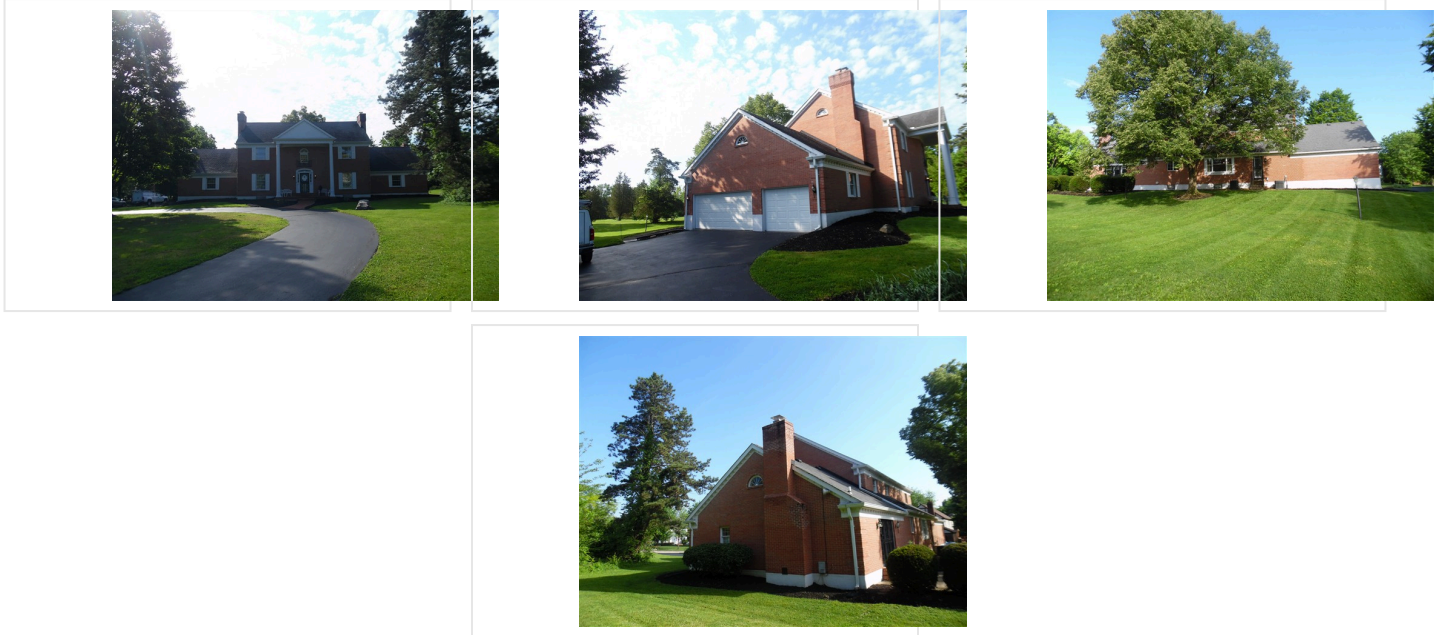
1.4 CONDITION OF RAIN GUTTERS AND DOWNSPOUTS

☑ INSPECTED

🏠 2. EXTERIOR

☰ DESCRIPTION

Areas hidden from view by finished walls, trees, shrubs, ivy, and stored items can not be judged and are not part of this inspection. 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. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.



✂ STYLES & MATERIALS: EXTERIOR

SIDING STYLE:

BRICK

SIDING MATERIAL:

BRICK VENEER

👁 ITEMS: EXTERIOR

2.0 FOUNDATION WALLS AND MORTAR JOINTS

 INSPECTED, REPAIR/REPLACE

(1) Be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

(2) Suggest keeping cracks and voids at the foundation parging sealed to prevent moisture causing further damage.



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 CONDITION OF EXTERIOR WALL COVERINGS AND FLASHING

INSPECTED, REPAIR/REPLACE

(1) Loose and/or missing mortar would benefit from tuck pointing to prevent moisture intrusion to the interior.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

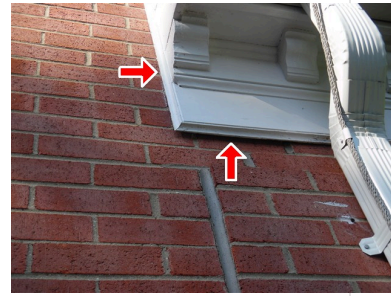


2.1 Item 3(Picture)

(2) Suggest sealing seams at exterior cladding as deemed necessary to prevent moisture entry and possible wind damage.



2.1 Item 4(Picture)



2.1 Item 5(Picture)

(3) Suggest installing weep hole baffles or covers to prevent pest entry, while still allowing air to filter in and water to seep out.



2.1 Item 6(Picture)



2.1 Item 7(Picture)



2.1 Item 8(Picture)



2.1 Item 9(Picture)

2.2 SOFFIT, FASCIA, TRIM AND EAVES

INSPECTED

2.3 EXTERIOR VENTS/DUCTS

INSPECTED, REPAIR/REPLACE

Recommend sealing around vent(s), to keep out moisture and pests.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 APPEARANCE OF EXTERIOR LIGHTS AND FIXTURES

INSPECTED, REPAIR/REPLACE

Recommend securing and/or sealing around light fixtures as deemed necessary to prevent moisture entry.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 WATER SPIGOTS

INSPECTED, REPAIR/REPLACE

(1) Suggest sealing around the water spigots to prevent moisture and pest entry to home.



2.5 Item 1(Picture)

(2) We observed no water at rear spigot when tested, suggest repairs as deemed necessary by a qualified contractor.



2.5 Item 2(Picture)

2.6 ELECTRIC OUTLETS

☑ INSPECTED

Complimentary view. (Note= The exterior outlets were GFCI protected and controlled by the bathroom GFCI outlet).



2.6 Item 1(Picture)

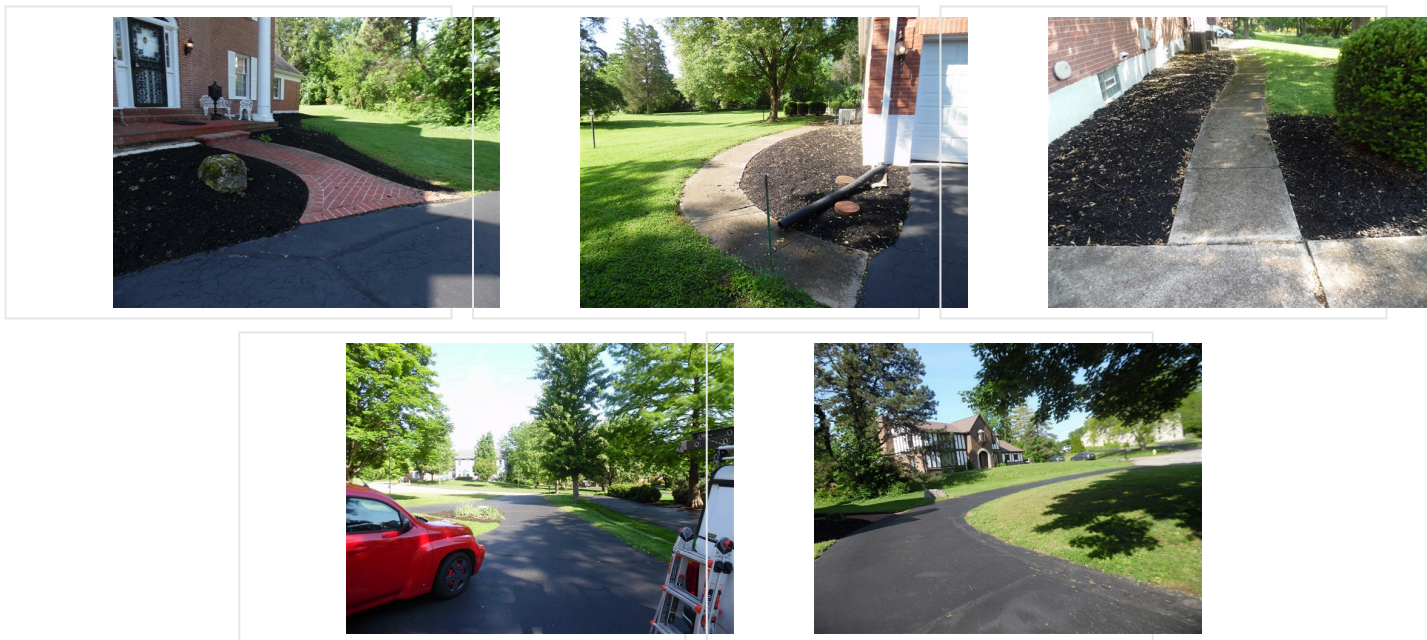
2.7 WINDOW WELLS

☑ INSPECTED

🏠 3. LOTS & GROUNDS

☰ DESCRIPTION

This inspection is visual in nature and does not determine the condition of any underground piping, including municipal water and sewer service piping or septic systems.



✂ STYLES & MATERIALS: LOTS & GROUNDS

WALKWAYS:

CONCRETE
BRICK

DRIVEWAY:

ASPHALT

👁 ITEMS: LOTS & GROUNDS

3.0 WALKWAYS

📄 INSPECTED, REPAIR/REPLACE

Filling in the sidewalk cracks will help extend its useful life.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 DRIVEWAY

☑ INSPECTED, REPAIR/REPLACE

(1) Filling in the cracks and sealing the surface of the driveway will help extend its useful life.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)

(2) Sealing seam between garage and driveway will help prevent moisture from draining along the foundation.



3.1 Item 5(Picture)



3.1 Item 6(Picture)

3.2 SURFACE GRADING

☑ INSPECTED

3.3 EXTERIOR PEST AND ENVIRONMENTAL CONCERNS

☑ INSPECTED

We observed perimeter termite bait stations around the exterior of the property. No activity was observed at this time. See Wood Destroying Insect Inspection Report.

🏠 4. EXTERIOR APPURTENANCES



✂ STYLES & MATERIALS: EXTERIOR APPURTENANCES

APPURTENANCE:

COVERED PORCH
PATIO

👁 ITEMS: EXTERIOR APPURTENANCES

4.0 STOOPS, STEPS, AND LANDINGS

☑ INSPECTED

4.1 PORCH/PATIO/ENCLOSURE

📄 INSPECTED, REPAIR/REPLACE

(1) Recommend repairing loose and missing mortar as deemed necessary by a qualified contractor to prevent further damage to the front porch..



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

(2) Sealing the cracks will help extend the life of the patio.



(3) Suggest sealing the seam between house and patio to help prevent water from draining along the foundation.



4.2 DECKS/BALCONIES/ETC

☑ NOT PRESENT

4.3 FENCES

☑ NOT PRESENT

🏠 5. DOORS & WINDOWS

🔧 STYLES & MATERIALS: DOORS & WINDOWS

ENTRY DOORS:

METAL
WOOD

INTERIOR DOORS:

HOLLOW CORE

WINDOWS:

WOOD/VINYL CLAD

WINDOW TYPES:

DOUBLE-HUNG
CASEMENT

👁️ ITEMS: DOORS & WINDOWS

5.0 OUTSIDE APPEARANCE OF WINDOWS

📄 INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



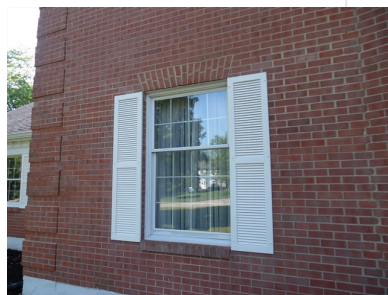
5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

(2) Suggest keeping windows and exterior doors well caulked to help protect them from the elements.

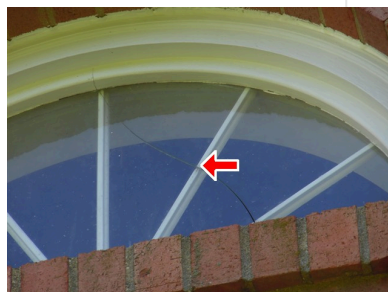


5.0 Item 5(Picture)



5.0 Item 6(Picture)

(3) Glass appeared to be cracked, suggest repairs as deemed necessary by a qualified window contractor.

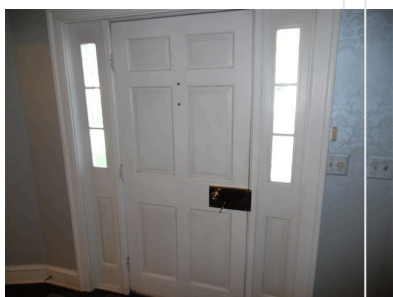


5.0 Item 7(Picture)

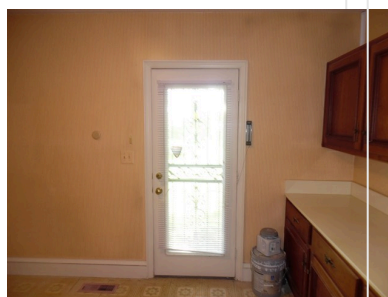
5.1 EXTERIOR ENTRY DOORS

📋 INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



5.1 Item 1(Picture)

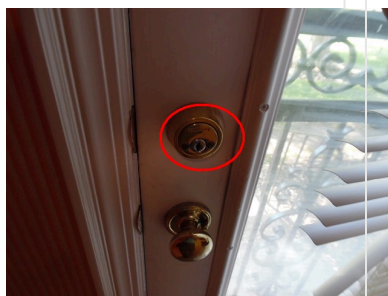


5.1 Item 2(Picture)

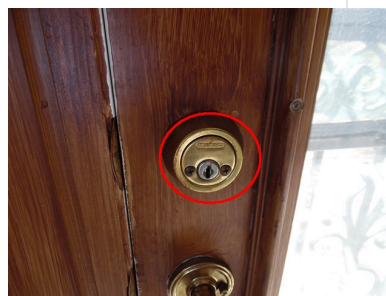


5.1 Item 3(Picture)

(2) Doubled keyed deadbolt locks at entry doors are considered a fire safety hazard. Recommend installing a single key deadbolt, or at a minimum keeping the key by the door.



5.1 Item 4(Picture)



5.1 Item 5(Picture)

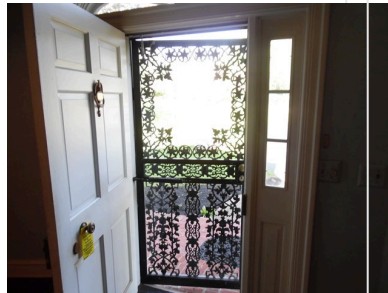
5.2 STORM DOOR AND SCREEN DOOR(S)

☑ INSPECTED

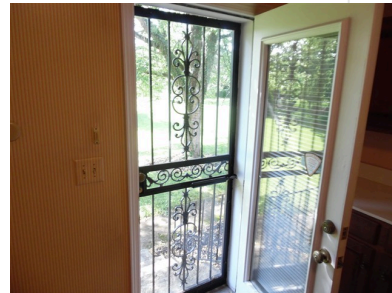
Complimentary views.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

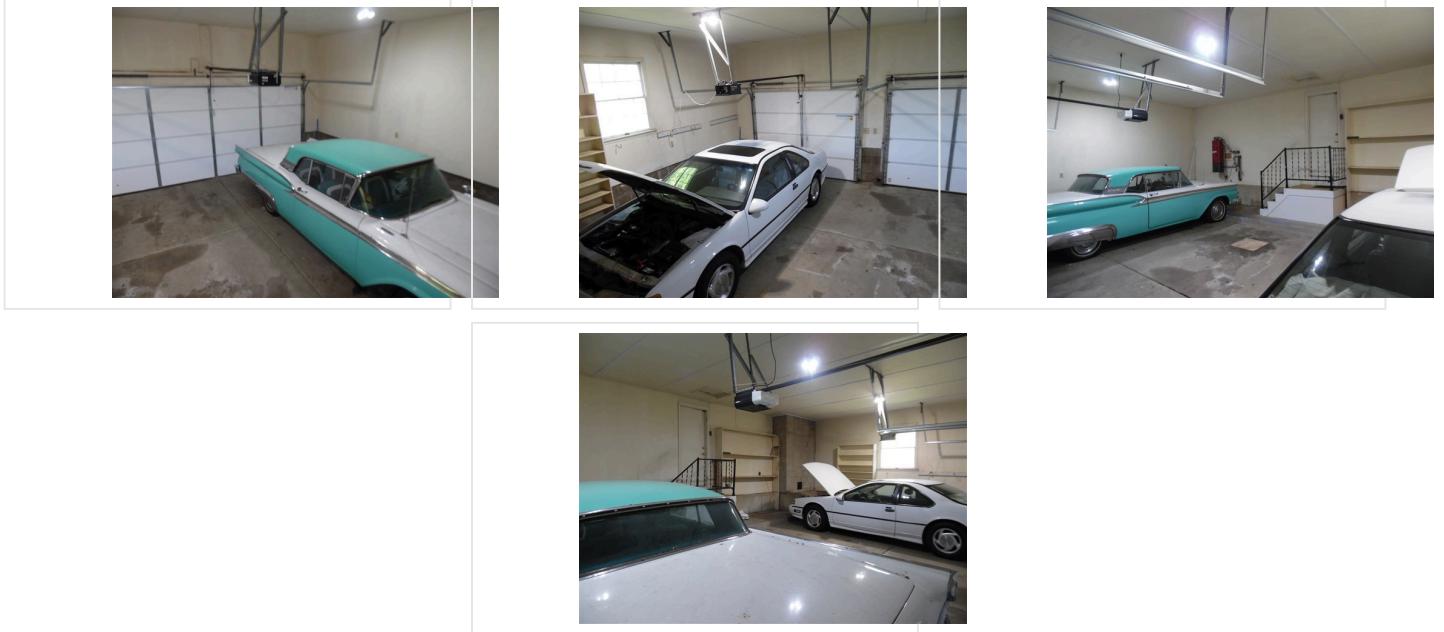


5.2 Item 3(Picture)

🏠 6. GARAGE/CARPORT/OUTBUILDING

📋 DESCRIPTION

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.



✂ STYLES & MATERIALS: GARAGE/CARPORT/OUTBUILDING

BUILDING EXTERIOR:

SAME AS HOUSE

OPENER MANUFACTURER:

1/2 HORSEPOWER

GENIE

LIFT-MASTER

ROOF COVERING:

SAME AS HOUSE

GARAGE DOOR MATERIAL:

LIGHT INSERTS

METAL

ROOF STRUCTURE:

SAME AS HOUSE

GARAGE DOOR TYPE:

ONE CAR AUTOMATIC

TWO CAR AUTOMATIC

👁 ITEMS: GARAGE/CARPORT/OUTBUILDING

6.0 BUILDING EXTERIOR

☑ INSPECTED

6.1 ROOF COVERING/STRUCTURE

☑ INSPECTED

6.2 WALLS AND CEILINGS

📋 INSPECTED, REPAIR/REPLACE

Water stains were noted in the garage ceiling and appeared to be dry at the time of this inspection. Suggest monitor and repairs as deemed necessary.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)

6.3 FLOOR AND FOUNDATION

INSPECTED, REPAIR/REPLACE

Sealing the cracks at floor and foundation will help prevent additional damage.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

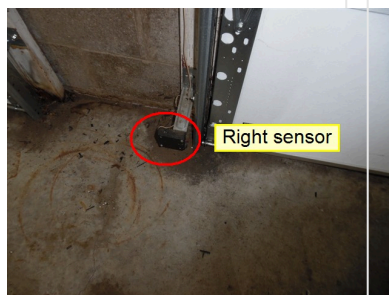
6.4 GARAGE DOOR OPERATORS AND SAFETY FEATURES

INSPECTED, REPAIR/REPLACE

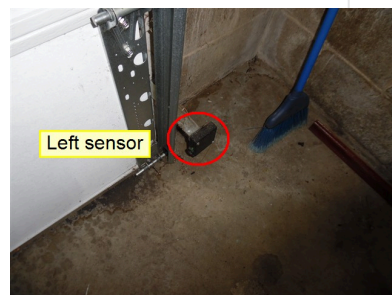
(1) Complimentary view(s).



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)



6.4 Item 4(Picture)

(2) The overhead single door optical sensors were missing. Consider having a qualified door technician install optical sensors.



6.4 Item 5(Picture)



6.4 Item 6(Picture)

(3) At this time, we observed that the overhead door is connected by an extension cord to the wall outlet. Although the opener is operational at this time, this method of installation does not meet or exceed most local electrical installation standards.

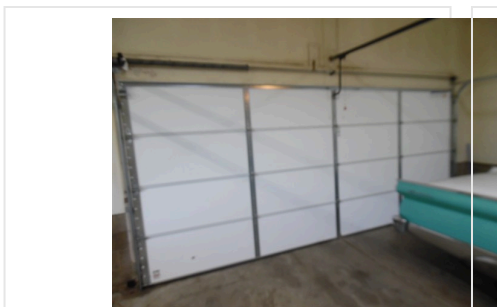


6.4 Item 7(Picture)

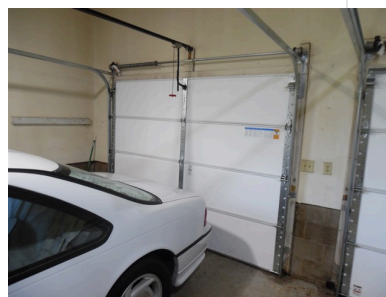
6.5 GARAGE DOOR

☑ INSPECTED

Complimentary view(s).



6.5 Item 1(Picture)

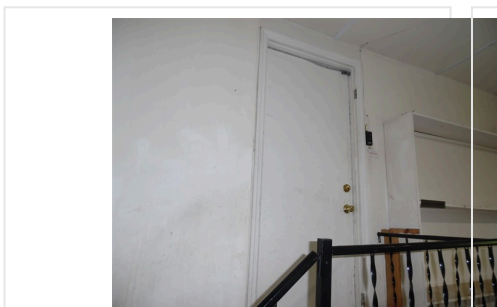


6.5 Item 2(Picture)

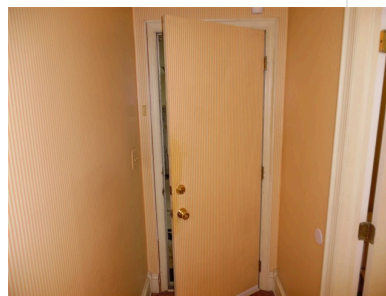
6.6 DOOR-SERVICE

INSPECTED, REPAIR/REPLACE

The garage service door was not fire rated or self-closing. Would recommend replacing with self-closing, fire rated door for safety.



6.6 Item 1(Picture)

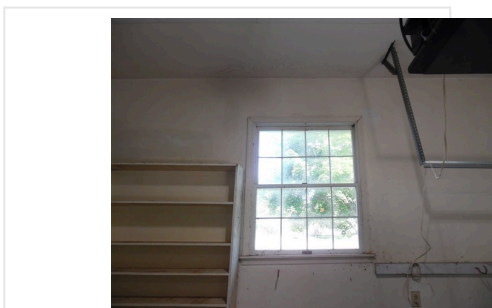


6.6 Item 2(Picture)

6.7 WINDOWS

INSPECTED

Complimentary view.



6.7 Item 1(Picture)

6.8 ELECTRICAL, OUTLETS AND WALL SWITCHES CONDITION

INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



6.8 Item 1(Picture)



6.8 Item 2(Picture)

(2) We observed loose plug(s) in the garage when tested. Loose plugs can disrupt the flow of electricity, if the connection is not tight that causes high resistance and will cause the plug to overheat and the potential to cause arcing which is a fire hazard. Recommend replacing all outlets with loose plugs.



6.8 Item 3(Picture)

🏠 7. ATTIC AND ROOF STRUCTURE

📋 DESCRIPTION

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.



🔧 STYLES & MATERIALS: ATTIC AND ROOF STRUCTURE

ATTIC ACCESS:

SCUTTLE HOLE

WHOLE HOUSE FAN:

NOT TESTED

INSULATION & THICKNESS:

12-14"

ROOF STRUCTURE:

2X4 RAFTERS

PLYWOOD

CEILING STRUCTURE:

2X4

👁️ ITEMS: ATTIC AND ROOF STRUCTURE

7.0 ATTIC ACCESS

📋 INSPECTED, REPAIR/REPLACE

(1) Complimentary view(s).



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

(2) Suggest replacing damaged attic access panel in the garage as deemed necessary for proper fire separation to the living space.



7.0 Item 4(Picture)

7.1 DECKING AND FRAMING

☑ INSPECTED

Complimentary view(s).



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)

7.2 INSULATION

☑ INSPECTED

Complimentary view(s).



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)

7.3 VENTING OF ATTIC

☑ INSPECTED

7.4 THERMOSTATIC/WHOLE HOUSE FAN

📁 NOT INSPECTED, REPAIR/REPLACE

We observed that a thermostatically controlled power fan has been installed in the attic. As we discussed, as the scope of limitations established by [ASHI](#) and/or [NACHI](#) limits our inspection of this fan, we SUGGEST that its operation be verified prior to closing.



7.4 Item 1(Picture)

7.5 VENT/EXHAUST(S) FOR INTERIOR APPLIANCES

📁 INSPECTED, REPAIR/REPLACE

It is suggested that the interior vents currently venting into the attic area be extended to free airspace to help keep unwanted moisture out of the attic.



7.5 Item 1(Picture)

7.6 INTERIOR CHIMNEY, SUPPORT, AND FLASHING

☑ NOT PRESENT

🏠 8. INTERIOR ROOMS

📄 DESCRIPTION

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.



✂ STYLES & MATERIALS: INTERIOR ROOMS

CEILING MATERIAL:

DRYWALL
PLASTER

WALL MATERIAL:

DRYWALL
PLASTER
WALLPAPER

FLOOR COVERING:

CARPET
LVP
TILE

WOOD

VINYL

CLOSET DOORS:

BIFOLDS

HOLLOW CORE

ITEMS: INTERIOR ROOMS

8.0 GENERAL CONDITION (WALLS AND CEILINGS)

INSPECTED

8.1 WINDOWS

INSPECTED, REPAIR/REPLACE

(1) Complimentary view(s).



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)

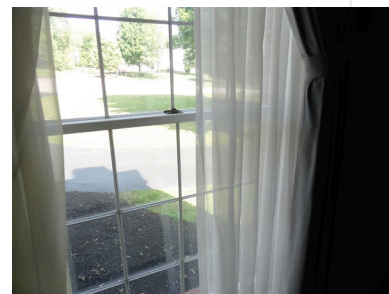
(2) Some of the windows were sealed and/or painted shut, would not open. Suggest repairs to insure proper operation.



8.1 Item 5(Picture)



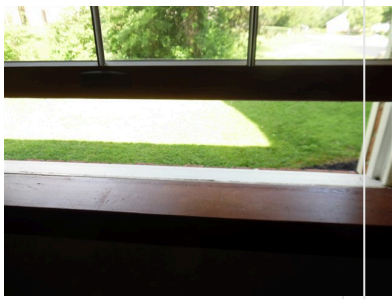
8.1 Item 6(Picture)



8.1 Item 7(Picture)

(3) Several windows were missing screens. Consider replacing all missing screens to keep out pest when

windows are open.



8.1 Item 8(Picture)



8.1 Item 9(Picture)



8.1 Item 10(Picture)



8.1 Item 11(Picture)

(4) We observed glass pane was pulled from top rail in front bedroom, suggest repairs as deemed necessary by a qualified window contractor.



8.1 Item 12(Picture)

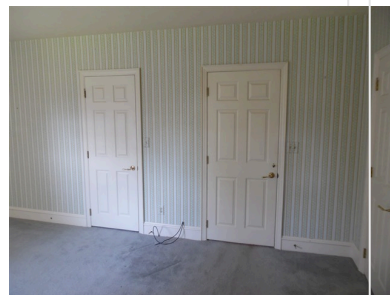
8.2 DOORS

INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



8.2 Item 1(Picture)

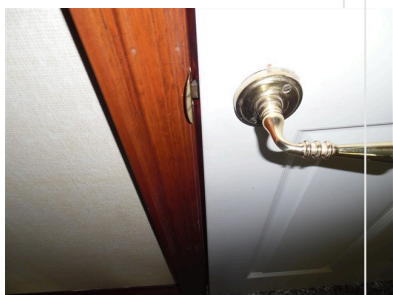


8.2 Item 2(Picture)

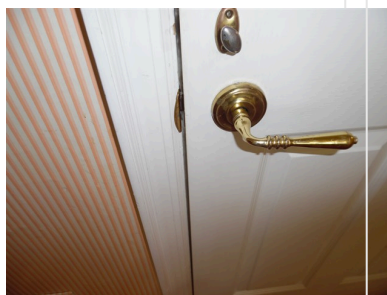


8.2 Item 3(Picture)

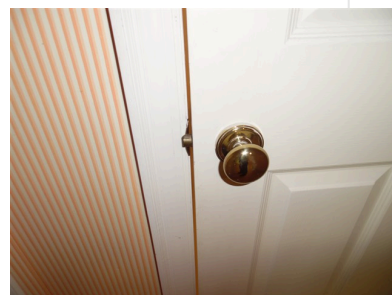
(2) Some interior doors failed to latch shut. Consider adjusting or replacing all faulty doors.



8.2 Item 4(Picture)



8.2 Item 5(Picture)



8.2 Item 6(Picture)



8.2 Item 7(Picture)

(3) Suggest installing bifold closet door.



8.2 Item 8(Picture)

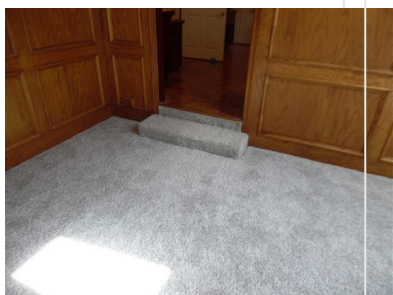


8.2 Item 9(Picture)

8.3 FLOORS

INSPECTED

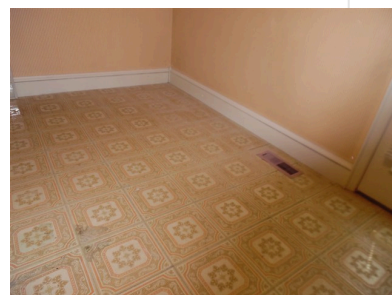
Complimentary view(s).



8.3 Item 1(Picture)



8.3 Item 2(Picture)

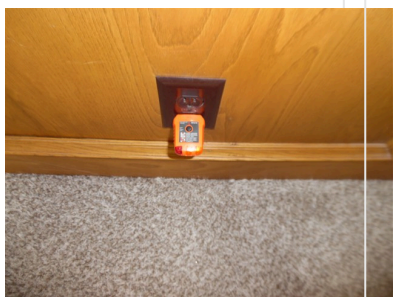


8.3 Item 3(Picture)

8.4 ELECTRICAL / OUTLETS AND WALL SWITCHES CONDITION

INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

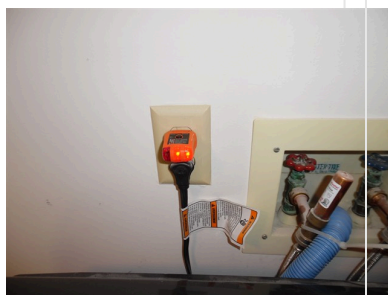


8.4 Item 3(Picture)

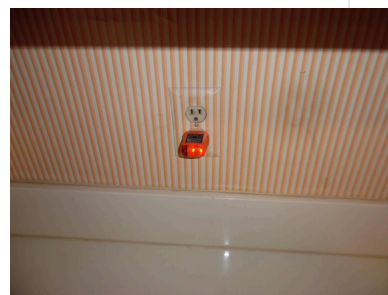


8.4 Item 4(Picture)

(2) Outlet to the left of the washer hookup and sink was not GFCI protected, receptacles in laundry areas must be GFCI protected. This requirement covers outlets within 6 feet of a sink or anywhere in a modern laundry room to protect against shock

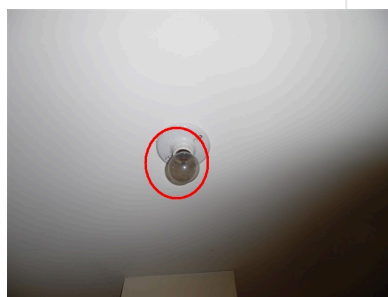


8.4 Item 5(Picture)



8.4 Item 6(Picture)

(3) Exposed or partially exposed lamps (bulbs) are no longer an acceptable method of lighting in closets or other storage areas. Recommend replacing light fixtures in the closets with light fixtures with covered bulbs.



8.4 Item 7(Picture)

8.5 CEILING FANS

☑ INSPECTED

8.6 HEAT/COOL SOURCE

☑ INSPECTED

8.7 OTHER: (SECURITY SYSTEMS, RADON MITIGATION SYSTEMS, VACUUM SYSTEMS)

☐ NOT INSPECTED, REPAIR/REPLACE

A security system was noted, the inspection of this systems is beyond the scope of limitations as established by the American Society of Home Inspectors. As such, specific questions regarding the operation, maintenance, etc. of this system should be directed to a qualified personnel familiar with this applications.



8.7 Item 1(Picture)

🏠 9. INTERIOR MISCELLANEOUS

☰ DESCRIPTION

Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves for gas fireplaces are not tested. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue. Fireplaces and chimneys should be inspected on an annual basis and more often depending on usage. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

✂ STYLES & MATERIALS: INTERIOR MISCELLANEOUS

TYPES OF FIREPLACES:

CONVENTIONAL

OPERABLE FIREPLACES:

FOUR

NUMBER OF WOODSTOVES:

NONE

👁 ITEMS: INTERIOR MISCELLANEOUS

9.0 SMOKE DETECTORS

📄 NOT INSPECTED, REPAIR/REPLACE

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level in addition to rooms where mechanicals and appliances are located. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also recommend carbon monoxide detectors for personal safety.



9.0 Item 1(Picture)

9.1 FIREPLACES/STOVES

☑ INSPECTED

Complimentary view(s).



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)

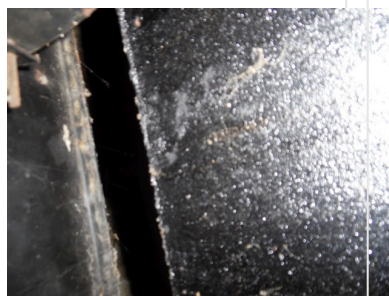
9.2 FIREPLACE DAMPER, FIRE CHAMBER, CHIMNEY AND COMPONENTS

INSPECTED, REPAIR/REPLACE

We observed either some creosote at dampers or sealed dampers, suggest further evaluation with cleaning and/or repairs as deemed necessary by a qualified chimney sweep before use of the fireplaces.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

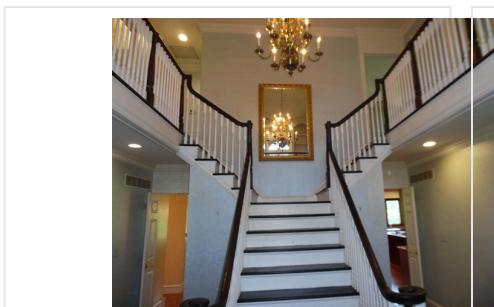


9.2 Item 4(Picture)

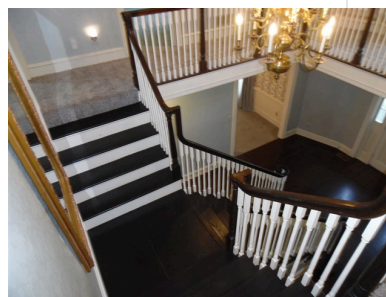
9.3 STEPS, STAIRWAYS AND RAILINGS

INSPECTED

Complimentary views.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

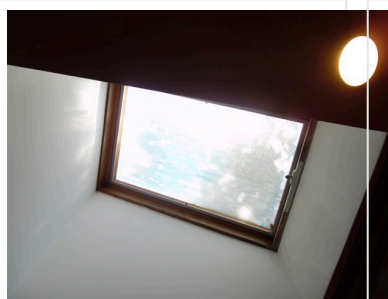
9.4 SKYLIGHTS

INSPECTED, REPAIR/REPLACE

(1) Complimentary views.



9.4 Item 1(Picture)

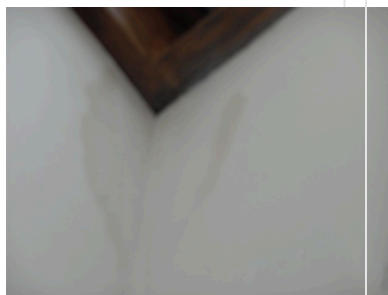


9.4 Item 2(Picture)

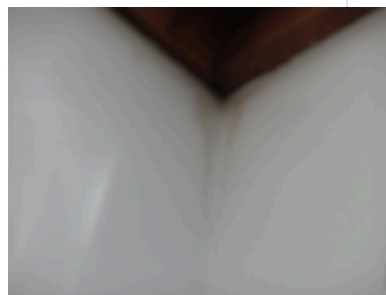


9.4 Item 3(Picture)

(2) We observed water stains at kitchen skylight and were dry at the time of the inspection, suggest monitor and repair as deemed necessary.



9.4 Item 4(Picture)



9.4 Item 5(Picture)

9.5 INTERIOR PEST AND ENVIRONMENTAL CONCERNS

NOT INSPECTED, REPAIR/REPLACE

We observed termite shelter tubes and minor termite damage at bottom of wall studs behind damaged plaster at base of front wall in front right 1st floor bedroom, we also observed termite shelter tubes at rear foundation wall in the basement. See attached WDI report.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)



9.5 Item 4(Picture)

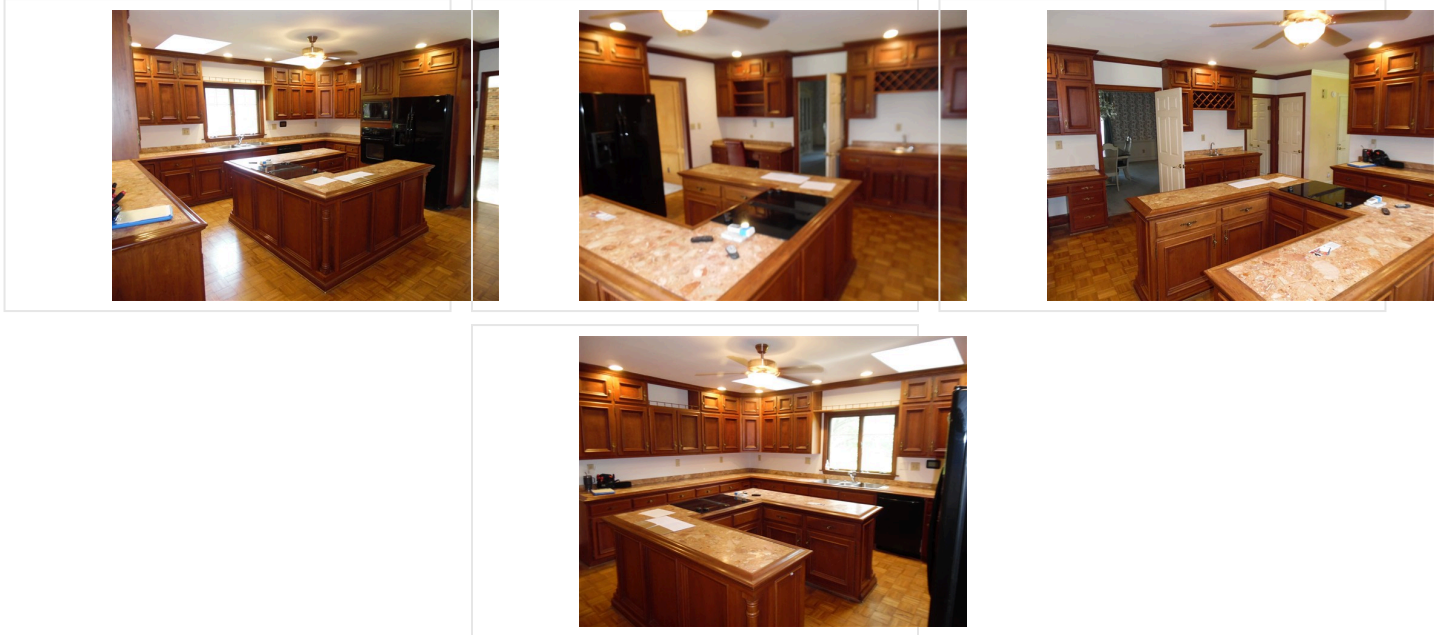


9.5 Item 5(Picture)

🏠 10. KITCHEN

📋 DESCRIPTION

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.



✂️ STYLES & MATERIALS: KITCHEN

EXHAUST/RANGE:

NONE

DISPOSAL:

IN SINK ERATOR

RANGE/RANGE TOP:

JENN-AIR

CABINETRY:

WOOD

DISHWASHER:

GE

REFRIGERATOR:

GE

COUNTERTOP:

CULTURED MARBLE

BUILT-IN MICROWAVE:

PANASONIC

BUILT IN OVEN:

GE

👁️ ITEMS: KITCHEN

10.0 KITCHEN APPLIANCES

☑️ INSPECTED

Complimentary view(s).



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

10.1 SINK

☑ INSPECTED

Complimentary view(s).



10.1 Item 1(Picture)

10.2 FAUCET AND SPRAY NOZZLE CONDITION

☑ INSPECTED

10.3 SINK DRAIN

☑ INSPECTED

10.4 KITCHEN SINK WATER SUPPLY

☑ INSPECTED

10.5 DISPOSAL

☑ INSPECTED

Complimentary view(s).



10.5 Item 1(Picture)

10.6 CONDITION OF COUNTERTOP AND CABINETS

☑ INSPECTED

Complimentary view(s).



10.6 Item 1(Picture)



10.6 Item 2(Picture)

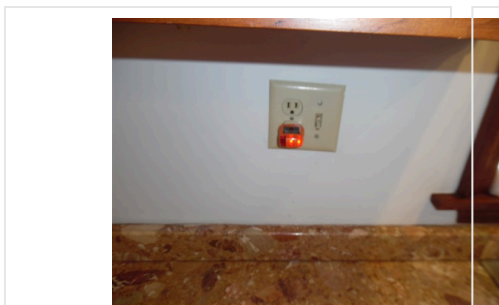


10.6 Item 3(Picture)

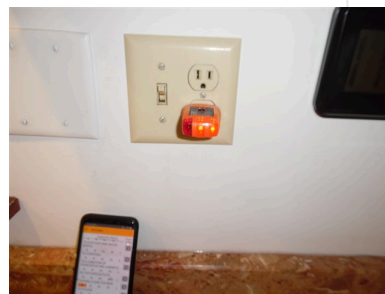
10.7 KITCHEN OUTLETS

☐ INSPECTED, REPAIR/REPLACE

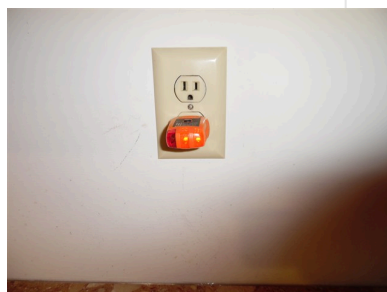
We recommend that you consider installing operational Ground Fault Circuit Interrupters (GFCI) in the electrical outlets located above the kitchen countertop within 6ft. of water for safety.



10.7 Item 1(Picture)



10.7 Item 2(Picture)



10.7 Item 3(Picture)

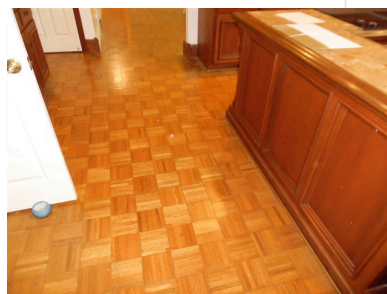
10.8 WALLS AND CEILINGS

☑ INSPECTED

10.9 FLOOR

☑ INSPECTED

Complimentary view.



10.9 Item 1(Picture)

10.10 LIGHTING

☑ INSPECTED

10.11 VENTILATION

☑ NOT PRESENT

10.12 WINDOW

☑ INSPECTED

Complimentary view.



10.12 Item 1(Picture)

🏠 11. BATHROOMS

📄 DESCRIPTION

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

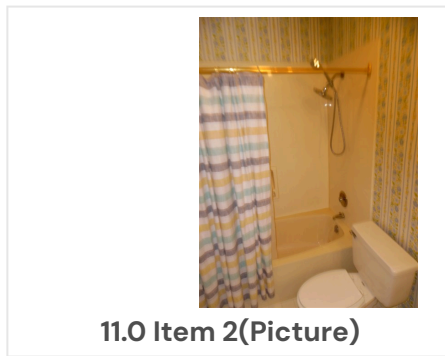


👁️ ITEMS: BATHROOMS

11.0 BATHTUB AND SURROUND

☑️ INSPECTED

Complimentary views.





11.0 Item 3(Picture)

11.1 BATHTUB WATER SUPPLY AND FIXTURES

☑ INSPECTED

11.2 TUB DRAIN

📄 INSPECTED, REPAIR/REPLACE

The bathtub appeared to drain slowly and may benefit with a professional cleaning.

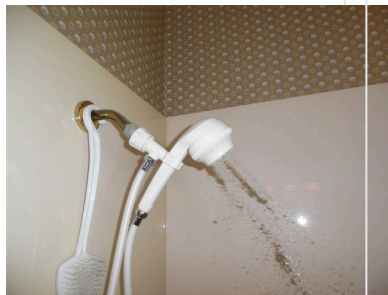


11.2 Item 1(Picture)

11.3 SHOWER

☑ INSPECTED

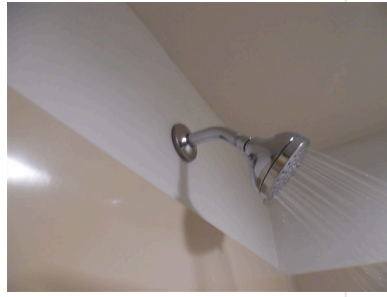
Complimentary views.



11.3 Item 1(Picture)



11.3 Item 2(Picture)



11.3 Item 3(Picture)



11.3 Item 4(Picture)

11.4 SHOWER SURROUND AND DRAIN

INSPECTED, REPAIR/REPLACE

(1) Complimentary views.

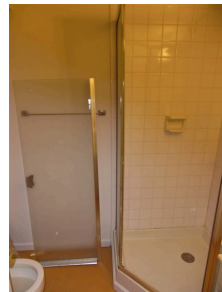


11.4 Item 1(Picture)



11.4 Item 2(Picture)

(2) Suggest installing shower surround door.



11.4 Item 3(Picture)

11.5 SHOWER WATER SUPPLY AND FIXTURES

INSPECTED

11.6 SINK/VANITY

☑ INSPECTED

Complimentary view(s).



11.6 Item 1(Picture)



11.6 Item 2(Picture)



11.6 Item 3(Picture)



11.6 Item 4(Picture)



11.6 Item 5(Picture)

11.7 SINK DRAIN

☑ INSPECTED

11.8 SINK WATER SUPPLY

☑ INSPECTED

11.9 TOILET

☑ INSPECTED

Complimentary views.



11.9 Item 1(Picture)



11.9 Item 2(Picture)



11.9 Item 3(Picture)



11.9 Item 4(Picture)

11.10 WINDOW

☑ INSPECTED

Complimentary views. (See comment in section 8.2.2)



11.10 Item 1(Picture)

11.11 EXHAUST FAN

☑ INSPECTED

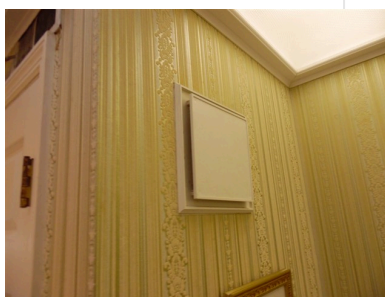
Complimentary views.



11.11 Item 1(Picture)



11.11 Item 2(Picture)



11.11 Item 3(Picture)

11.12 ELECTRIC OUTLETS

☑ INSPECTED

Complimentary views.



11.12 Item 1(Picture)



11.12 Item 2(Picture)



11.12 Item 3(Picture)



11.12 Item 4(Picture)



11.12 Item 5(Picture)

11.13 LIGHTING

☑ INSPECTED

11.14 DOOR

☑ INSPECTED

Complimentary views. (See comment in section 8.2.2)



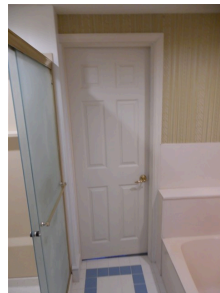
11.14 Item 1(Picture)



11.14 Item 2(Picture)



11.14 Item 3(Picture)



11.14 Item 4(Picture)

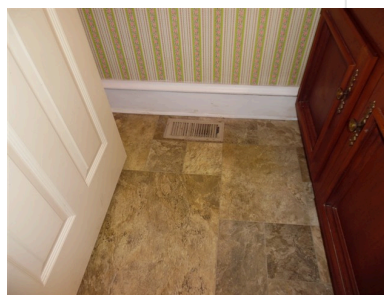
11.15 FLOOR

☑ INSPECTED

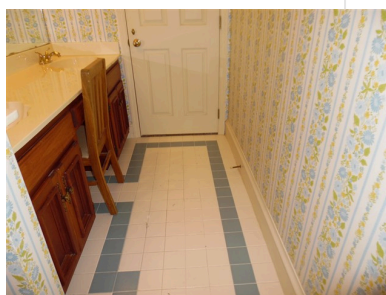
Complimentary views.



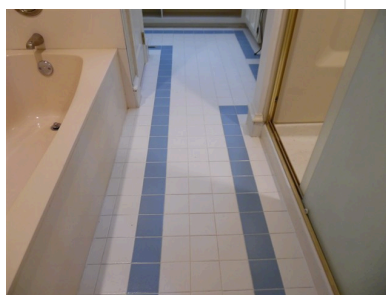
11.15 Item 1(Picture)



11.15 Item 2(Picture)



11.15 Item 3(Picture)



11.15 Item 4(Picture)

11.16 WALLS AND CEILINGS

☑ INSPECTED

11.17 HEAT/COOL SOURCE

☑ INSPECTED

🏠 12. PLUMBING

📋 DESCRIPTION

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 scope of limitations established by ASHI and/or NACHI excludes us from testing any floor drains. Therefore, consideration should be given to having any floor drains evaluated by a licensed plumbing contractor as needed.

🔧 STYLES & MATERIALS: PLUMBING

WATER SERVICE ON AT TIME OF INSPECTION?:

YES

GAS/FUEL SERVICE ON AT TIME OF INSPECTION?:

YES

WATER SOURCE:

PUBLIC

SEWAGE SOURCE:

PUBLIC

PLUMBING SUPPLY:

COPPER

DISTRIBUTION:

COPPER

PLUMBING WASTE:

GALVANIZED

WATER FILTERS:

NONE

WATER HEATER POWER SOURCE:

ELECTRIC

CAPACITY:

40 GALLONS

MANUFACTURER:

RHEEM

WATER HEATER AGE:

11

👁️ ITEMS: PLUMBING

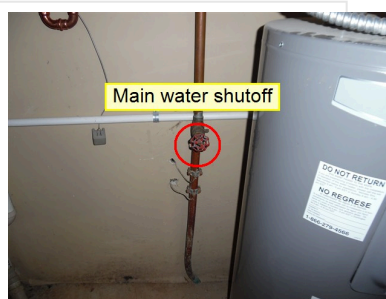
12.0 FUNCTIONAL FLOW (WATER PRESSURE AND VOLUME)

👍 INSPECTED

12.1 MAIN WATER VALVE LOCATION

👍 INSPECTED

The main water shutoff was beside the water heater.



12.1 Item 1(Picture)

12.2 WATER HEATER

📋 INSPECTED, REPAIR/REPLACE

The water heater was 11 yrs. old. Note: With regular inspection, draining, and flushing, you can expect an

electric water heater to last anywhere from 10-15 years. We recommend annually draining and flushing water heater to help prolong its useful life.



12.2 Item 1(Picture)

12.3 MAIN FUEL VALVE LOCATION

☑ INSPECTED

The main gas shutoff was at the front of the house.

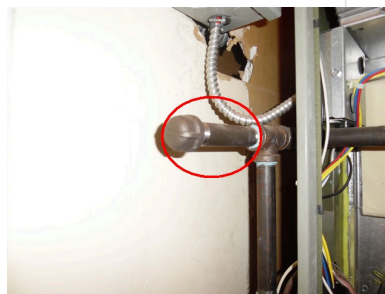


12.3 Item 1(Picture)

12.4 GAS SUPPLY CONDITION

📄 INSPECTED, REPAIR/REPLACE

Recommend having a qualified plumber properly install drip leg at the upstairs gas fired furnace. Drip legs are used on fuel piping to prevent sediment, debris, and moisture from entering a gas appliance. Drip legs are required to be installed in a manner that meets or exceeds fuel piping codes and manufacture requirements for appliances and devices.



12.4 Item 1(Picture)

12.5 INTERIOR PLUMBING SUPPLY AND DISTRIBUTION SYSTEMS

☑ INSPECTED

12.6 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED, REPAIR/REPLACE

Recommend repairs as deemed necessary to waste pipe as deemed necessary by a qualified plumber.



12.6 Item 1(Picture)

12.7 MISCELLANEOUS TUBS / SINKS

☑ INSPECTED

12.8 WATER TREATMENT EQUIPMENT

☑ NOT PRESENT

12.9 FLOOD CONTROL: SUMP PUMP

☑ INSPECTED

Complimentary view.



12.9 Item 1(Picture)

🏠 13. ELECTRICAL

☰ DESCRIPTION

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

✂ STYLES & MATERIALS: ELECTRICAL

MANUFACTURER:

SQUARE D

PANEL CAPACITY:

200 AMP

ELECTRICAL CONDUCTORS:

BELOW GROUND

WIRING METHODS:

ROMEX

PANEL TYPE:

CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:

COPPER

ELECTRIC ON AT TIME OF INSPECTION?:

YES

👁 ITEMS: ELECTRICAL

13.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

Main panel box was located in the basement.



13.0 Item 1(Picture)

13.1 SERVICE ENTRANCE CONDUCTORS

☑ INSPECTED

Complimentary view.



13.1 Item 1(Picture)

13.2 MAIN AND DISTRIBUTION PANELS

INSPECTED

13.3 ALUMINUM BRANCH WIRING OR KNOB AND TUBE PRESENT

NOT PRESENT

13.4 CIRCUIT OR FUSE LABELING

INSPECTED

🏠 14. HEATING & COOLING (HVAC)

📄 DESCRIPTION

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

🔧 STYLES & MATERIALS: HEATING & COOLING (HVAC)

NUMBER OF HEAT SYSTEMS

(excluding wood):

TWO

FURNACE MANUFACTURER:

TRANE

HEAT SYSTEM AGE:

8

FUEL SOURCE:

GAS

HEAT TYPE:

FORCED AIR

BTU RANGE:

88,000

FILTER TYPE:

DISPOSABLE

DUCTWORK:

INSULATED
NON-INSULATED

A/C TYPE:

CENTRAL - WHOLE HOUSE

A/C MANUFACTURER:

TRANE

A/C AGE:

8

NUMBER OF CENTRAL A/C SYSTEMS:

2

👁️ ITEMS: HEATING & COOLING (HVAC)

14.0 HEATING EQUIPMENT

📄 INSPECTED, REPAIR/REPLACE

While the furnaces worked as designed at the time of inspection, there were no signs of recent servicing. We recommend further evaluation and servicing by a qualified HVAC technician prior to closing.



14.0 Item 1(Picture)



14.0 Item 2(Picture)

14.1 COMBUSTION AIR SUPPLY

📄 INSPECTED

14.2 CHIMNEYS, FLUES AND VENTS (FURNACE AND/OR WATER HEATER)

☑ INSPECTED

14.3 HEAT DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

Complimentary view.



14.3 Item 1(Picture)

14.4 THERMOSTAT OPERATION

☑ INSPECTED

14.5 HUMIDIFIER / ELECTRONIC AIR CLEANER

☑ NOT PRESENT

14.6 COOLING AND AIR HANDLER EQUIPMENT

☑ INSPECTED, REPAIR/REPLACE

(1) As we observed and discussed, the a/c units appeared to be 8 years old. The average life expectancy for air conditioning units is 15–20, suggest annual service by a qualified HVAC contractor to help extend the life of the unit.

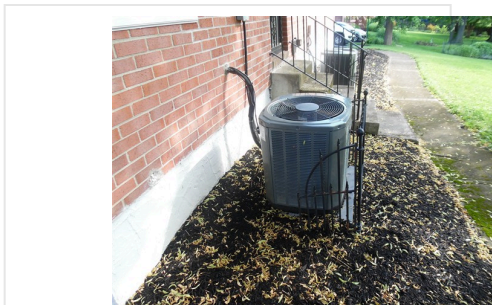


14.6 Item 1(Picture)



14.6 Item 2(Picture)

(2) The right A/C compressor/condensing unit was out of level. Suggest having the unit leveled by a qualified HVAC contractor. Out of level units can wear at a faster rate.



14.6 Item 3(Picture)

14.7 APPEARANCE OF CONDENSATION LINE OR PUMP CONDITION

☑ INSPECTED

🏠 15. STRUCTURAL COMPONENTS

☰ DESCRIPTION

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.



✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

2 X12

WALL STRUCTURE:

NOT VISIBLE

👁 ITEMS: STRUCTURAL COMPONENTS

15.0 SUBFLOOR STRUCTURE (JOISTS, BEAMS AND FLOOR COLUMNS)

📁 INSPECTED, REPAIR/REPLACE

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials.



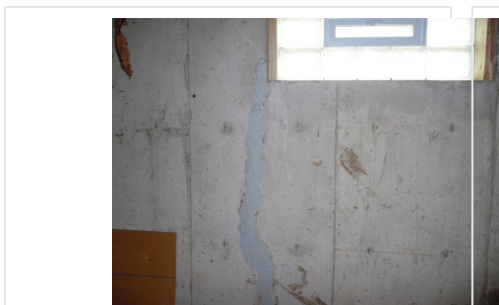
15.0 Item 1(Picture)

15.0 Item 2(Picture)

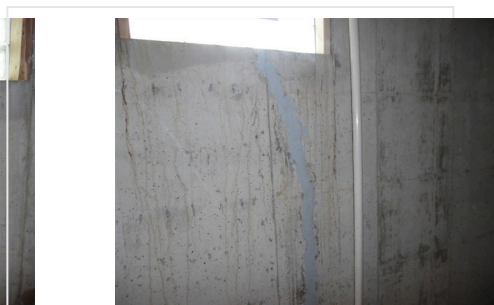
15.1 FOUNDATION WALLS

📁 INSPECTED, REPAIR/REPLACE

(1) Suggest monitor repaired cracks and repair as deemed necessary.



15.1 Item 1(Picture)

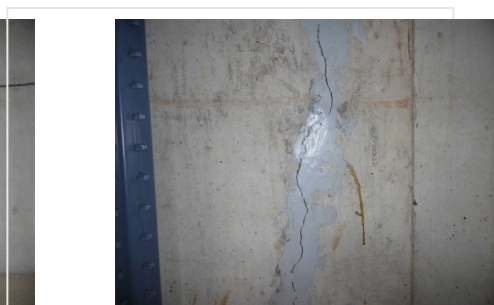


15.1 Item 2(Picture)

(2) We observed repaired cracks that were opened back up, suggest further evaluation by a qualified foundation contractor with repairs as deemed necessary.



15.1 Item 3(Picture)

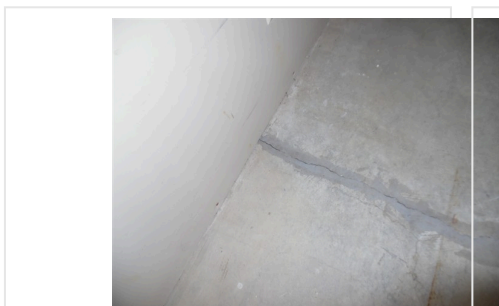


15.1 Item 4(Picture)

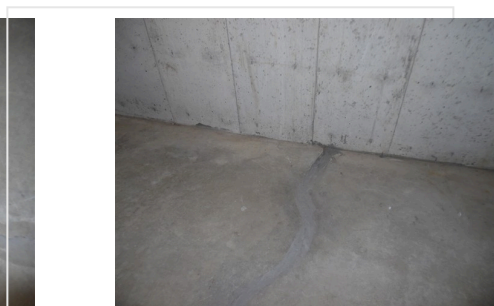
15.2 BASEMENT/CRAWL SPACE FLOOR

INSPECTED, REPAIR/REPLACE

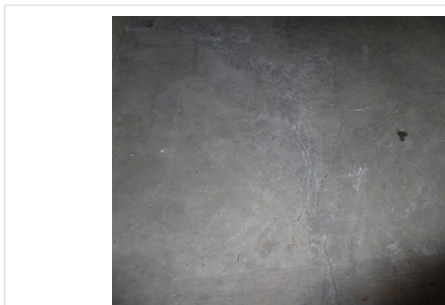
There where cracks on the basement floor. It is suggested that all visible cracks be sealed and monitored.



15.2 Item 1(Picture)



15.2 Item 2(Picture)



15.2 Item 3(Picture)



15.2 Item 4(Picture)



Visual Inspection Agreement

THIS AGREEMENT, made and entered on this day by and between the above named Client and the undersigned, an independently owned and operated company, PREMIERE HOME SERVICES, LLC, DBA 1st Inspection Services, hereafter referred to as "Inspector". Inspector will conduct a visual inspection of the Property only. The inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI®) and/or the InterNational Association of Certified Home Inspectors (InterNACHI®), and in accordance with any State or Provincial specific standards. This is not a Building Code Inspection, title examination, nor a By-law compliance inspection. The Inspector does not offer an opinion as the advisability or inadvisability of the purchase of the property, its value or its potential use. The inspection fee is based on a single visit to the property; additional fees may be charged for any subsequent visits required by the client. If the inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charged at the Inspector's then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.

The client will receive a written report of inspector's observations of the accessible features of the property. Subject to the terms and conditions stated herein, the inspection includes the visual examination of the home's exterior including roof and chimney, structure, electrical, heating and cooling systems, insulation, plumbing, and interior including floors, walls, ceiling and windows; it is a reasonable effort to disclose the condition of the house based on a visual inspection. Additionally, inspector will functionally operate major built-in appliances. Conditions beyond the scope of the inspection will not be identified. No

engineering services are offered.

The inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, etc. Without dismantling the house or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided. Inspector is not responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date. Inspector is not an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is Inspector responsible or liable for any future failures or repairs.

Inspector and its employees are limited to the fee paid for the inspection services and the report in the event that Client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, or for any other reason or claim that Inspector has not fully satisfied all its obligations hereunder. Client hereby agrees to indemnify, defend and hold harmless Inspector and Premiere Home Services, LLC if any third party brings a claim against Inspector or Premiere Home Services relating to the inspection or Inspection Report.

Inspections are done in accordance with InterNACHI® and/or ASHI® Standards, are visual, and are not technically exhaustive. The following items are specifically excluded from the inspection; water softening systems, security systems, telephone and cable TV cables, timing systems, swimming pools and spas, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when outside temperature is below 60° F or 15° C, and any other condition, item, system, or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection; Inspector will not conduct geological tests; will not inspect inaccessible or concealed areas of the Property; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects, or rodents; or for fungus. Inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectible deficiencies may go unreported.

The inspection excludes defects such as cracking, leaking, surface discoloration's, or

landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also exclude merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments.

Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of the Agreement, the scope of the services rendered by Inspector, the Inspection Report provided to the Client by Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to final and binding arbitration under Rules and Procedures of the Expedited Arbitration of Home Inspection disputes of Construction Arbitration Services, Inc. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the Inspection or Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Any claims must be presented within ninety (90) days from the date of the inspection or thirty (30) days after taking possession of the property, whichever is later, but in no event later than one hundred twenty (120) days from the date of inspection; Inspector shall have no liability for any claims presented one hundred twenty (120) days after the date of the inspection.

Any such claim must be made by notice in writing and inspector or his/her representative must be allowed to re-inspect such claim or item BEFORE ANY REPAIRS ARE MADE, except in an emergency. Failure to give such notice as stated above shall constitute a waiver of any and all such claims.

This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersedes any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties hereto. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, GUARANTEE OR INSURANCE POLICY OF ANY KIND. THERE ARE NO WARRANTIES MADE AGAINST

ROOF LEAKS, WET BASEMENTS, OR MECHANICAL BREAKDOWNS. THE REPORT IS A PROFESSIONAL OPINION BASED ON A VISUAL INSPECTION OF THE ACCESSIBLE AREAS AND FEATURES OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE REPORT IS NOT AN ASSESSMENT NOR IS IT AN APPRAISAL. NEITHER THE INSPECTOR NOR PREMIERE HOME SERVICES, LLC IS ASSOCIATED WITH ANY SELLER, BUYER, CONTRACTOR, LAWYER OR REALTOR. OTHER THAN THE INSPECTION FEE, INSPECTOR HAS NO FINANCIAL INTEREST IN THE PROPERTY.

THE INSPECTION PROCESS IS A TWO PART SYSTEM: THE VERBAL SURVEY AND THE REPORT. AS SUCH, THIS REPORT IS NOT TRANSFERABLE TO THIRD PARTIES AS IT WILL NOT CLEARLY CONVEY THE INFORMATION HEREIN. THIS REPORT IS PREPARED BY INSPECTOR AT YOUR REQUEST, ON YOUR BEHALF, AND FOR YOUR USE AND BENEFIT ONLY; THIS REPORT AND ANY MEMORANDA OR INFORMATION PROVIDED TO YOU PURSUANT TO THIS INSPECTION AGREEMENT ARE NOT TO BE USED, IN WHOLE OR IN PART, OR RELEASED TO ANY OTHER PERSON WITHOUT INSPECTOR'S PRIOR WRITTEN PERMISSION.



Maintenance Tips

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. 1st Inspection Services has compiled a program to help you undertake these improvements:

- 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 on 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 shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

On a monthly basis:

- Check that fire extinguisher(s) are fully charged. Re-charge 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 and tub 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.
- Test all smoke detectors.
- Test the operation of the sump pump.

Every 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 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 weather-stripping 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 in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- 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.

On an annual basis:

- 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 secured.
- 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.

Preventive Maintenance Is The Best Approach

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.