

INSPECTION REPORT

T.I. Inc. Client: Annie Smith

Property Address: 1234 America Drive

City: Michigan

Current Owner: Vacant

Date of Inspection: _____

Inspector: Lon Grossman

This report is intended for your use and is not to be relied upon or used by any third party without the expressed written permission of Technihouse Inspections, Inc.

Having an inspection can reduce the risks involving purchasing a property, however Technihouse Inspections, Inc. cannot eliminate the risks, nor do we assume them.

You should check into previous insurance claims as well as with the local municipality regarding permit history.



The inspectors of Technihouse Inspections, Inc. adhere to the guidelines set up by NAHI for standards of practice and ethics for Professional Home Inspectors

TECHNIHOUSE INSPECTIONS, INC.
PRE-INSPECTION AGREEMENT

Client: Annie Smith

Date: _____

Property Address: 1234 America Drive, Michigan

This Agreement contains the terms and conditions of your (the "Client") contract with Technihouse Inspections, Inc., ("Inspector") for an Inspection of the Property at the above address. This Agreement contains limitations on the scope of the Inspection, remedies, and liability. Please read it carefully. Client represents and warrants that Client has secured all approvals necessary for the Inspector to conduct the Inspection of the Property. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized, or relied upon by any other person or entity without written permission of the Inspector.

Scope of Inspection: The Inspector agrees to perform a limited visual inspection of the systems and items included in the Inspection for apparent visual defects as they exist at the time of the Inspection, and Client agrees to pay the fee. The Inspection will be performed in conformance with the Standards of Practice of the National Association of Home Inspectors and is limited by the exclusions and limitations listed in the Standards and this Agreement.

Any item or system that is not exposed to view or is otherwise in whole or in part concealed or inaccessible because of soil, walls, coverings, floors, ceilings, furnishings, personal belongings or like impediments to view; being sealed or locked; location in a crawl space; location of access door; or potential danger to the Inspector is excluded from the Inspection. The Inspector will not perform any destructive testing or dismantling and will not move any personal property or furnishings. The Inspection also does not include latent or concealed defects, the possible presence or danger from any potentially harmful substance or environmental hazard, including but not limited to radon gas, lead paint, mold, asbestos, urea formaldehyde, electromagnetic waves, fiberglass, toxic or flammable chemicals, odors (including pet odors), and water or airborne hazards. Insect damage (e.g. caused by termites, carpenter ants, etc.) is often concealed and difficult to detect even if the damage is extensive, and insect damage, whether obvious or concealed, is excluded from the Inspection. Because there is a variance in building codes among different municipalities and among different ages of buildings, the Inspection does not address compliance with past or present governmental codes and regulations.

The Inspection further does not include kitchen equipment, manufacturing, packaging or specialized equipment. Fire suppression, alarm and security systems, wells, septic systems, public water and sewer systems, water softeners, and sprinkler systems; security systems, garage door safety mechanisms; central vacuum systems; underground or concealed plumbing and electrical systems; and, systems and components not listed in the Report; unless separately contracted and paid for by the Client. The scope of what the inspector inspects is listed on the Report Contents page.

Maintenance items, life expectancies, repair costs, repair methods, and items not required to be reported on or that are excluded may be discussed verbally or in the Report, but are not part of the Inspection. IT IS CLIENT'S RESPONSIBILITY TO FOLLOW UP WITH A QUALIFIED CONTRACTOR OR SPECIALIST ON ALL REPORTED DEFECTS AND POTENTIAL PROBLEMS TO DETERMINE IF REPAIRS ARE NECESSARY AND THE ESTIMATED COSTS OF THOSE REPAIRS.

Disclaimer of Warranty: The Inspection is not intended to find and report on all defects and deficiencies in the Property or to provide advice as to the value of or advisability of purchasing the Property. The Client understands that the Inspection is of a limited general nature conducted within a limited time, and that while the Inspection may reduce the risk to the Client of unknown needed repairs, it cannot eliminate the risk. The findings of the Inspector represent the Inspector's opinion and other persons may have different opinions concerning defects or ramifications of defects. **THE INSPECTION IS NOT A GUARENTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, CONDITION, OR VALUE OF ANY ITEM, SYSTEM OR COMPONENT IN OR ON THE PROPERTY, AND IS NOT AN INSURANCE POLICY.**

Limitation of Liability: Because of the limited general nature of the Inspection and because any potential damages that may arise from the Inspection cannot be reasonably ascertained at this time, CLIENT AGREES THAT SHOULD THE INSPECTOR, ITS MEMBERS, OWNERS, EMPLOYEES, REPRESENTATIVES OR

AGENTS, BE FOUND LIABLE FOR ANY LOSS OR DAMAGE ARISING FROM OR RELATED TO THE INSPECTION, WHETHER FOR NEGLIGENCE, BREACH OF CONTRACT OR OTHERWISE, LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO TWO TIMES THE FEE PAID BY THE CLIENT AS LIQUIDATED DAMAGES. In no event shall the Inspector, its members, owners, employees, representatives or agents, be liable for incidental or consequential damages or for bodily injury of any nature.

Arbitration and Limitations: The Client agrees that any and all disputes, controversies, claims, or demands of any kind arising out of or related to this Agreement or the Inspection shall be submitted for final and binding arbitration to the American Arbitration Association, located in Southfield, Michigan. The arbitration shall be conducted pursuant to the Expedited Procedures of the Commercial Arbitration Rules and Rule 3.602 of the Michigan Court Rules, as authorized by Michigan Arbitration Act, MCL 600.5001 et seq. The parties shall be entitled to all discovery authorized by the Michigan Court Rules and the Arbitrator shall have authority to decide any or all issues on motion, including the merits of the claim. The decision of the Arbitrator shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. Client agrees that he or she will not bring a claim against the Company unless written notice of any alleged deficiency is provided to the Inspector within ten (10) days of discovery and the Inspector has a reasonable opportunity to inspect the alleged deficiency prior to any repairs being made. In no event shall any action, claim or demand relating to the Inspection be brought or maintained unless it is commenced within one (1) year following the date of the Inspection. Client agrees to pay to the Inspector all of its costs, including attorney fees, incurred as a result of Client's failure to abide by any of the provisions in this paragraph. (Client's initials AS)

Indemnification: Client agrees to hold harmless and indemnify the Inspector, its members, owners, employees, representatives, or agents, for all damages and costs, including attorney fees, resulting from any claim, demand or action that is in any way related to the Inspection and that is brought by any person or entity who is not a party to this Agreement.

General Provisions: This Agreement contains the entire agreement between the parties. Client agrees that he or she has not relied upon any representations, understandings, or agreements not contained herein. Any amendment of this agreement or any waiver of its provisions must be in

writing signed or initialed by client, and included with a copy of the Report signed by Technihouse Inspections, Inc. representative. If any portion of this Agreement is found to be invalid or unenforceable by a Court or Arbitrator, the remaining terms shall remain in full force between the parties.

Written Report: Client will be provided with a written Report as part of the Inspection. Client agrees to promptly review the Report and to call the Inspector concerning any part of the Report the Client does not fully understand or that may be ambiguous or unclear. The Inspector reserves the right to change or modify the Report within forty-eight (48) hours of providing the Report to the Client or at any time to clarify any ambiguity that may exist.

The Inspector's agreement to perform the Inspection is contingent on the Client's agreement to the above terms, conditions and limitations. If this Agreement is not signed by the Client prior to or at the time the Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the Report to the Inspector within three (3) days and any fee that has been paid will be refunded to the Client. **Failure to return the Report and payment of the fee shall constitute full acceptance of all the terms of this Agreement by Client.**

Client acknowledges receipt of the Standards of Practice.

Technihouse Inspections, Inc. shall not repair or offer to repair a residence that was the subject of the home inspection. We may refer trades people to assist you in correcting problems that were uncovered during the inspection. Technihouse Inspections, Inc. has no business relationship with any such trades people and receives no referral fees. Technihouse Inspections, Inc. makes no warranty or representation with respect to the work that may be performed by any such trades people and hereby disclaims any liability. Please understand that you use such trades people at your own risk.

The Client and Technihouse Inspections, Inc. agree that in the event that the Client does not purchase the inspected property, the Client gives Technihouse Inspections, Inc. any and all rights of usage, distribution or sale of the inspection report and any findings regarding the inspection.

Annie Smith

Agreed to by: Client/Representative

For Technihouse Inspections, Inc.

Technihouse Inspections, Inc.
Report Contents

Abbreviations: Rec. = Recommended
 R/R = Repair/Replace

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EXTERIOR

ROOF

Roof covering: Shingle

hip gable mansard gambrel B.U.R. membrane

Condition:

good fair poor rec. repair rec. replace

approaching useful life snow covered

flashing needs caulking/repairing/replacing partial visibility not accessible

Rec. repair/replace/seal around: plumbing vents skylights roof vents

did not inspect/walk due to _____

recommend installing additional roof ventilation

rec. installing hardware cloth/rain cap on chimney flue to prevent squirrels & birds from entering premises

rec. cutting branches of trees away from roof

Metal pan chimneys are prone to rusting and leaking

rec. repair/replace: chimney, cap, wash, liner

evidence of sheathing/sub-structure deterioration/degradation

BUILDING

Combination of:

brick aluminum/vinyl wood shingle other
Painted

composite siding asbestos block stucco manufactured/full stone

Condition appears:

good fair poor

rec. scrape/paint/clean evidence of brick spalling

rec. seal/caulk between siding & brick

rec. caulk/mortar around faucet bibs, outlets, lights, utility entrances, a.c. line, dryer vent, etc. where needed

Secure/ Repair/ Replace:

alum/vinyl wood shingle stucco composite siding
dented

Pointing needed (Mortaring between bricks and blocks) and/or replace, reset loose, spalled, missing - damaged bricks

chimney porch walls wherever loose

WINDOWS

wood aluminum/vinyl steel

good fair rec. caulking rec. paint

rec. repair/replace rec. replace - poor quality

rec. glazing rec. storms where/if missing

rec. screens where/if missing or torn

_____ windows cracked/broken.

some multiglazed seals visibly disturbed

some storm & screen windows/frames in poor shape

Please verify from seller that all storms and/or screens not in place are indeed on premises.

SHUTTERS

Condition appears:

none metal/vinyl wood

good fair

some loose rec. painting repair or replace _____

TRIM

good fair rec. clean, scrape & paint
rec. caulking wherever 2 different materials meet
misc. repairs needed covered with aluminum/vinyl unable to inspect
rec. seal/close gable vents

Cornice repairs recommended:

facia soffits frieze gable/rake trim
shingle molding additional soffit/edge ventilation needed

GUTTERS

Connected to:

Condition:

vinyl/aluminum galvanized wood copper none
splash blocks storm sewers other
good fair rec. painting repair/replace
additional splash blocks needed install downspout leaders
correct pitch where improper install/replace missing sections
secure loose sections seal/repair openings at conductor boots

AWNINGS

none good fair repair/replace rec. painting
removed (for season? ck w/owner)
awnings NOT inspected - check with seller on condition

FENCE

Gate:

none ok rec. paint rec. repair rec. replace
none ok rec. paint rec. repair rec. replace
sections of fencing not visible and not inspected

SAMPLE REPORT

DRIVEWAY

Condition:

- cement asphalt gravel other none
- good fair rec. repair/replace/resurface
- improperly sloped towards structure check into mud-jacking
- rec. cleaning, repairing and/or filling all cracks with mortar, tar, asphalt patch
caulk, vinyl concrete, or viscous crack filler

Did not inspect due to _____

The steep slope will make it difficult to impossible to use in winter

WALK-WAY

Condition:

- cement asphalt gravel brick/brick pavers other
- patio blocks none
- good fair rec. repair replace check into mud-jacking
- rec. cleaning, repairing and/or filling all cracks with mortar, tar, caulk, vinyl
concrete, viscous sealant, or crack filler
- repair/replace/ install steps

Did not inspect due to _____

Note - Walk sliding away from structure. 4x4 post at NW corner of house needs replacing

PORCH

Railings:

- good fair rec. pointing rec. repair/replace
- snow covered rec. painting repair/replace porch lighting
- lights on sensor-not inspected
- rec. caulking settling due to inadequate or no footings
- caulk base of columns repair/replace columns
- none good fair rec. repair replace
- sand and paint railings with rust inhibitor
- recommend installing railings
- repair/ replace/ install steps

SAMPLE COPY

TERRAIN

ok snow covered
rec. grade be altered to slope away from structure to avoid present or future leaks or damage. First seal walls with waterproofing mastic

OUTSIDE FAUCET BIBBS

checked all ok water appears to be turned off
water should be turned off for season
needs handle needs stem needs repair
Could not verify condition. Check w/seller to verify condition
rec. installing vacuum breakers

**AS REPRESENTED BY CLIENT
PROPERTY HAS A SEPTIC FIELD:**



Ask present owner . . .

- When was tank last cleaned and how often?
- Where is man-hole clean-out?
- Ask neighbors & city if any problems with private sewage systems in area?
- Check with company servicing this unit for its condition.
- Rec. septic inspection

N/A

**AS REPRESENTED BY CLIENT
PROPERTY HAS A WELL:**



Ask present owner . . .

- Any problems or shortage of water?
- Where is well & how deep?
- Ask neighbors & city if any problems with private water supply systems in area?
- Have county Health Dept. check water for potability.
- Check with company servicing this unit for condition.
- Rec. well inspection

N/A

SEWERS:

- Due to age of house and large trees on property, calling a plumber/sewer company to run a camera through sewers to inspect for breaks and roots is recommended.

ELECTRICAL SERVICE ENTRY:

Overhead Underground
rec. repair/replace frayed service entrance conductor

EXTERIOR MISCELLANEOUS:

Stone retaining walls lack drainage/weepholes + failing.

BAR-B-QUE

none gas working rec. repair/replace
gas appears to be turned off
brick good fair rec. pointing re-set brick

PATIO PORCH DECK

Did not inspect due to _____
good fair repair/replace paint/stain stain/seal none
rec. filling cracks with mortar or viscous sealant check into mud-jacking
improperly sloped towards structure repair/install railing
deck/joist/ledger connectors in contact with treated wood may corrode & fail,
rec. additional testing

Elec. Receptacles:
Lights:
Screens:
Windows:
Door:
Railing/Steps:

ok repair none rec. install G.F.I.
ok repair none lights on sensor not inspected
ok repair none
ok repair none
ok repair none
repair/replace/install: railings steps

PATIO PORCH DECK

Did not inspect due to _____
good fair repair/replace paint/stain stain/seal none
rec. filling cracks with mortar or viscous sealant check into mud-jacking
improperly sloped towards structure repair/install railing
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repair/replace/install: railings steps

CRAWL SPACE

Ventilation:
Vapor barrier:
Insulation:
Evidence of:
Piers:
Joists:

none could not gain access
adequate not adequate
ok needs repair/replace none & needed
adequate inadequate repair or replace
dampness/leaking rotting infestation mold/mildew
ok rec. repair rec. insulating ducts and/or pipes
ok rec. repair evidence of deterioration
secure access panel properly
Some areas not inspected due to _____

GARAGE

attached to house detached 1 car 1 1/2 car
 2 car 2 1/2 car 3 car 3 1/2 car 4 car 4 1/2 car
Condition: none good fair rec. paint repair replace
 wall damage caused by car bumper/door replace glass
 some areas not visibly accessible dryer should not vent into garage
Auto Opener: none works rec. repair rec. install grounded cord/receptacle
 make sure to get remote openers from sellers

Technihouse Inspections Inc. did not determine existence of or operation of an automatic safety/reverse or stop mechanism.
Doors: metal wood fiberglass composite other overhead
 rec. repair replace replace glass good dented
 replace rubber weatherstrip at bottom edge of overhead door
 sand and paint rust on overhead door w/ rust inhibitor


Rec. adjust pressure sensitive setting.

Roof: good fair rec. repair rec. replace
 approaching useful life same as house
 cut branches of trees away from roof
 repair, replace, install gutters

Service door: good fair repair replace
 none rec. change lock replace glass

Elec. outlets and wiring: energized rec. repair/replace/install rec. gfi
Floor: good fair repair replace settling /settled

Miscellaneous: PLEASE BE ADVISED THAT NO INSPECTION WILL BE MADE BY TECHNIHOUSE INSPECTIONS ON THESE ITEMS. WE RECOMMEND THAT YOU GET THESE SPECIALTY ITEMS CHECKED BY A QUALIFIED CONTRACTOR IN THAT FIELD.


 (initial)

- | | |
|--|---------------------------------|
| WELL AND PUMP | ALARM SYSTEM |
| TV ANTENNA | WATER CONDITIONING EQUIPMENT |
| SEPTIC TANK AND FIELD | SOLAR COLLECTORS & EQUIPMENT |
| SHOWER STEAMERS | OUTBUILDINGS/SHEDS |
| SWIMMING POOL/POOL EQUIPMENT | JACUZZIS/HOT TUBS/SAUNAS |
| POOL HOUSE AREA | BIDETS |
| LAWN SPRINKLER SYSTEM | GREENHOUSES |
| INSTANT HOT | CENTRAL VACUUM SYSTEMS |
| EXTERIOR LIGHTING SYSTEMS | DECORATING/COSMETICS |
| INTERCOM | MOLD-MILDEW |
| ENVIRONMENTAL ISSUES | ELEVATORS/CHAIR LIFTS |
| GAS FIREPLACES & EQUIPMENT | GENERATOR & SUPPLEMENTAL WIRING |
| INFESTATION OF INSECTS/ANIMALS | DECKS/DOCKS/SEAWALLS |
| WINDOW TREATMENTS | BURIED OIL/STORAGE TANKS |
| GEO THERMAL SYSTEMS & EQUIPMENT | |
| COMMON AREAS OF MULTI-FAMILY DWELLINGS/COMPLEXES | |
| ANY ODORS AS WELL AS FELINE AND OTHER PET URINE ODORS, STAINS & DAMAGE | |

FIREWOOD

We recommend that all firewood be raised and kept off the ground to discourage deterioration and nesting mice.

DOORS AND LOCKS

FRONT

Doorbell:

Storm & Screen Door:

good fair rec. repair rec. replace
 replace glass repair/replace trim, framing, jamb, threshold, sill, etc.
 rec. refinish rec. weatherstripping change/re-key lock
 none ok rec. repair
 none ok
 rec. repair or replace: door closer catch
 jamb screen handle glass

Replace broken + loose foyer tiles

REAR/SIDE DOOR

Doorbell:

Storm & Screen Door:

good fair rec. repair rec. replace
 replace glass repair/replace trim, framing, jamb, threshold, sill, etc.
 rec. refinish rec. weatherstripping change/re-key lock
 none ok rec. repair
 none ok
 rec. repair or replace: door closer catch
 jamb screen handle glass

Doorbell:

Storm & Screen Door:

good fair rec. repair rec. replace
 replace glass repair/replace trim, framing, jamb, threshold, sill, etc.
 rec. refinish rec. weatherstripping change/re-key lock
 none ok rec. repair
 none ok
 rec. repair or replace: door closer catch
 jamb screen handle glass

SLIDING GLASS DOOR(S)

Catch/Handle/Lock:

Screen:

good fair repair replace
 good fair repair replace
 good fair repair replace
 rec. cleaning track operates properly
 multi-glazed seal appears disturbed appears ok

GARAGE DOOR TO HOUSE:

good fair repair replace rec. refinish
 rec. weatherstripping change/re-key lock
 rec. repair/ replace/ install step(s)

**BASEMENT
CRAWL SPACE**

Ventilation:

Vapor barrier:

Insulation:

Evidence of:

Piers:

Joists:

none inspector could not gain access

adequate not adequate

ok needs repair/replace none & needed

adequate inadequate repair or replace

dampness/leaking rotting infestation mold/mildew

ok rec. repair rec. insulating ducts and/or pipes

ok rec. repair evidence of deterioration

Some areas not inspected due to _____

WALLS

Condition appears:

block poured concrete stone brick

finished partially finished paneled painted

evidence of leaking rod hole leaks evidence of mold

cracks in walls caused by: hydrostatic pressure

settling foundation

access impeded - visibility limited in some areas, those areas

not inspected! i.e.: finished blocked by: furniture shelving

stored items misc no cracks in walls visible

WINDOWS

hopper sliding casement glass block other

ok drafty leaking rec. repair/replace windows

_____ cracked or broken windows rec. repair/replace

rec. installing glass blocks

SUMP

none no need manually started and operated ok

rec. repair/replace cannot verify condition

rec. installing proper fitting cover over sump

rec. installing check valve

rec. installing alternate energy back-up sump pump

illegally discharges into sewer system

properly secure cover

FLOORS

Floor Drains:

Condition appears:

- cement tiled partially tiled carpeted
- partially carpeted
- no floor drains visible repair/replace floor drain cover
- ok buckling settling/shrinkage
- rec. repair or replace missing/loose/broken, tiles
- no evidence of any water penetration at this time but exterior conditions are conducive to future infiltration
- evidence of past or possible present water penetration
- basement/lower level leaks
- check with structural/water proofing contractor

BASEMENT LAVATORY

Water closet:

Basin:

Tub:

Shower:

Lavatory heat:

Storage:

Electrical:

- none
- ok repair/replace none
- ok repair/replace none
- ok repair/replace none
- ok repair/replace none
- ok none
- med. cab. vanity closet other none
- install G.F.C.I. install exhaust fan

CEILINGS

Joists:

Finished Areas:

- finished partially finished needs repair
- repair/replace defective basement ceiling fixtures
- ok # _____ need repair or replacement (Marked w/"x")
- rec. installing insulation on top of walls at rim/band joists
- could not check joist where hidden by finished ceiling
- Heat supply is in ceiling only. Hot air rises, floors will be cold

**BASEMENT AND/OR UTILITY ROOM
ELECTRICAL**

Location of service box(es) Basement N/E Corner
fuses circuit breakers 110 volt 120/240 volt
copper wiring aluminum wiring (15 & 20 amp. circuits only)
rec. replace oversize fuses/breakers with proper size or increase wire gauge for safety
grounding electrode conductor: ok could not verify
sufficient 15 amp general purpose circuits
GFI's 1 AFCI's 0 (recommended) Max Amps 150 main circuit panel
rec. replace/install ground fault interrupters A.F.C.I.'s not tested or inspected
SERVICE ENTRY: tin coated copper alum.
Electrical service not operable at time of inspection*
Have a licensed electrician inspect wiring throughout and correct
all illegal and improper wiring including but not limited to:
*install missing protective plate at bottom
edges of joists*

PLUMBING

Copper:

Galv. Iron:

P.V.C./PB/PEX/PLASTIC

Water pressure:

Sewers:

DRAIN / WASTE / VENT PIPES:

City water well water
good fair rec. repair rec. replace
good fair rec. repair rec. replace
good fair rec. repair rec. replace
good fair poor Water service not operable at time of inspection*
recommend cleaning
(where visible) copper plastic
cast iron galvanized other
Noisy waste/vent pipes evidence of water hammer noise

HOT WATER TANK

gas oil electric
good fair rec. repair replace
approaching useful life keep in mind advanced age of this unit
could not verify condition T&P relief valve on tank
relief valve needed to extend to w/in 4-6" of floor
30 gal. 40 gal. 50 gal. _____ gal.
recovery rate _____ gph. recommend insulating tank
"optional"
recommend return setting back to 120°
Possible dip tube problem. If you run out of hot water check
with manufacturer.

*The plumbing, electrical or gas service found inoperable at the time of the inspection will limit the inspection of these systems as well as any appliance, mechanical device or system these services provide. The inspection should then be considered a visual inspection, only documenting the presence or absence of the items, and/or may include observations regarding defects or deficiencies relating to the age, condition, and type of materials or installation methods used. You should have these items further evaluated before proceeding with the purchase.

HEATING AND AIR CONDITIONING

AS

(initial)

THE EXTENT OF THE HEATING SYSTEM CHECK IS TO VERIFY ONLY THAT THE SYSTEM WENT ON (IF POSSIBLE), CYCLED PROPERLY, AND AN INSPECTION OF THE HEAT EXCHANGER.

NOTE - THROUGHOUT PREMISES AN EFFORT WILL BE MADE TO DETERMINE PRESENCE OF HEAT SOURCES IN EACH ROOM. WE WILL IN NO WAY DETERMINE ADEQUACY, EFFICIENCY, OR EFFECTIVENESS OF HEAT SOURCE.

CENTRAL AIR

Considering age condition is:

- too cold to inspect
- none ok rec. repair/replace
- good fair poor
- couldn't verify condition number of units # _____
- operating at time of inspection
- keep in mind advanced age of this unit

Note: poorly designed duct work & returns throughout i.e. elect. heat only in bathroom - No cold air returns through out

HEATING

Condition appears:

Considering age condition is:

- gas oil electric zoned heat # of zones _____
- forced air gravity steam water radiant
- good ok at this time repair/replace
- good fair poor rec. cleaning replace fan belt
- change filters keep circulating/fan motor oiled
- system completed all cycles properly during inspection
- keep in mind advanced age of this unit rec. clean & sanitize ductwork
- Tape/seal all joints and gaps in all ductwork with approved duct tape or sealer

pilot valve appears to be going bad

Heat not operating during inspection due to*:

- utilities off needs service other

HEAT EXCHANGER

Exchanger test performed:

- good ok at this time rec. replace/service
- rec. licensed heat contractor inspect in every year(s)
- flame view electronic detection visual

times 3

ELECTRONIC AIR FILTER

none good ok at this time repair/replace
rec. cleaning could not verify condition

HUMIDIFIER

Condition appears:

none and needed power evaporative mist
good ok at this time rec. repair rec. replace
water line plugged rec. plates/media pad be replaced
could not verify condition no humidstat for this unit
rec. cleaning

BASEMENT/UTILITY/MISCELLANEOUS:

rec. smoke and carbon monoxide detectors at basement stairs
rec. ABC type fire extinguisher by basement stairs
rec. adding smoke detector and CO detectors in furnace room
rec. adding smoke and carbon monoxide detectors throughout house
R/R staircase/treads/risers/stringers/railings
Due to age of house & systems, rec. purchasing a home buyers warranty

LAUNDRY AREA

Tubs:

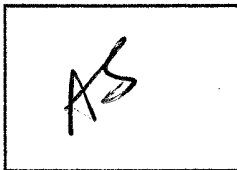
basement 1st floor 2nd floor
ok need washers need packing needs trap
runs out slow none stand pipe rec. cleaning
rec. repair/replace rec. installing vacuum breaker

Washer & dryer electrical receptacles:

grounded not grounded none
rec. replace rubber washer hoses with reinforced steel braided hoses
rec. installing receptacles on wall behind appliances

Dryer hook-up:

gas electric none
rec. replace dryer vent with smooth metal



Get representation from seller that plumbing, heating system, air conditioning, hot water heater, etc., are indeed in proper working order, that no repairs are required. Get service manuals, data and list of repairs made on units. Get warranty data. Get Sellers Disclosure Statement as well as waiver of any liens.

AS

NOTE: ALL APPLIANCES (KITCHEN, LAUNDRY, OTHER) THROUGHOUT HOUSE WERE NOT INSPECTED FOR OPERATION BY TECHNIHOUSE INSPECTIONS INC. PLEASE VERIFY CONDITION AND CHECK IF OPERATING PROPERLY. CONNECTIONS TO AND FROM APPLIANCES WERE NOT INSPECTED BY TECHNIHOUSE INSPECTIONS, INC.

KITCHEN AND EATING AREA:

Floors:

linoleum type tile in/out door carpet laminate other
good not water tight rec. repair/replace/clean

Walls & Ceiling

good fair rec. repair
spackling/plastering needed

Cabinets

wood metal laminate plastic laminate fronts other

Condition appears:

good fair rec. repair rec. replace
recommend tightening/adjust/repair hinges
repair/replace, defective/missing catches & hardware where needed.
rec. refinish fronts where needed

_____ drawer guides broken, missing or loose.

Appliances:

stove hook-up: gas electric

Counters:

dishwasher: built-in portable none
good fair rec. repair/replace minor chips -peeling

knife scratched burn marks surface worn rec. caulk backsplash

Electric:

OUTLETS: sufficient inadequate grounded

not grounded rec. install G.F.C.I. repair

FIXTURE: good rec. repair/replace none

EXHAUST FAN: good repair/replace none

circulating type vented outside in appliance, not checked

Sink:

single double size double bowl other

good fair chipped leaking under sink repair faucet

Disposer:

ok none repair/replace ? - Noisy

Heat Source in room?

yes none in eating area

- Note extension cord wiring should be corrected for under cabinet lighting.

Be advised that furniture and personal belongings throughout were not moved. We recommend that you check for concealed problems at your final walk through prior to closing.

DINING ROOM / AREA

Electric: OUTLETS: sufficient inadequate
 FIXTURES: good repair replace none
Floors: wood strip flooring parquet resilient
 carpeted ceramic tile laminate other
Walls & Ceiling: good fair poor
 rec. spackling rec. plastering paneled
Door: ok rec. repair rec. planning replace
 rec. install/repair door stop adjust striker plate
Shelving/Built-ins/Closet: none good fair repair
Heat source in room? yes none
Miscellaneous:

GREAT / LIVING ROOM

Electric: OUTLETS: Sufficient inadequate
 FIXTURES: good repair replace none
Floors: wood strip floor parquet resilient
 carpeted ceramic tile laminate other
Walls & Ceiling: good fair poor
 rec. spackling rec. plastering paneled
Door: ok rec. repair rec. planning replace
 rec. install/repair door stop adjust striker plate
Shelving/Built-ins/Closet: good fair rec. repair none
Heat source in room? yes none
Fireplace: none gas fireplace wood burning insert
 HEARTH: ok rec. repair none
 FIREBOX: ok rec. repair (use fireclay)
 DAMPER: ok rec. repair/ replace install "c" clamp
 SCREEN: ok rec. repair none
 ASH DUMP: ok rec. repair none
 rec. installing "approved" glass fire doors to conserve energy
 NO PHYSICAL INSPECTION MADE TO DETERMINE IF DRAWING
 PROPERLY, "APPEARS": good cannot determine
Miscellaneous: Rec. clean chimney & inspect flue

FAMILY ROOM

Electric:

OUTLETS: sufficient inadequate

Floors:

FIXTURES: good repair replace none

wood strip floor parquet resilient

carpeted ceramic tile laminate other

Walls & Ceiling:

good fair poor

rec. spackling rec. plastering paneled

Door:

ok rec. repair rec. planning replace

rec. install/repair door stop adjust striker plate

Shelving/Built-ins/Closet:

good fair rec. repair none

Heat source in room?

yes none

Fireplace:

none gas fireplace wood burning insert

HEARTH: ok rec. repair none

FIREBOX: ok rec. repair (use fireclay)

DAMPER: ok rec. repair/replace install "c" clamp

SCREEN: ok rec. repair none

ASH DUMP: ok rec. repair none

rec. installing "approved" glass fire doors to conserve energy

NO PHYSICAL INSPECTION MADE TO DETERMINE IF DRAWING

PROPERLY, "APPEARS": good cannot determine

Miscellaneous:

Rec. clean chimney & inspect flue

LIBRARY

Electric:

OUTLETS: sufficient inadequate

Floors:

FIXTURES: good repair replace none

wood strip floor parquet resilient

carpeted ceramic tile laminate other

Walls & Ceiling:

good fair poor

rec. spackling rec. plastering paneled

Door:

ok rec. repair rec. planning replace

rec. install/repair door stop adjust striker plate

Shelving/Built-ins/Closet:

good fair rec. repair none

Heat source in room?

yes none

Miscellaneous:

N/A

BATHROOM No.

Master

Water Closet:

tub w/shower tub only shower only no shower or tub

Basin:

ok drains slow

Tub/Shower:

ok handle leaks

Storage:

med. cab. vanity closet other none

Electrical:

RECEPTACLES: ok grounded not grounded

in fixture none rec. installing GFI

EXHAUST FAN: ok rec. repair/replace none

HEATER: ok rec. repair/replace none

HEAT LAMP: ok rec. repair/replace none

Repair
closet
door

Shower/tub area:

none

WALL COVERING: ceramic tile plastic tile plastic/fiberglass

linoleum painted papered other

TILED: 100% 90% 75% 50% none

Floors:

carpeting over... ceramic tile tile linoleum style

carpet in/out door carpet other not water tight

flooring under carpet not inspected

Tile & Wall Covering:

good fair rec. repair

CAULKING NEEDED AROUND: tub/shower floors walls

GROUTING NEEDED AROUND: tub/shower floors walls

SOME TILES: need securing missing damaged

Heat source in room?

yes none

Door:

ok rec. repair rec. planing replace

rec. install/repair door stop adjust striker plate

Miscellaneous:

BEDROOM No.

MBR

Electric:

OUTLETS: sufficient inadequate

FIXTURES: good repair replace none

Walls & Ceiling:

good fair poor

rec. spackling rec. plastering paneled

Closet:

walk-in double single none repair/adjust doors

Door:

ok rec. repair rec. planing replace

rec. installing /repair door stop adj. strike plate

Cross Ventilation:

ok ok with door open poor

Heat source in room?

yes none

Miscellaneous:

BATHROOM No.

Main

Water Closet:

tub w/shower tub only shower only no shower or tub

Basin:

ok Replace ballcock

Tub/Shower:

ok _____

Storage:

ok _____

Electrical:

med. cab. vanity closet other none

RECEPTACLES: ok grounded not grounded

in fixture none rec. installing GFI

EXHAUST FAN: ok rec. repair/replace none

HEATER: ok rec. repair/replace none

HEAT LAMP: ok rec. repair/replace none

Shower/tub area:

none

WALL COVERING: ceramic tile plastic tile plastic/fiberglass

linoleum painted papered other

TILED: 100% 90% 75% 50% none

Floors:

carpeting over... ceramic tile tile linoleum style

carpet in/out door carpet other not water tight

flooring under carpet not inspected

Tile & Wall Covering:

good fair rec. repair

CAULKING NEEDED AROUND: tub/shower floors walls

GROUTING NEEDED AROUND: tub/shower floors walls

SOME TILES: need securing missing damaged

Heat source in room?

yes none electric only

Door:

ok rec. repair rec. planing replace

rec. install/repair door stop adjust striker plate

Miscellaneous:

silvering on mirror coming off

BEDROOM No.

N/E

Electric:

OUTLETS: sufficient inadequate

FIXTURES: good repair replace none

Walls & Ceiling:

good fair poor

rec. spackling rec. plastering paneled

Closet:

walk-in double single none replace

Door:

ok rec. repair rec. planing replace

rec. installing /repair door stop adj. strike plate

Cross Ventilation:

ok ok with door open poor

Heat source in room?

yes none

Miscellaneous:

BEDROOM No. 1470

Electric:

OUTLETS: sufficient inadequate

FIXTURES: good repair replace none

Walls & Ceiling:

good fair poor

rec. spackling rec. plastering paneled

Closet:

walk-in double single none repair/adjust doors

Door:

ok rec. repair rec. planing replace

rec. installing /repair door stop adj. striker plate

Cross Ventilation:

ok ok with door open poor

Heat source in room?

yes none

Miscellaneous:

BATHROOM No. _____

Water Closet:

tub w/shower tub only shower only no shower or tub

ok _____

Basin:

ok _____

Tub/Shower:

ok _____

Storage:

med. cab. vanity closet other none

Electrical:

N/A

RECEPTACLES: ok grounded not grounded

in fixture none rec. installing GFI

EXHAUST FAN: ok rec. repair/replace none

HEATER: ok rec. repair/replace none

HEAT LAMP: ok rec. repair/replace none

Shower/tub area:

none

WALL COVERING: ceramic tile plastic tile plastic/ fiberglass

linoleum painted papered other

TILED: 100% 90% 75% 50% none

Floors:

carpeting over... ceramic tile tile linoleum style

carpet in/out door carpet other not water tight

flooring under carpet not inspected

Tile & Wall Covering:

good fair rec. repair

CAULKING NEEDED AROUND: tub/shower floors walls

GROUTING NEEDED AROUND: tub/shower floors walls

SOME TILES: need securing missing damaged

Heat source in room?

yes none

Door:

ok rec. repair rec. planing replace

rec. install/repair door stop adjust striker plate

Miscellaneous:

Smoke & Carbon Monoxide Detectors: recommended check batteries upon moving in and annually
 Exterminate House: recommended not recommended
 Windows General Interior: SOME NEED: sash cords/springs weatherstripping repairs/replacing
 tightening loosening not all windows checked
 Railings/ Bannisters: rec. secure/ repair/ install: to lower level to 2nd fl. to other

OTHER CAUTIONARIES:

No Inspection For Radon, Urea Formaldehyde, Mold, Pests or Any Hazardous Materials Or Gases Was Performed.
 Nor Is This Report To Be Construed As A Termite, Pest or Environmental Inspection. These Concerns Should Be Addressed By Specialists In Their Respective Fields.
 Some Closets, Walls and Other Areas Through-out Were Not Visible To Inspect Due To Storage, Furniture, Boxes, Etc Obstructing View. Prior To Closing It Would Be To Your Advantage To See If Any Currently Not Visible Areas Have Problems And Address Them At That Time.

ATTIC

Means of access:

Truss/roof/joist fasteners may corrode & weaken structure. Rec. additional testing
 none no access some areas not accessible
 stairs pull down stairs scuttle panel
 access located: will ceiling Attic viewed from hatch and not walked
 lighted ductwork insulated no ductwork
 ducts/pipes not insulated properly evidence of infestation
 evidence of condensation or leaks evidence of deterioration
 batt/kit exhaust fans should vent thru roof not into attic properly Patched with duct tape
 repair/replace screen on vents evidence of mold/mildew

Insulation:

Recessed lights covered with insulation (potential fire hazard) Verify that fixtures are IC rated
 (Approx. in inches) 1 1/2 2 1/2 3 1/2 4 1/2 5 1/2 6 1/2 7 1/2 8 1/2 9 1/2 10 1/2 11 1/2
 12 1/2 13 1/2 14 1/2 15 1/2 16 1/2 blown type w/ variable levels

Existing insulation is:

R-Value 30 approx. rec. adding additional insulation to bring R-Value up to
 R 49-60 where / if possible
 rec. removing insulation stuffed in eaves
 add insulation to top/back of attic skuttle panel
 blanket type batt fill

Ventilation:

Attic Fan / Whole House Fan:

rec. repair, replace or install a vapor barrier on ceiling joists.
 adequate inadequate soffits blocked add soffit vent baffles
 ck'd not checked works repair/replace/noisy
 thermostatically controlled none

THIS IS STRICTLY AN INSPECTION REPORT, NOT A WARRANTY, NOT A GUARANTEE. THE OPINIONS SET FORTH IN THIS REPORT ARE THOSE OF ONLY ONE BUILDER AND SHALL NOT BE INTERPRETED IN ANY WAY TO SIGNIFY COMPLIANCE WITH OR WAIVER OF, ANY OF THE PROVISIONS OF ANY CITY ORDINANCE, BUILDING CODE OR STATE LAW.

RESIDENTIAL
AND
COMMERCIAL
MAINTENANCE
SCHEDULE



SAMPLE REPORT

“Maintaining any building is a big responsibility. At Technihouse, we consider it a part of our job to help protect and enhance the investment you’ve made. We welcome your inquiries anytime.”



P R E S I D E N T

	ONCE/INITIALLY	PERIODICALLY	SPRING/SUMMER	FALL	ANNUALLY
I EXTERIOR: Roof and gutters					
a. Check for damaged, loose or missing shingles.			✓	✓	
b. Examine the chimney flashing to assure against leaks (the flashing is the metal that prevents leakage around chimney and walls where they meet roofing shingles).			✓	✓	
c. Examine the flashing around skylights and roof stacks to make sure there are no cracks or gaps.			✓	✓	
d. Cut back any tree branches or limbs hanging within two to three feet of your roof. The weight of snow and ice will drag them down and damage your shingles. Remove or cut back branches of trees and ivy from top of chimney.				✓	
e. Secure any loose antenna supports. Where they are attached to the roof examine area carefully for cracks or possible source of leakage.	✓				
f. Examine and repair all roof vents for broken, missing or obstructed screening; remove birds' nests.					✓
g. Install hardware cloth screen on chimney flues to keep birds, squirrels and raccoons out of the house.					✓
h. Examine chimney for any loose or missing bricks and tuck-point using ready-mix mortar if needed.			✓		
i. Clean gutters.		✓			
j. Secure loose gutters.			✓	✓	
k. Repair leaking gutter seams.			✓		
l. Install soffit vents under overhang to help eliminate winter ice dam problems (soffit vents are screens or plugs that go under the overhang and allow air to circulate above the insulation, through the attic, keeping the roof surface colder).	✓				
II EXTERIOR: Walls					
a. Check for peeling paint; touch up as needed.					✓
b. Repair/replace damaged, loose, warped or deteriorating siding & trim.					✓
c. Examine masonry walls for cracked, loose or missing mortar and tuck-point using ready-mix mortar.			✓		
d. Slope the terrain away from the structure for at least four to six feet with at least a one-inch-per-foot slope. This will reduce moisture accumulation against foundation walls and help make the basement dryer in the spring.		✓			
e. Install plastic bubbles or covers over basement window wells to keep out leaves, rain and snow.	✓				
f. Caulk around all windows and trim and wherever two different materials meet (i.e. siding meets brick, aluminum abuts wood, etc.).		✓			
g. Caulk around all faucet bibbs, outlets, lights, dryer vents, utility entrances, etc. (If you total up all the areas that need caulking around the average home, it would be equal to a three-foot hole in a wall or about the same as leaving a window open all winter.)		✓			
h. Examine and reputty any loose, cracked or missing glazing compound around window glass.		✓			
i. Examine all doors for tightness and install weather-stripping if needed.		✓			
j. Remove window screens and store off the ground; repair/replace any damaged or torn screens or frames.				✓	
k. Clean windows and install storms.				✓	
l. Replace all cracked or broken window panes.	✓				
m. Install storm windows or plastic on the basement windows (Remember, that thin pane of glass is the only thing that separates you from a 60-degree temperature difference.)				✓	
n. Install window screens.			✓		
III EXTERIOR: Miscellaneous					
a. Replace all burned-out bulbs on porch, post and flood lights.		✓			
b. Stack firewood off the ground or it will deteriorate. It will also harbor mice and rodents.					✓
c. Turn off and drain all outside hose bibbs, sprinklers and pool equipment.				✓	
d. Clean cracks in driveways and walkways and fill with mortar, caulk, latex concrete patch or any viscous sealant to prevent moisture from entering the cracks, freezing and heaving or eroding the concrete or asphalt.					✓
e. Do not cover your air-conditioning compressor. (Although experts differ, it is generally accepted that the compressor unit is designed to be outdoors; covering it could accelerate rust and corrosion while providing a home for field mice or chipmunks who cannot forage food in severe weather and will start nibbling on the wire's insulation.)				✓	
IV Miscellaneous equipment					
a. Check the oil in your snowblower; it's probably a good idea to replace it with fresh 5-W-30 oil, which is a good winter oil that makes the engine easier to start.				✓	
b. Check oil & gas, change spark plug. Sharpen Blade on Lawnmower.			✓		
c. If you left fuel in the tank from last winter/summer and did not add Sta-bil, a gasoline additive that keeps stored gas fresh, then drain and add fresh gasoline.					✓
d. Replace snowblower spark plug.				✓	
e. Check grease in the gear box on the auger of the blower.				✓	
f. Start the blower's engine to make sure it will start when there is snow on the ground.				✓	
g. Tighten loose handles or grips on your shovels.					✓
h. Sand and paint rusting metal sections; pound out and straighten bent corners.					✓

Because of the general nature of this advice and the individual application thereof, neither the American Society of Home Inspectors or Technihouse Inspections Inc. assumes any responsibility for any loss, cost, damage, injury or expense which may be incurred or suffered as a result of the use of this folder.

	ONCE/INITIALLY	PERIODICALLY	SPRING/SUMMER	FALL	ANNUALLY
i. Buy rock salt or de-icing compound early while it's on sale; store in a convenient and accessible place.					✓
j. Store hoses, rakes, brooms, edgers, etc., for the winter.				✓	
k. Cordless electric equipment such as edgers and trimmers should be run down to almost the end of the battery life and brought indoors for the winter. Don't keep the battery pack on a charger all winter. Just recharge before you use again in spring.				✓	
l. Fill lawn mower with gas and add a couple of drops of Sta-bil (about \$2 to \$3 for a four-ounce can at lawn and garden suppliers) because gas gums up the carburetor as it evaporates and, if left empty, condensation could rust the interior.				✓	
m. Store lawn mower in a cold place — but not uncovered outside.				✓	
n. Do not store lawn mower in the basement. Even if you decide to drain the gasoline tank, gas fumes present a hazard.					✓
o. Check oil and fill if needed before storing. That way, condensation can't collect in that chamber.					✓
p. Remove blade and sharpen.					✓
q. Wash air filter using soap and water, then add 10 to 12 drops of oil to the sponge filter and squeeze it to evenly distribute the oil.					✓
V Fireplace					
a. Look up, with caution, to check for loose bricks and obstructions. Remove whatever you see.		✓			
b. If chimney flue has not been cleaned recently and you use the fireplace weekly, have it cleaned to prevent a chimney fire.					✓
c. Examine fire box for loose or crumbling brick. Make necessary repairs using fire clay.		✓			
d. Install glass fireplace doors to conserve energy and money.	✓				
VI Crawl space					
a. Close all vents.					
b. If you have little or no insulation, add R-19 insulation to perimeter walls.				✓	
c. A vapor barrier (generally four to six mil plastic) should be on the dirt ground of the crawl space.	✓				
d. Insulate all plumbing pipes with wrap insulation.	✓				
e. Open vents			✓		
VII Attic					
a. For Michigan's severe winters, R-38 insulation is ideal. After R-19, your payback decreases dramatically. But if you're planning to live in your house quite awhile, install additional insulation.	✓				
b. Do not close or obstruct attic vent openings. They should remain open to remove heat in summer and to help eliminate ice dams in winter.				✓	
c. If your house has a whole house fan in the hall ceiling, install a plastic vapor barrier on top of it and then cover it with insulation to prevent heat loss.				✓	
d. If your attic has any duct work make sure ducts are thoroughly insulated.	✓				
VIII Windows					
a. Feel around all windows for possible drafts. If windows vibrate or are loose, tighten or secure them. If you have to, remove the window stop and reinstall it closer to the window sash, thus tightening loose windows. Keep in mind that doing this will probably disturb the painted finish along the window trim and jamb.				✓	
b. Install inside storm windows around most of the older aluminum and steel windows.				✓	
c. Paint as needed.		✓			
IX Electrical					
a. Learn the location of main electrical disconnects, fuses or circuit breakers.		✓			
b. Buy spare fuses. Generally, you should use only 20 amp fuses for the kitchen and laundry circuits and 15 amp fuses only for lighting and outlets. Never install oversized fuses.		✓			
c. If you have Ground Fault Circuit Interrupters, trip and reset them monthly.		✓			
d. Circuit breakers should be tripped and reset every six months to clean the contacts so they don't oxidize and become useless.			✓	✓	
e. Label each circuit.	✓				
f. Visually inspect each lamp, extension and appliance cord and plug in the house. Immediately replace any that are frayed or broken.					✓
X Plumbing					
a. Know the location of the main water shut-off (near the water meter).	✓				
b. Know the location of the main HOT water shut-off (usually above or near the hot water tank).	✓				
c. Replace all worn or dripping faucet washers.		✓			
d. Drain exterior hose bibbs, water lines, sprinklers or pool equipment and any plumbing exposed to unheated areas.				✓	
e. Turn on all exterior hose bibbs.			✓		
XI Heating system					
a. Know location of heating system service safety switch (usually on the side or above the heating system).	✓				

	ONCE/INITIALLY	PERIODICALLY	SPRING/SUMMER	FALL	ANNUALLY
b. Remove all combustibles from anywhere near the furnace or hot water tank.	✓				
c. Oil the furnace or boiler motor or circulating pump (usually a 20-weight oil is best unless otherwise stated).			✓	✓	
d. Depress the fan belt in the middle. If it depresses more than an inch, it should be adjusted by loosening the motor mounts, pulling taut and retightening.					✓
e. Change the air filters or wash the electronic air filter.	✓				
f. Turn on water supply to the humidifier.				✓	
g. Turn off water supply & clean humidifier.			✓		
h. Watch the burner flame for a couple of minutes. It should burn a nice blue flame with a few orange or yellow areas. If it burns predominately yellow or orange, the gas/air mixture should be adjusted.				✓	
i. Have your furnace heat exchanger inspected by a licensed heating contractor or the gas company. The heat exchanger is the interior part of the furnace that separates carbon monoxide from the air you breathe. It should be inspected annually. If the inspector tells you it is cracked or corroded, get a second opinion since it usually means you'll have to replace the furnace.					✓
j. Lightly blow-off or dust your thermostat.					✓
k. On steam systems, every week blow-off or drain the low water cut-off to prevent deposits from clogging the valve.		✓			
XII INTERIOR MISC.					
a. Repair/replace loose damaged floor coverings.		✓			
b. Caulk around bath tubs.		✓			
c. Grout tile in bathrooms.		✓			
d. Repair/replace loose/damaged ceramic tiles.		✓			
e. Tighten/repair cabinet & door hardware as well as hinges.		✓			
f. Install exhaust fans (vented & exterior) in bathrooms & kitchen.	✓	✓			
g. Secure loose handrails & bannisters.	✓	✓			
h. Install smoke detectors.	✓				
i. Change batteries in smoke detectors.					✓
j. Clean/test smoke detectors.		✓			
k. Install fire extinguishers.	✓				
l. Clean refrigerator coil.		✓			
m. Check & repair/replace refrigerator gaskets as needed.					✓
n. Eliminate extension cord wiring.					✓
o. Install ground fault circuit interrupters in kitchen, bathrooms & garage.	✓				
XIII PLANNING AHEAD					

Will save you money, inconvenience — and possibly your life. Not only should you plan for the normal seasonal conditions, but also those unforeseen. Keep emergency supplies on hand, including:

1. Flashlights with extra fresh batteries.
2. Extra blankets.
3. Candles and/or lantern.
4. Transistor radio with fresh batteries.
5. Canned foods with hand operated can opener.
6. Kerosene heater with fresh kerosene.
7. Extra firewood if you have a fireplace.

MISC: _____

Also available from Technihouse:

- Environmental Inspections
- Structural and mechanical components analyses

- Licensed pest inspections
- New construction inspections
- Remodeling consultations and structural recommendations

Technihouse Inspections inc.

Residential & Commercial Inspection Company

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***** PHOTOS TAKEN AT THE TIME OF THE INSPECTION WILL BE EMAILED TO THE CLIENT
THE SAME DAY *****

Photo Disclaimer

The attached photos are representative of only some of the issues and problems identified in the report. They are not inclusive of all the problems found on the inspection, nor do they reveal the degree of severity of each issue. The purpose of the photos is to give you an approximate scope of the problems.

Please keep in mind that Technihouse Inspections, Inc. was hired to do a "visual only" inspection of the property. In some instances, we may have exceeded those boundaries to assist you in making an informed decision. Please do not assume that we exceeded the limitations of the "visual only" inspection in all aspects of the inspection.

You should contact a licensed contractor in the appropriate field to further examine the property. You should also get estimates to correct any deficiencies.

Technihouse Inspections, Inc.