



Precision Home Inspection

Knowledge is Power - Let Us Empower You





Welcome Real Estate Professionals

Our Highest Obligation is to the Home

In the 1970's, home inspections began as a consumer service in direct response to the growing demands by home buyers. It also became apparent that selecting a home inspector was becoming as important as finding the right home. Whether you are an agent or a broker, lender, appraiser, builder or real estate attorney, your client often looks to you for recommendations on who they should hire to conduct the home inspection. You can trust that Precision Home Inspection will deliver exceptional service and expert technical knowledge, enabling your customers to make informed decisions about the sale or purchase of a home. Through our services, we look forward to making a valuable contribution to your next real estate transaction by providing reliable and highly accurate services for your clients.

PHI has developed a system for the home inspection that answers the question "What does the real estate professional need?"

- Every single transaction is highly important
- Sell more properties
- List more properties
- Sell property for the higher value and fast
- Find tools that remove obstacles to the sale and help with closing the deal

To achieve these objectives Precision Home Inspection follows these fundamental keys:

🔑 **Less Buyers Discomfort**

Whether your prospect's home is old or new our PHI expert aims to provide the peace of mind they deserve.

🔑 **Professional Image and Credibility**

A professional home inspection report helps lend credibility to the image of the real estate professional. It assures prospects that the firm and its sales associates are honestly concerned with the best interests of both the buyer and the seller.

🔑 **More Sales**

Buyers may be positively influenced by a professional home inspection report, improving the speed, price, and likelihood of a sale.

🔑 **Less Negotiations**

Prior acknowledgement of any defects reflected in the sales price may leave buyers with fewer objections.

"Precision Home Inspection will benefit and protect the interests of all parties involved in the transaction as the chance of surprises is minimized, negotiations go smoother and your relationship with your client is elevated."

Can we count on you to give us a try?



Dear Client,

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Abid Hussain
on behalf of
Precision Home Inspection

Precision Home Inspection
5 Beulah Dr.
Markham, ON L3S 3N7
647-828-1265
www.precisioninspection.ca
info@precisioninspection.ca

INSPECTION AGREEMENT

5 xyz Blvd, Markham, ON November 11, 2011

Report No. 1012, v.0
www.precisioninspection.ca

PARTIES TO THE AGREEMENT

Company

Precision Home Inspection
5 Beulah Dr.
Markham, ON L3S 3N7

Client

Abid Hussain
Precision Home Inspection
5 XYZ Blvd
Markham, ON L3S 3N7

This is an agreement between Abid Hussain and Precision Home Inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.



ONTARIO ASSOCIATION OF HOME INSPECTORS (OAHI)

Established by the Ontario Association of Home Inspectors Act, 1994

STANDARDS OF PRACTICE

1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAHI) is a not-for-profit association established in 1987. In 1994, it became a self-regulating professional body when the OAHI Act received royal assent (passage of Bill P-158). Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public. (The OAHI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000).

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Ontario Association of Home Inspectors. Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 The Inspector shall:

A. inspect:

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report:

1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit Inspectors from:

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

A. inspect:

1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:

- A. provide any engineering service or architectural service.
- B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. describe the exterior wall covering.

4.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A. inspect:

1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A. inspect:

1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.



6. PLUMBING SYSTEM

6.1 The Inspector shall:

- A. inspect:
1. the interior water supply and distribution systems including all fixtures and faucets.
 2. the drain, waste and vent systems including all fixtures.
 3. the water heating equipment.
 4. the vent systems, flues, and chimneys.
 5. the fuel storage and fuel distribution systems.
 6. the drainage sumps, sump pumps, and related piping.
- B. describe:
1. the water supply, drain, waste, and vent piping materials.
 2. the water heating equipment including the energy source.
 3. the location of main water and main fuel shut-off valves.

6.2 The Inspector is NOT required to:

- A. inspect:
1. the clothes washing machine connections.
 2. the interiors of flues or chimneys which are not readily accessible.
 3. wells, well pumps, or water storage related equipment.
 4. water conditioning systems.
 5. solar water heating systems.
 6. fire and lawn sprinkler systems.
 7. private waste disposal systems
- B. determine:
1. whether water supply and waste disposal systems are public or private.
 2. the quantity or quality of the water supply.
- C. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The Inspector shall:

- A. inspect:
1. the service drop.
 2. the service entrance conductors, cables, and raceways.
 3. the service equipment and main disconnects.
 4. the service grounding.
 5. the interior components of service panels and sub panels.
 6. the conductors.
 7. the overcurrent protection devices.
 8. a representative number of installed lighting fixtures, switches, and receptacles.
 9. the ground fault circuit interrupters.
- B. describe:
1. the amperage and voltage rating of the service.
 2. the location of main disconnect(s) and sub panels.
 3. the wiring methods.
- C. report:
1. on the presence of solid conductor aluminum branch circuit wiring.
 2. on the absence of smoke detectors.

7.2 The Inspector is NOT required to:

- A. inspect:
1. the remote control devices unless the device is the only control device.
 2. the alarm systems and components.
 3. the low voltage wiring, systems and components.
 4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
 5. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The Inspector shall:

- A. inspect:
1. the installed heating equipment.
 2. the vent systems, flues, and chimneys.
- B. describe:
1. the energy source.
 2. the heating method by its distinguishing characteristics.

8.2 The Inspector is NOT required to:

- A. inspect:
1. the interiors of flues or chimneys which are not readily accessible.
 2. the heat exchanger.
 3. the humidifier or dehumidifier.
 4. the electronic air filter.
 6. the solar space heating system.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The Inspector shall:

- A. inspect the installed central and through-wall cooling equipment.
- B. describe:
1. the energy source
 2. the cooling method by its distinguishing characteristics.

9.2 The Inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The Inspector shall:

- A. inspect:
1. the walls, ceilings, and floors.
 2. the steps, stairways, and railings.
 3. the countertops and a representative number of installed cabinets.
 4. a representative number of doors and windows.
 5. garage doors and garage door operators.

10.2 The Inspector is NOT required to:

- A. inspect:
1. the paint, wallpaper, and other finish treatments.
 2. the carpeting.
 3. the window treatments.
 4. the central vacuum systems.
 5. the household appliances.
 6. recreational facilities.

11. INSULATION AND VENTILATION

11.1 The Inspector shall:

- A. inspect:
1. the insulation and vapour retarders in unfinished spaces.
 2. the ventilation of attics and foundation areas.
 3. the mechanical ventilation systems.
- B. describe:
1. the insulation and vapour retarders in unfinished spaces.
 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The Inspector is NOT required to:

- A. disturb insulation or vapour retarders.
- B. determine indoor air quality.



12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The Inspector shall:

- A. inspect:
 - 1. the system components.
 - 2. the vent systems, flues, and chimneys.
- B. describe:
 - 1. the fireplaces and solid fuel burning appliances.
 - 2. the chimneys.

12.2 The Inspector is NOT required to:

- A. inspect:
 - 1. the interiors of flues or chimneys.
 - 2. the firescreens and doors.
 - 3. the seals and gaskets.
 - 4. the automatic fuel feed devices.
 - 5. the mantles and fireplace surrounds.
 - 6. the combustion make-up air devices.
 - 7. the heat distribution assists whether gravity controlled or fan assisted.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 - 1. are not technically exhaustive.
 - 2. will not identify concealed conditions or latent defects.
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

- A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
- B. Inspectors are NOT required to determine:
 - 1. the condition of systems or components which are not readily accessible.
 - 2. the remaining life of any system or component.
 - 3. the strength, adequacy, effectiveness, or efficiency of any system or component.
 - 4. the causes of any condition or deficiency.
 - 5. the methods, materials, or costs of corrections.
 - 6. future conditions including, but not limited to, failure of systems and components.
 - 7. the suitability of the property for any specialized use.
 - 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
 - 9. the market value of the property or its marketability.
 - 10. the advisability of the purchase of the property.
 - 11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
 - 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 - 13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
 - 14. the operating costs of systems or components.
 - 15. the acoustical properties of any system or component.
- C. Inspectors are NOT required to offer:
 - 1. or perform any act or service contrary to law
 - 2. or perform engineering services.
 - 3. or perform work in any trade or any professional service other than home inspection.
 - 4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

- 1. any system or component which is shut down or otherwise inoperable.
- 2. any system or component which does not respond to normal operating controls.
- 3. shut-off valves.

E. Inspectors are NOT required to enter:

- 1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
- 2. the under-floor crawl spaces or attics which are not readily accessible.

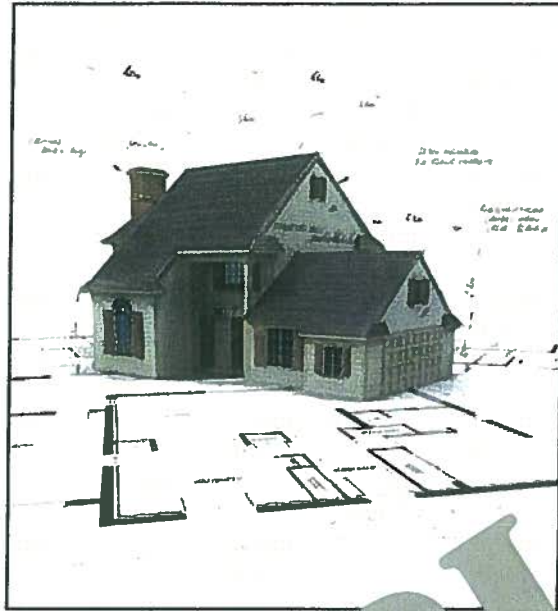
F. Inspectors are NOT required to inspect:

- 1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
- 2. systems or components which are not installed.
- 3. decorative items.
- 4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
- 5. detached structures other than garages and carports.
- 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

- 1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
- 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- 3. dismantle any system or component, except as explicitly required by these Standards of Practice.

SAMPLE REPORT



For the Property at
5 X 1 BLVD
MARKHAM, ON L3S 3N7

Prepared for: ABID HUSSAIN
Inspection Date: Friday, November 11, 2011
Prepared by: Abid Hussain



Precision Home Inspection
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www.precisioninspection.ca
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The best home inspection experience available. Knowledge is power, let us empower you!

ROOFING

5 xyz Blvd, Markham, ON November 11, 2011

Report No. 1012, v.0

www.precisioninspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material: • [Asphalt shingles](#)

Limitations

Inspection performed: • By walking on roof

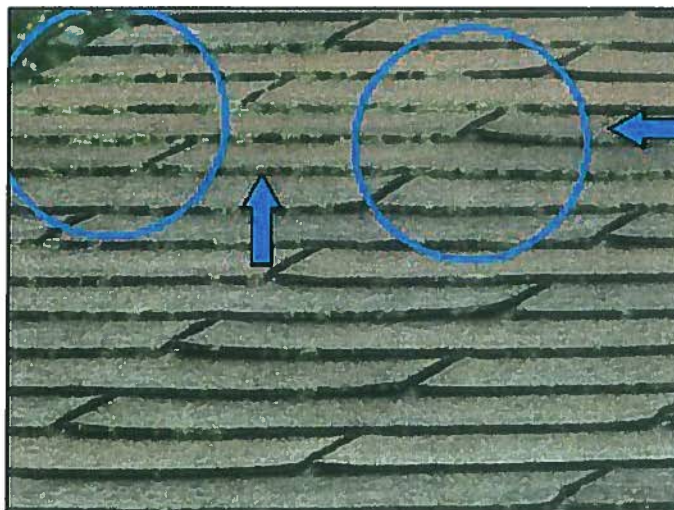
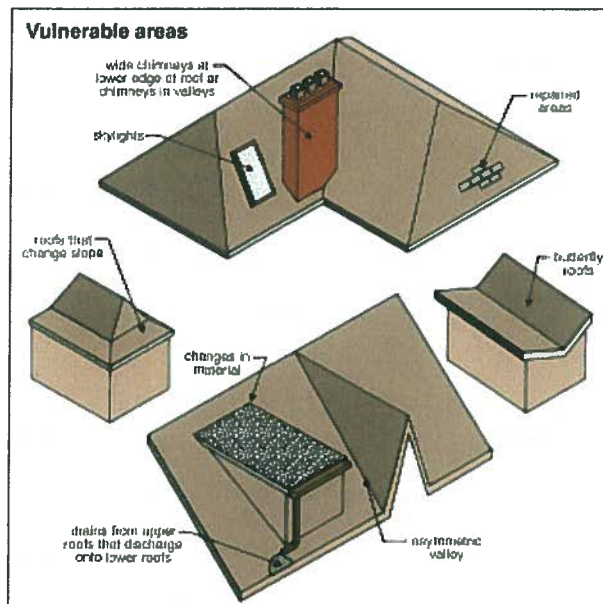
Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Vulnerable areas](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear



1. Vulnerable areas

EXTERIOR

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

EXTERIOR

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PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Vinyl](#)

Driveway: • Interlocking brick

Walkway: • Interlocking brick

Deck: • Raised

Exterior steps: • Concrete

Balcony: • Wood

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Discharging onto roof](#)

Implication(s): Material deterioration

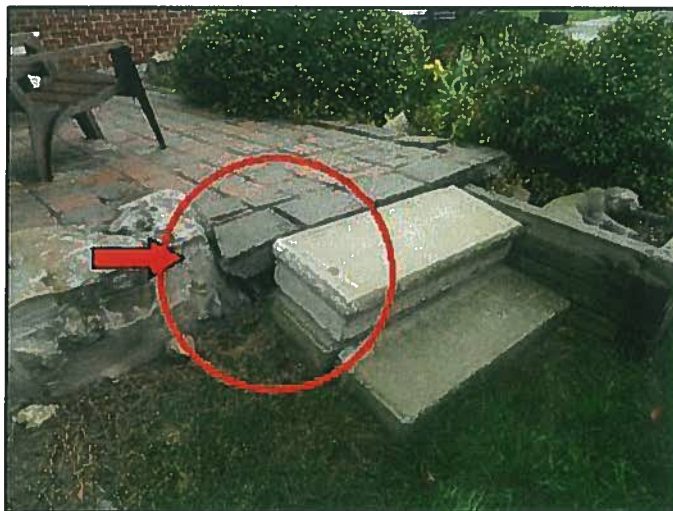
Location: Throughout

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

3. Condition: • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Left



2. Damage

STRUCTURE

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 95 %

HEATING

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 150,000 BTU/hr

Approximate age: • [8 years](#)

Main fuel shut off at: • Basement

Chimney/vent: • [Masonry](#)

Chimney liner: • [Not visible](#)

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Only a small portion visible

INSULATION AND VENTILATION

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Air/vapor barrier: • [Not visible](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

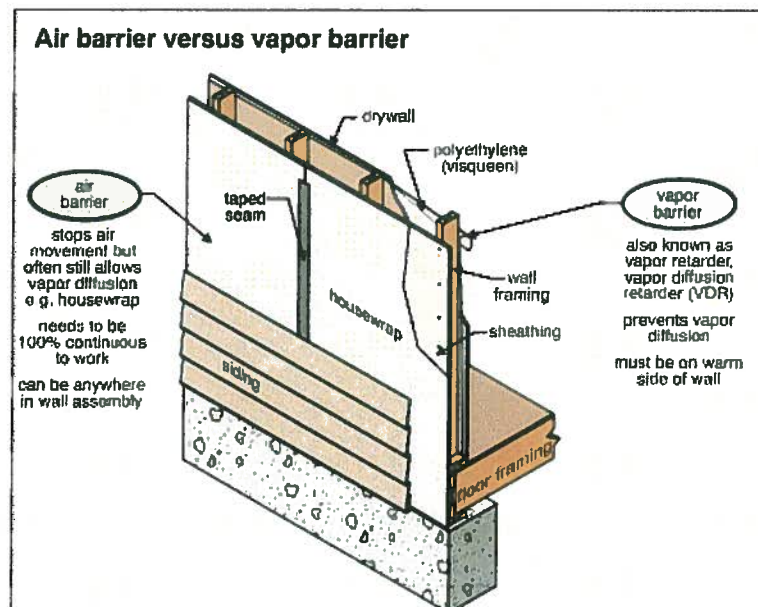
Recommendations

WALLS \ Air/vapor barrier

6. Condition: • [Incomplete](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Basement



INSULATION AND VENTILATION

5 xyz Blvd, Markham, ON November 11, 2011

Report No. 1012, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

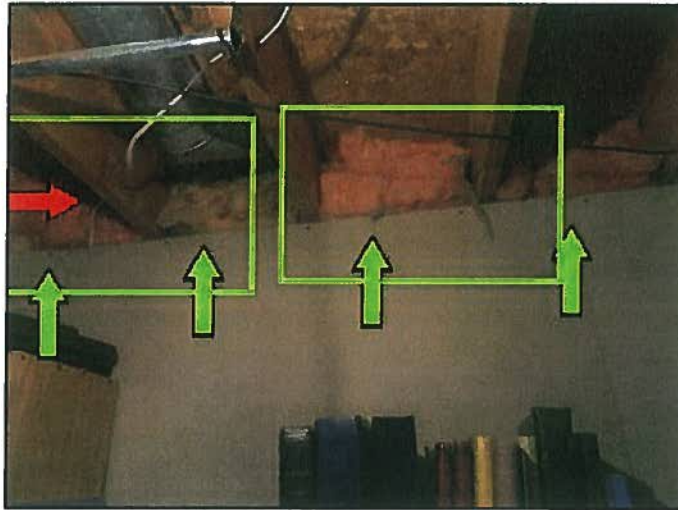
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Incomplete

PLUMBING

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

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INTERIOR

REFERENCE

Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Not visible](#)

Main water shut off valve at the: • Basement

Water flow (pressure): • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [100 gallons](#)

Water heater approximate age: • 10 years

Waste piping in building: • [Not visible](#)

Floor drain location: • Near heating system

Gas piping: • Steel

INTERIOR

5 xyz Blvd, Markham, ON November 11, 2011

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#) • [Skylight](#)

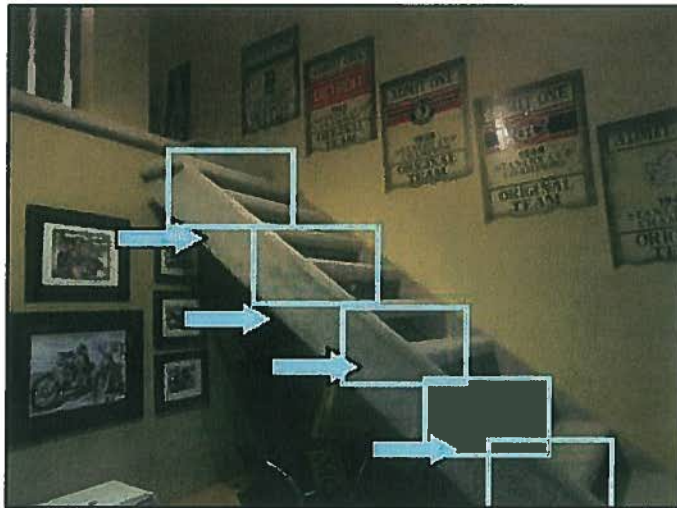
Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Stairs and railings:

• Inspected



6. Inspected

END OF REPORT



Regular Maintenance is the Key

"An ounce of prevention is worth a pound of cure."

Inspecting your home on a regular basis and following good maintenance practice is the best way to protect your investment in your home. Whether you take care of a few tasks at a time or several all at once, it is important to get into the habit of doing them. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Precision Home Inspection has performed a quality time and research to navigate these maintenance tips. We want you to work or pay certain attention to these matters that can save you thousands of dollars. These remedies not only save you money and protect your property but also for your safety concerns as well.

Upon taking the ownership:

- Replace or re-key the locks on all exterior entrances for improved security.
- Check that all windows and doors are secured. Also check with security system providers about new codes as well.
- Install smoke detectors on each floor level of the house. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries, test them and make note to replace them in one year.
- If smoke detectors are old, you may want to consider replacing them for improved safety.
- Examine driveways and walkways for trip hazards. Larger cracks should be sealed.
- Examine the interior of the home for trip hazard. Loose or torn carpeting and flooring should be repaired.
- Make sure all storms and screens are accounted for and in good condition.
- Clean gutters and downspouts on seasonal basis and also confirm that discharge of downspouts is appropriate.
- Remove debris from window wells and clear the surface so during rain no water goes inside the house.
- Examine the roof for the evidence of damage to roof covering, flashing and chimneys.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Look at overhead wires coming to the house. They should be secured and clear of trees or other obstructions.
- Clean, inspect or service all appliances as per the manufacturer's recommendations.

Following these fundamental steps or recommendations could make your house a long term valuable entity and save you from money pit. You would be more attached to your house and would turn into a safe place to live. Precision Home Inspection offers these services and encourages prospects to get the benefit of our services. We wish you all the best.