



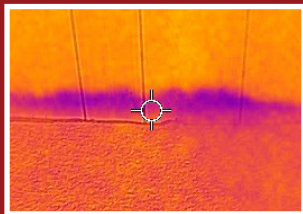
BLACKBIRD
REALTY AND MANAGEMENT, INC.

Integrity First, Excellence in All We Do

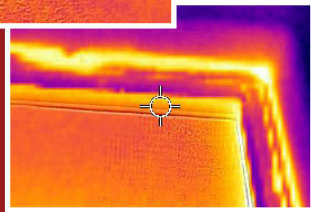
ASSET INSPECTION PLAN

SAVE MONEY WITH BLACKBIRD'S ASSET INSPECTION PLAN

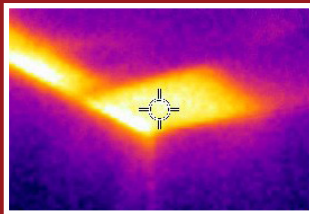
For less than a dollar a day our inspection plan can prevent costly repairs and save you hundreds.



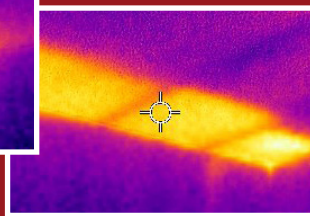
Mold in the wall was detected and repaired before it cost thousands to repair.



Infrared images can detect hidden problems.



Missing insulation makes your AC unit run longer resulting in more wear on the unit and higher power bills.



Inspection would have detected and cleaned the exhaust fan and prevented this fire. The damage cost the owner \$796 to repair.

An asset inspection plan such as the one offered by Blackbird Realty and Management can be a great value to landlords and property owners.



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License # 0002256



Catch Small Problems Before They Become BIG Problems.



The inspection company will provide the materials needed and perform the following task at the intervals specified. The cost of this plan is \$.82 per day (\$300 annually) and is billed at the time of the individual inspection. The inspections will be conducted every 120 days (3 times a year) at \$100 per inspection. Note the cost of materials such as batteries and filters are included in the plan.

Customer _____ Phone _____

Property Address _____

Checklist	Annual	1st visit	2nd visit	3rd visit
Vacuum coils on refrigerator (once a year)	x			
Replace batteries in and test all smoke detectors (once a year)	x			
Replace batteries in thermostat (once a year)	x			
Inspect and clean dryer vent from dryer to the outside of house (once a year)	x			
Inspect bathroom and laundry room exhaust fans and vacuum dust away (once a year)	x			
Clean garbage cans (once a year)	x			
Clean range hood filter (once a year)	x			
Flush hot water heater and inspect anode rod for needed. (once a year)	x			
Inspect and clean ceiling fan motor for proper operation (once a year)	x			
Inspect HVAC system and condenser (once a year)	x			
Supply and replace all the air filters for HVAC system (every 120 days)		x	x	x
Inspect ceilings throughout for water intrusion (every 120 days)		x	x	x
Check washing machine hoses for leaks (every 120 days)		x	x	x
Check exterior doors for weather stripping (every 120 days)		x	x	x
Inspect for water leaks in and around toilets (every 120 days)		x	x	x
Inspect stove for anti-tipping device (every 120 days)		x	x	x
Inspect garbage disposal for proper operation and leaks (every 120 days)		x	x	x
Inspect tub and shower wall surfaces for cracks, bad grout, etc. (every 120 days)		x	x	x
Inspect fireplace for proper operation (every 120 days)		x	x	x
Inspect water softener for salt level (every 120 days)		x	x	x
Inspect faucets, water lines, and angle stops for leaks (every 120 days)		x	x	x
Inspect ceiling lights (every 120 days)		x	x	x
Inspect filter in central vacuum (every 120 days)		x	x	x
Inspect exterior hose bibs for leaks (every 120 days)		x	x	x
Inspect garage door rollers and lubricate as needed (every 120 days)		x	x	x
Lubricate garage door roller and inspect for damages (every 120 days)		x	x	x
Thermal imaging of ceiling below any laundry room or bathroom (every 120 days)		x	x	x
Thermal imaging of area around air conditioner return to determine if any wet spots exist (every 120 days)		x	x	x
Thermal imaging of the air conditioning differential (once a year)	x			

NOTE: Only the above items will be inspected or replaced as per the plan. No additional work will be authorized without written authorization from Owner.