



Dear HomeGuard Customer,

Enclosed is a copy of the original inspection report. As a trusted partner in your home's maintenance, The HomeGuard Plus+ Team is available to discuss any questions about the inspection findings and recommendations. Whether you are ready to address specific repairs or simply want to review the report in detail, we are always here to offer expert support.

Warm regards,

A handwritten signature in black ink, appearing to read 'Jim Steffenson III'.

Jim Steffenson III  
HomeGuard Plus+ Team Leader  
HomeGuard, Incorporated

## SCHEDULE YOUR COMPLIMENTARY CONSULTATION TODAY



**Ensuring your home stays  
safe and well-maintained.**



**Trusted expertise to protect  
your investment.**



**Here for your home's needs,  
whenever they arise.**

**Call and ask for the HomeGuard Plus+ Team at  
(855) 331-1900 or email us at [hgplus@homeguard.com](mailto:hgplus@homeguard.com)**

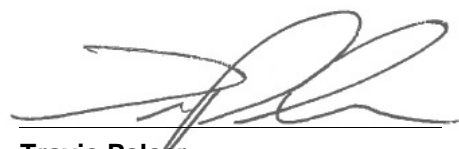


## HealthyHome Maintenance Checkup Inspection Report



**2623 Anywhere Street, Hometown**

Ordered by: John Doe  
2623 Anywhere Street  
Hometown, CA 99999

Inspected by:   
Travis Palser  
May 23, 2024

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1985. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

## The Scope of the Inspection

A Maintenance Checkup Inspection Report shall identify material defects and safety issues observed within the home at the time of inspection. It will not describe or identify the systems, structures, or components of the dwelling. This inspection report does not include a complete inspection of the home's attic, crawlspace, foundation, or installed appliances. As such, this inspection report shall not be used in connection with a transfer of real property as defined in California Business and Professions Code - BPC § 7195. Interested parties should refer to any previous inspection disclosures on the property, for information on any of the home's systems and components. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the dwelling, as identified. There is an emphasis on identifying safety issues and items showing signs of delayed maintenance. This inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent conditions of the structure and its components on the date of the inspection and not the prediction of future conditions. This inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A Material Defect is a condition of a residential dwelling, or any portion of it, that would have a significant, adverse impact on the value of the dwelling, or that involves an unreasonable risk to people within the dwelling. The fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

A Safety Issue is a component or system that poses an unreasonable risk of threat to personal safety.

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions.

This property was not inspected for the presence or absence of health-related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health-related molds or fungi. If you desire information about the presence or absence of health-related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions, or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

**BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office.

- Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

# Structure

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**COMMENTS:**

The HealthyHome Team can provide estimates for repair, suggest references, and answer questions for the items listed below. For further information please contact our team at [healthyhome@homeguard.com](mailto:healthyhome@homeguard.com).

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. Portions of the structure have been leveled by shimming the mudsill. This is an indication of past movement in the foundation but, in this case, the shimming is minor. If further information is desired in regards to this condition the appropriate tradesperson should be contacted. (See Photo 6)
2. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage.
3. All debris and/or trash should be removed from the crawl space. This will aid in future inspections. Estimated costs for similar repairs range from \$200 - \$400. Actual repair costs may vary based on specific conditions.
4. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
5. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
6. A section of the foundation has minor undermining where the sewer pipes pass through. Estimated costs for similar repairs range from \$400 - \$800. Actual repair costs may vary based on specific conditions..

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.

# Roofing

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**COMMENTS:**

HomeGuard Incorporated is a Licensed Roofing Contractor (Contractors License #729266) and can provide an estimate of repair for items 1 and 2 listed below. To request the quote please contact our HealthyHome Team a healthyhome@homeguard.com.

**RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation item.**

1. There is no underlayment below the tiles. Although manufacturer's specification may have permitted this configuration, experience has shown that spaced sheathing without underlayment may render the roof susceptible to leakage. The performance of this type of roofing system depends, in large measure, on the quality of the installation. We recommend consultation with the owner and the manufacturer for general information and disclosures of past problems, if any. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. One or more of the downspout drainage leader pipes were noted to be damaged, disconnected or loose. We recommend all damaged or loose pipes be repaired or replaced. Estimated costs for similar repairs range from \$250 - \$500. Actual repair costs may vary based on specific conditions.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

# Exterior

## COMMENTS:

The HealthyHome Team can provide estimates for repair, suggest references, and answer questions for the items listed below. For item 4 please review the "Wood Destroying Pests and Organism Inspection Report" (WDO Report). For further information and to obtain references please contact our team at [healthyhome@homeguard.com](mailto:healthyhome@homeguard.com).

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The railing is loose at the balcony. It is recommended that this be repaired for improved safety. Estimated costs for similar repairs range from \$300 - \$600. Actual repair costs may vary based on specific conditions. (See Photo 10)
- ! 2. The openings in the exterior staircase railing(s) are larger than 4" inches. It is recommended that this be corrected for improved safety. Estimated costs for similar repairs range from \$400 - \$800. Actual repair costs may vary based on specific conditions. (See Illustration 3N) (See Photo 1)
- ! 3. The cracked and heaved sections of the driveway present a trip hazard. This condition should be corrected for improved safety. Estimated costs for similar repairs range from \$750 - \$1,500. Actual repair costs may vary based on specific conditions. (See Photo 2)
- ! 4. Water damage was observed to the exterior trim at the right side window. Please refer to WDO Report #637502. (See Photo 3)
- 5. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.

## LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.

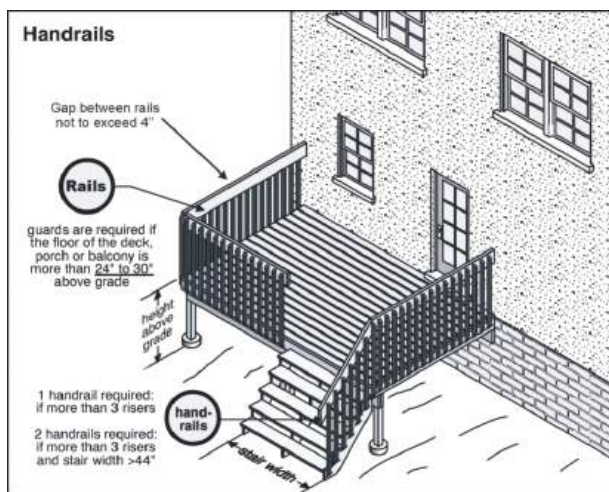


Illustration 3N



# Electrical

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## COMMENTS:

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## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. One or more outlets at the left bedroom were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. Estimated costs for similar repairs range from \$200 - \$400. Actual repair costs may vary based on specific conditions. (See Photo 8)
2. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant. Estimated costs for similar repairs range from \$150 - \$300. Actual repair costs may vary based on specific conditions.
3. One or more of the branch/auxiliary panel "Dead Front" screws are missing or incorrect. We recommend proper blunt-end screws be installed. Estimated costs for similar repairs range from \$100 - \$200. Actual repair costs may vary based on specific conditions.
4. We have observed a "Federal Pacific" electrical service panel(s) on the property. This type of panel has a history of circuit breakers failing to trip in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. This brand has been obsolete for decades, and is a safety hazard. We recommend a licensed electrician be retained for additional information and recommendations. An electrician is likely to recommend full replacement of the panel.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

# Heating System

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**COMMENTS:**

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The furnace was turned on by normal controls and appeared to function.

We recommend annual service and maintenance to ensure continued operation of the unit. For further information and to obtain references please contact the HealthyHome Team at [healthyhome@homeguard.com](mailto:healthyhome@homeguard.com).

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. The heating system is dirty and in this condition may operate inefficiently. We recommend a qualified HVAC contractor be retained to service, clean, and tune the system.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

2. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- Determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- The heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

## Cooling/Heat Pump System

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**COMMENTS:**

A temperature drop of 16+ degrees was measured between the air return and register. This suggests that the AC unit is operating within acceptable limits.

We recommend annual service and maintenance to ensure continued operation of the unit. For further information and to obtain references please contact the HealthyHome Team at [healthyhome@homeguard.com](mailto:healthyhome@homeguard.com).

**RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation item.**

1. The air conditioning unit is older and may require additional maintenance in the future.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

# Insulation/Ventilation

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**COMMENTS:**

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During any planned re-roofing or renovation work overhead insulation and ventilation levels should be investigated and improved where necessary. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

The HealthyHome Team can provide estimates for repair, suggest references, and answer questions for the items listed below. For further information please contact our team at [healthyhome@homeguard.com](mailto:healthyhome@homeguard.com).

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- ! 1. The fan for the hall bathroom exhaust vent is not working or has been disconnected. We recommend this condition be corrected. (See Photo 9)**

**LIMITATIONS:**

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This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

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**COMMENTS:**

The HealthyHome Team can provide estimates for repair, suggest references, and answer questions for the items listed below. For further information please contact our team at healthyhome@homeguard.com.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. The sink was observed to drain slowly at the primary bathroom, suggesting that an obstruction may exist. We recommend the drain line be further evaluated by appropriate trades and improved for full use of this area. Estimated costs for similar repairs range from \$150 - \$300. Actual repair costs may vary based on specific conditions.
- ! 2. Heavy corrosion and possible leakage was noted at the water heater water supply lines. We recommend the lines and/or connections be replaced. Estimated costs for similar repairs range from \$250 - \$500. Actual repair costs may vary based on specific conditions. (See Photo 4)

**MAINTENANCE ITEMS & GENERAL INFORMATION**

3. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

# Interior

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## COMMENTS:

The HealthyHome Team can provide estimates for repair, suggest references, and answer questions for the items listed below. For item 4 please review the "Wood Destroying Pests and Organism Inspection Report" (WDO Report). For further information and to obtain references please contact our team at healthyhome@homeguard.com.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

### INTERIOR

- ! 1. Evidence of vermin activity was observed within the crawlspace. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 7)
- 2. There was no "damper stop" on the gas fireplace (A small clamping device installed on the damper to prevent closure of the damper). These are now a standard safety feature to minimize the possibility of exhaust gases entering the structure. Installation of such devices should be considered. Estimated costs for similar repairs range from \$150 - \$300. Actual repair costs may vary based on specific conditions.
- 3. Corrugated dryer vents may only be used for the first six foot section connected to the dryer and cannot be installed to pass through walls or floors. The existing long section of corrugated vent line should be replaced with a smooth wall vent, as per present standards. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination.

### KITCHEN

- ! 4. The base and/or side of the water filtration cabinet sink shelf is water damaged. Please refer to WDO Report #637502. (See Photo 5)

### BATHROOMS

- 5. The window and sill of the hall bathtub enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.
- 6. The tub/shower enclosure wiper seal at the primary bathroom is faulty, missing and/or improperly installed. We recommend it be repaired or replaced.

### INSULATION/VENTILATION

- ! 7. There is no "exterior vented" exhaust fan for the gas appliances installed in the kitchen. It is recommended that all gas appliances be vented to the exterior. (See Photo 11)

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

### KITCHEN

- 8. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- No appliances whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.

## Photographs

*No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.*



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06





Photo 07



Photo 08



Photo 09

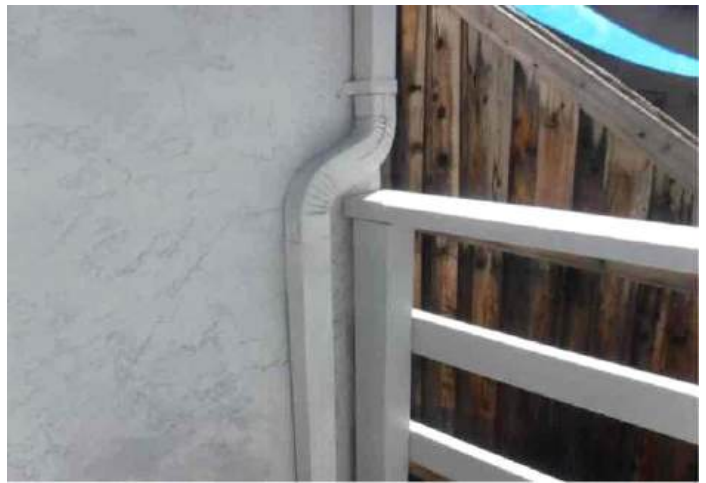


Photo 10



Photo 11



# Maintenance Advice

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## UPON TAKING OWNERSHIP

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

- ☐ 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. Considerations 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 a 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 attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- ☐ 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 enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, 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 windows 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.

#### **ANNUALLY**

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

#### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!