Inspection Services

Building Inspection Report

Inspection Date:

Prepared For:

Prepared By:

Report Number:

Inspector:

Table Of Contents

Report Overview

THE PROPERTY IN PERSPECTIVE

This is a well built single family home that is approximately 27 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Repair:** The missing downspout on the garage should be repaired promptly.
- **Repair:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable in a small area at the rear wall of the house to prevent further deterioration.
- **Repair:** The loose siding on the south wall of the garage near the garbage cans should be re-secured to avoid more damage.
- **Repair:** Localized rot was observed in the wood trim on the garage.
- **Repair:** The fascia (the wooden board to which the gutter is fastened) shows evidence of substantial rot on the garage. Repair or replacement is needed.
- **Repair:** Some of the windows (original) require caulking to the brick opening.
- **Repair:** One of the wood studs on the north wall of the garage appears to have been hit by a car and is cracked and dislocated. This stud should be repaired.
- **Repair:** The installation of the distribution wiring in the second floor stairway for the wall mounted sconces is non-standard. Plastic sheathed (Romex) type wiring was used, this type of wiring is not allowed in most urban areas including Chicago. It is suspected that installation was performed by an amateur, rather than a licensed electrician.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended on exterior outlets. A GFCI offers increased protection from shock or electrocution.
- **Repair:** The lights in the living room (1 recessed) and the master bathroom (over the shower stall) are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Major Concern, Monitor:** Given the age of the furnace on the third floor, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

- **Repair:** The humidifier in the first floor utility closet is leaking on to the floor and into the crawl space and should be repaired.
- **Repair, Safety Issue:** The supply of combustion air (and draft air) for the third floor furnace is insufficient. ***This is unsafe and needs immediate action.*** Inadequate combustion air risks improper system operation and a carbon monoxide risk. Additional combustion air can usually be provided without difficulty or expense.
- **Repair:** Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.
- **Repair:** Pooling water on the concrete floor of the crawl space that appears to be coming from the leaking humidifier (see heating section) should be removed and the crawl space dried to prevent moisture damage and mold/mildew growth.
- **Repair:** The stopper for the sink drain in the 2nd floor hall bathroom needs to be adjusted to operate properly.
- **Monitor, Repair:** Water damage was noted in the second floor hall bathroom linen closet (below the 3rd floor furnace). This damage was found to be dry when tested with a non-invasive moisture meter.
- **Repair:** The casement windows are inoperative in the kitchen (right), dining room (2), living room (2), master bedroom (1-north wall). These appear to be original windows.
- **Repair:** Window lock hardware is missing in the second floor rear bedroom.
- **Repair:** Window crank hardware is stripped at various casement windows.
- **Repair:** The French doors between the dining room and the kitchen should be trimmed or adjusted as necessary to work properly.
- **Repair:** The 2nd floor rear bedroom closet doors should be trimmed or adjusted as necessary to work properly.
- **Repair, Safety Issue:** Windows in the garage where the bottom edge is less than 18" off of the floor or ground should be made with tempered glass and/or have a protective guard rail installed. This is a potential safety hazard.
- **Repair:** The clothes dryer exhaust vent pipe is damaged and should be repaired.
- **Repair, Safety Issue:** The supply of combustion air (and make up air) for the gas dryer located in the second floor hall bathroom is insufficient. Inadequate combustion air risks improper system operation and a carbon monoxide risk. Additional combustion air can usually be provided without difficulty or expense.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 46 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration •Crawl Space(s) Viewed From Entry Opening
Floor Structure:	•Trusses
Wall Structure:	•Masonry
Ceiling Structure:	•Not Visible
Roof Structure:	•Not Visible

STRUCTURE OBSERVATIONS

General Comments

No repair to structural components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Single Ply Membrane
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge below grade
Skylights:	•Curb-Type •Plastic Bubble Type
Method of Inspection:	•Walked on roof deck

ROOFING OBSERVATIONS

Positive Attributes
The roof coverings are in generally good condition.

RECOMMENDATIONS / OBSERVATIONS
- **Repair:** The missing downspout on the garage should be repaired promptly.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Metal Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Metal-Covered
Entry Walkways And Patios:	•Concrete •Stone
Porches, Decks, Steps, Railings:	•Treated Wood
Overhead Garage Door(s):	•Steel•Automatic Opener Installed
Surface Drainage:	•
Fencing:	•Steel/Iron

EXTERIOR OBSERVATIONS

Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The decking appears to be constructed from pressure treated wood.

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable in a small area at the rear wall of the house to prevent further deterioration.
- **Repair:** The loose siding on the south wall of the garage near the garbage cans should be re-secured to avoid more damage.
- **Repair:** Localized rot was observed in the wood trim on the garage.
- **Repair:** The fascia (the wooden board to which the gutter is fastened) shows evidence of substantial rot on the garage. Repair or replacement is needed.
- **Repair:** Some of the windows (original) require caulking to the brick opening.
- **Repair:** One of the wood studs on the north wall of the garage appears to have been hit by a car and is cracked and dislocated. This stud should be repaired.

Discretionary Improvements

The installation of new siding, although not necessary, would reduce maintenance and improve appearance. This is a major expense.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Overhead
Service Grounding:	•Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: In Family Room
Distribution Wiring:	•Copper
Wiring Method:	•Metal Conduit
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke & CO Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The installation of the distribution wiring in the second floor stairway for the wall mounted sconces is non-standard. Plastic sheathed (Romex) type wiring was used, this type of wiring is not allowed in most urban areas including Chicago. It is suspected that installation was performed by an amateur, rather than a licensed electrician.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended on exterior outlets. A GFCI offers increased protection from shock or electrocution.
- **Repair:** The lights in the living room (1 recessed) and the master bathroom (over the shower stall) are inoperative. If the bulbs are not blown, the circuit should be repaired.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Trane & Bryant •1994 & 1985
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes
The heating system is in generally good condition.

General Comments
The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS
- **Major Concern, Monitor:** Given the age of the furnace on the third floor, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The humidifier in the first floor utility closet is leaking on to the floor and into the crawl space and should be repaired.
- **Repair, Safety Issue:** The supply of combustion air (and draft air) for the third floor furnace is insufficient. ***This is unsafe and needs immediate action.*** Inadequate combustion air risks improper system operation and a carbon monoxide risk. Additional combustion air can usually be provided without difficulty or expense.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Trane & Bryant

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Not Visible
Roof Cavity Insulation:	•Unknown in Cathedral Roof
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Roof Vents
Crawl Space Ventilation:	•No Ventilation Found

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.
- **Repair:** Pooling water on the concrete floor of the crawl space that appears to be coming from the leaking humidifier (see heating section) should be removed and the crawl space dried to prevent moisture damage and mold/mildew growth.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Entry Closet
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper
Water Heater:	•Gas •Approximate Capacity (in gallons): 75 •Manufacturer: Bradford White •1998

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The stopper for the sink drain in the 2nd floor hall bathroom needs to be adjusted to operate properly.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Sliders •Double Glazed
Doors:	•Wood-Solid Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The windows in the home are a mix of casement, double hung, and slider types. Some of the windows have been replaced but the majority appear to be original.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor, Repair:** Water damage was noted in the second floor hall bathroom linen closet (below the 3rd floor furnace). This damage was found to be dry when tested with a non-invasive moisture meter.
- **Repair:** The casement windows are inoperative in the kitchen (right), dining room (2), living room (2), master bedroom (1-north wall). These appear to be original windows.
- **Repair:** Window lock hardware is missing in the second floor rear bedroom.
- **Repair:** Window crank hardware is stripped at various casement windows.
- **Repair:** The French doors between the dining room and the kitchen should be trimmed or adjusted as necessary to work properly.
- **Repair:** The 2nd floor rear bedroom closet doors should be trimmed or adjusted as necessary to work properly.
- **Repair, Safety Issue:** Windows in the garage where the bottom edge is less than 18" off of the floor or ground should be made with tempered glass and/or have a protective guard rail installed. This is a potential safety hazard.
- **Monitor:** The skylight shows evidence of condensation. This is a common condition.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Built-in Electric Oven •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The clothes dryer exhaust vent pipe is damaged and should be repaired.
- **Repair, Safety Issue:** The supply of combustion air (and make up air) for the gas dryer located in the second floor hall bathroom is insufficient. Inadequate combustion air risks improper system operation and a carbon monoxide risk. Additional combustion air can usually be provided without difficulty or expense.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	•Zero Clearance •Gas Log Lighter
Vents, Flues, Chimneys:	•Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments
On the whole, the fireplace and it's components are in good condition.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession 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. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

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 coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.

- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

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. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

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!