insight
home inspections

HOME INSIGHTS

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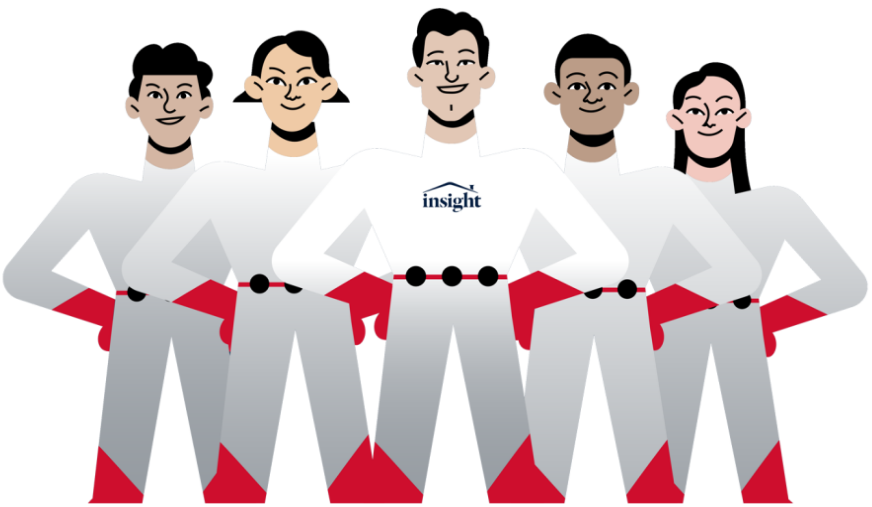

CONGRATULATIONS

Welcome to Home Insights, your personalized and customized "homeowner's guide to your home."

Home Insights is designed to show you how to enhance your comfort, ensure your safety, and maximize your investment.

When we inspected your home, we captured data for lots of components, including your roof, HVAC system, electrical system, plumbing, water heater, and appliances. All of the data we collected during the inspection is included in this document to provide you with a quick reference and information about how to maintain your home.

Because how well you maintain your home has a big impact on your future spending. Better maintenance leads to lower long-term costs and extended life expectancy for all of your major systems and components. We realize you're probably not thinking about selling your home because you just moved in, but somewhere down the road, you'll probably move on to another house. How well you maintain this home over the years has a big impact on how well you maximize your investment when you sell the house. You will be much happier when you sell your house if you've taken good care of the house during your stewardship.

Your plan of action is simple - perform regular maintenance. Change your HVAC filters regularly. Clean your gutters regularly. Check your roof regularly. Check your foundation quarterly. And even if it's a hassle, access your attic and crawl space at least quarterly. Regular maintenance minimizes expensive, longer-term issues.

You should also pay attention, especially to your high value/high-cost systems and components, e.g., roof, HVAC, electrical, plumbing. Systems change and degrade over time, and it's not always obvious when problems start to occur, especially when you're living in the house day to day. But little problems that aren't resolved generally turn into bigger problems or safety issues. Therefore, stay vigilant and don't procrastinate - fix little issues before they can evolve into bigger, expensive problems.

If you need help with any system or component, reach out to your real estate agent, who is well-connected in your local community and can provide good advice. You should also check out our partners, included herein and on our website. You're certainly also welcome to contact us if we can be of service.

Congratulations again and best wishes in your new home!

CATEGORIES, SYSTEMS, AND COMPONENTS

There are 11 major categories in a home, including 100+ systems and components. The more you know about each system and component, the more likely you'll properly maintain your home's value during your ownership. Our graphic below is a good place to start when considering how to think about your home holistically, understanding, of course, that not every home includes every component. Our homeowner's guide is structured according to the 11 categories.

EXTERIOR

Driveway, Walks, Siding, Chimneys, Doors, Garage Door, Stairs/Steps, Hose Faucets, Stoop, Porch, Deck/Balcony, Patio, Fence, Retaining Wall, Carport

ROOF

Roofing, Flashing, Skylights

WATER CONTROL

Grading, Gutters/Downspouts, Exterior Drains, Window Wells, Sump Pump

FUEL SERVICES

Fuel Tanks, Fuel Meter

STRUCTURE

Foundation, Beams, Piers/Posts, Floor Structure, Wall Structure, Roof Structure, Roof Sheathing, Attic, Crawl Space

INSULATION/VENTILATION

Interior Insulation, Attic Insulation, Crawl Space Insulation, Exhaust Ventilation, Attic Ventilation, Crawl Space Ventilation

ELECTRICAL

Service, Panel, Sub-Panel, Branch Circuits, Grounding/Bonding, Receptacles, Switches, Fixtures, Smoke Detectors, CO Detectors

PLUMBING

Service Line, Main Shut-off, Supply Pipes, Drain-Waste-Vents, Toilets, Showers/Tubs, Sinks, Water Heaters, Whirlpool, Sewage Ejector Pump, Fire Sprinkler System

HVAC

Heating System, Cooling System, Distribution, Thermostats, Humidifiers

INTERIOR

Floors, Walls, Ceilings, Doors, Stairs/Steps, Cabinets/Drawers, Countertops, Windows, Fireplaces, Fuel-burning Appliances

APPLIANCES

Range/Ovens, Ovens, Microwaves, Cooktops, Garbage Disposers, Dishwashers, Refrigerators/Freezers, Washer, Dryer

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QUICK REFERENCE

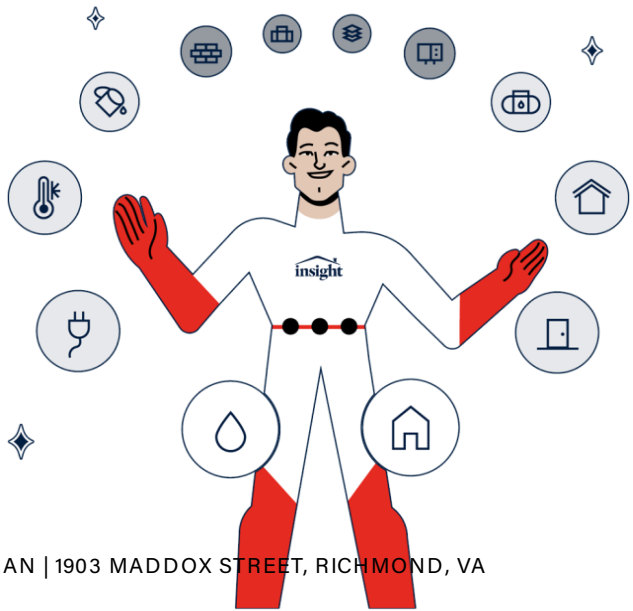
PROPERTY

EXTERIOR

DOORS	Metal
STAIRS/STEPS	Brick

ROOFING

WATER CONTROL



QUICK REFERENCE

FUEL SERVICES

STRUCTURE

INSULATION AND VENTILATION

ELECTRICAL

SERVICE	Rear
ELECTRICAL PANEL	Bedroom

QUICK REFERENCE

HVAC

PLUMBING

DRAIN, WASTE, VENTS	Public Sewer

INTERIOR

APPLIANCES

AIR FILTERS

Change your air filters regularly!

Cleaner Indoor Air

Air filters collect dust, spores, hair, pet dander, and other particles that get pumped through your HVAC system; changing your air filters regularly helps you to have cleaner, healthier air.

Better Health and Seasonal Allergy Relief

Cleaner indoor air can also help improve allergies and asthma. If you suffer from congestion, itchy nose, or breathing issues, try changing your air filters more often.

Improved HVAC Efficiency

Changing your air filters helps your HVAC system perform more efficiently; changing your air filter regularly can help your system last longer, require less maintenance, and help to save you money on your energy bill.

Filter Types FYI

Fiberglass filters are a lower cost option, but need to be replaced mothly.
Pleated air filters are usually made of higher quality materials and can last three to six months depending on material, manufacturer, and frequency of use.
Follow instructions included with your filter for detailed guidance.

EXTERIOR

Exterior Doors

Material: Metal

You have a metal exterior door.
Owners enjoy metal doors because they're strong, durable, insulating, and offer high security. Depending on the gauge (thickness), metal doors generally are stronger than wood or fiberglass doors, plus metal won't crack or warp. When properly maintained, metal doors are exceptionally durable; metal exterior doors also minimize drafts and deliver exceptional insulation to help you to maximize energy efficiency.

Like any type of door, metal doors also have some disadvantages, including a higher propensity to suffer from scratches or dents vs. wood or fiberglass doors; scratches on steel doors can lead to rust. Metal exterior doors also conduct temperatures at a higher rate than wood or fiberglass – on very cold or hot days, a metal door can feel uncomfortably cold or hot. If metal exterior door is exposed to direct sunlight, the door should be painted a light, bright color; otherwise, a dark color may absorb heat and damage the door.

Inspect weatherproofing regularly.
Doors which open to the exterior must close tightly to seal out weather. Watch carefully as you open and close a door to see if it is leaking anywhere. On a windy day, you can hold your hand or a piece of plastic food wrap near to a closed exterior door to reveal any air movement. Make sure weather-stripping is installed properly and in good condition; weather-stripping can dramatically enhance the energy efficiency of your exterior door.

You can also seal small gaps around the door's structure, including siding, trim, or drywall with caulk; if there are larger gaps, use non-expanding spray foam. You should also check the threshold structure at the bottom of the door, which can deteriorate over time due to weather and usage.

Clean your door.
Several times a year, take some time to thoroughly clean your exterior doors on both sides – spring cleaning is the perfect opportunity. Choose a gentle cleaner, such as diluted dish soap or baby shampoo; you can wipe wrought iron doors clean with a mixture of Murphy's oil soap and water. Avoid using abrasive tools, as they can scratch your door, leave marks, or peel protective coatings – lint-free cloths or sponges are ideal. At the risk of stating the obvious, don't use a power washer or garden hose to rinse the door, as doing so can cause water to enter your home through the seams. Use a household glass cleaner or a vinegar and water solution on glass panels and wipe with paper coffee filters for a streak-free finish. Clean spills immediately to avoid staining the door.

Inspect your door regularly.
Because you use most exterior doors regularly, you'll generally notice when a door starts behaving badly. However, because you use your doors regularly, you may not notice minor changes in the door's operation over time. Therefore, you should routinely inspect the door for any damage, either to the door, weather stripping, or other components like hardware.

Here's what you should look for when inspecting your doors:

- Cracks in the frame or glass – metal doors aren't likely to have cracks in the actual door, but surrounding components might. If you see cracks in the glass, order and install a replacement panel.
- Faded, cracked, chipped or peeling finish – refinish the door to refresh the look of your door.
- Moisture or fog between glass panels –fog or moisture indicates that the insulated seal between the glass is no longer intact and requires replacement.
- Splits or signs of moisture damage in the frame – replace the frame if you find these issues and look for the source of the moisture damage.
- Damage to the weather strip, which may include cracks, gaps, or discoloration – replace weather stripping if you notice this issue or if the stripping doesn't bounce back.
- Missing pieces, tears, and gaps in the sweep (the part at the bottom that seals gaps between the bottom of the door and the

threshold. – If the sweep is in bad shape, replace the sweep.
- Damaged door stop or wedge – Install a replacement.

Tighten hardware regularly.
Because you use most exterior doors regularly, you'll generally notice when a door starts behaving badly. Moving parts that rub against each other can become worn, parts that are exposed to rain and snow can deteriorate, screws can loosen, and hardware can wear out. Many exterior door problems can be mitigated by ensuring that door hardware is properly maintained. Tighten screws regularly on your door handle or latch, door hinges, and lockset. You can silence squeaky hardware by coating it with silicone spray or light penetrating oil, e.g., WD-40.

Paint or seal doors as required.
Metal doors do not need to be painted. However, if your door has been painted, exterior paint issues generally result from daily exposure to weather, and you'll need to continue to maintain the paint (or remove the paint altogether). After wiping the door clean with a solvent such as acetone or mineral spirits, paint all exterior surfaces and door panel edges with quality exterior paint with good sun-blocking resistance.

Exterior doors need to about every five years, depending on the door's position or location; a door under an awning or porch may need less attention vs. a door that is exposed to direct sunlight and weather. Take care when you paint an exterior door, as paint layers can cause moving parts to stick or create uneven seals; you may need to scrape or sand existing paint before applying a new coat.

Diagnose door problems.
If you have a loose door that is leaking air, tighten the hardware and check the weatherstripping. If your door rattles or is difficult to close, you may be able to adjust the latch or move the lockset. If there is a large gap at the top or bottom, you can add a piece of wood and paint it to match the door. If you have problems with a door's fit, examine the issue carefully; the frame may have slightly shifted, which may require minor adjustments to the door. If a door binds at the lock, you can typically fix the issue by slightly readjusting the location of the hinges; a door which binds at the top requires an adjustment of the top hinge and a door which binds at the bottom requires an adjustment of the bottom hinge. If a door binds at the hinges or frame, you can typically sand or plane the surfaces to accommodate the door's fit.

Engage a door specialist as required.
Although exterior metal doors are durable and long-lasting if maintained properly, doors occasionally need to be replaced; owners may also want to replace a door during a home improvement makeover. Replacing a door is straightforward, particularly if you have a knack for DIY and the fortitude to search the internet for how-to videos. Otherwise, engage a door specialist for door replacement or more serious issues.

Exterior Stairs/Steps

Material: Brick

You have brick exterior stairs/steps.
With any set of stairs and steps, you have one objective – to ensure that stairs and steps are safe. As a minimum first step, you need to properly maintain bricks and mitigate any deterioration or damage. Because stairs and steps are inherently hazardous, you also need to take other measures to ensure safety, including surface maintenance and proper handrails.

The majority of stairway falls results from a loss of balance, typically from slips or trips. Slips happen where there is too little friction or traction between footwear and step surfaces, e.g., wet or oily surfaces, occasional spills, weather hazards, loose or unanchored rugs or mats, and surfaces that don't have the same type of traction in all areas. Trips and falls occur when someone's foot strikes an object causing a loss of balance, e.g., clutter, uneven steps, uneven walking surfaces; trips also can occur from obstructed views or poor lighting. Another common contributing factor to trips and falls on stairs and steps is broken or damaged handrails.

Minimize slipping hazards.
To reduce the risk of slipping, keep stairs and step surfaces clean. Clean up spills, wet spots, mildew, or any debris (e.g., leaves, sticks) immediately. Scrub stains using a mild detergent mixed with water. Use a wire brush to remove stains. Test the brush and detergent in an obscure area to test for damage to the bricks before using it in a highly visible area. Wash away the detergent completely after cleaning.

Clean your brick stairs and steps regularly. Don't spray directly into the joints, which can disrupt the sand. Be careful using a power washer as it may remove sand from in between the joints of the bricks; if power-washing deteriorates sand, fill the joints with polymeric sand after the surface dries.

You may also consider adding non-slippery surfaces on the whole steps or at least on the leading edges, e.g., slip-resistant sealant, rubber, or metal.

Minimize tripping hazards.
To reduce the risk of tripping, keep stairs and steps free from trip hazards, e.g., broken or deteriorated bricks, loose mortar. Make sure that nothing is sticking out the surfaces of stairs, handrails, or bannisters (e.g., nails, splinters) that could cause a fall.

Exterior stairways also need to be visible in the dark; you should use angular lighting and color contrast to improve depth perception, as well as matte finishes on the treads to avoid glare. You can easily add solar lighting to enhance lighting on stairs and steps.

Test your handrails regularly.
The prime function of any handrail is for holding as support while going up or down stairs. Handrails must be "graspable," i.e., you should be able to grasp the rail quickly, easily, and firmly if you start losing your balance. You should be able to run your hand smoothly along the entire length without having to adjust your grip. There should also be appropriate horizontal and vertical clearances to prevent the risk of young children falling through and to not facilitate climbing. You should also remind people to grasp the handrail while ascending or descending stairs.

Remove weeds and growth between bricks.
Weeds and moss growth in between bricks is an on-going problem for many homeowners; weeds and growth are unsightly and reduce your home's curb appeal. Remove the weeds and fill gaps with polymeric sand, a blend of properly graded fine sand and a binder compound (polymer) that is specially formulated for filling in the joints between bricks. Polymeric sand hardens when moistened, which helps hold pavers in place and prevents weeds from growing between pavers. Do not use cheap polymeric sand. Do not use regular sand.

Seal bricks every two or three years.

Sealing protects bricks from environmental factors and minimizes stains. Use a sealant designed for bricks; apply sealant evenly according to the product's directions. No matter how often you seal, you may need to replace a few pavers. It's pretty easy to replace a new brick without damaging the other bricks; otherwise, engage a mason to perform the repairs.

Pay attention to common red flags!

Steps and stairs may settle, shift, or deteriorate. You should inspect your exterior stairs and steps regularly and pay attention to the following common safety risks:

- Cracked or settled steps, gaps between steps and house.
- Loose steps, missing steps, damaged steps, deteriorated steps.
- Uneven or excessive riser height (distance from top to bottom of step).
- Inconsistent or inadequate tread runs (distance from front and rear edges of step).
- Loose rail, missing rail, damaged rail, deteriorated rail.
- Loose balusters, missing balusters, damaged balusters, deteriorated balusters.

ELECTRICAL

Branch Circuits

Branch Circuits

Type: All Types

Type:

You have one or more types of electrical branch circuits in your home (See Quick Reference Section)
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Your electrical system begins with the power company's incoming service wires that enter your home and connect to your electrical panel. From the main service panel, current is divided into individual branch circuits, each of which is controlled by a separate circuit breaker; branch circuits start at your main service panel and distribute electricity throughout the house.

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You can usually get a good look at your cables and wires at your service panel. Most homes built after 1945 have been wired with nonmetallic, which has two or three insulated wires plus a bare ground wire encased in sheathing. An older home may have armored BX cable, which has flexible metal armor or sheathing but no ground wire; the sheathing is the grounding path.

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WIRE TYPE BY TIME PERIOD	
Wire Type	Date of Use
Knob-and-tube	1920 to 1950
Cloth-sheathed two- or three-wire cavbles with no ground wire	1945 to early
Cloth-sheathed cable with an integral wire	Early 1960s to 1970s
Cloth-sheathed aluminum cable with integral ground	1964 to 1978
Plastic-sheathed aluminum cable with integral ground	1974 to 1978
Plastic-sheathed copper cable with integral ground	1974 to Present

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Armored cable (AC) has a flexible metal sheathing. It is often referred to as BX, which is a popular brand name. Armored cable is suitable for dry locations only. The metal covering may act as the ground wire (equipment grounding conductor). AC was often used with furnaces, boilers and water heaters.

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Modern wires have typically two or three conductors (black, white, red). After the mid-1960s, wires also included an uninsulated

ground wire. Two-conductor-plus-ground cables are used for most normal household circuits; three-conductor-plus-ground cables are typically used for 240-volt appliances and multi-wire branch circuits, including split receptacles.

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Knob-and-tube wires are single-wire cables. Homes built from 1880 to the 1950s often still have knob and tube electrical wiring, in which electrical wires anchored by ceramic insulating knobs pass through ceramic tubes placed inside holes drilled into the wooden joists of the house. Knob and tube wiring is not inherently dangerous; dangers arise from age, improper modifications, and situations in which insulation envelops the wires. It has no ground wire and thus cannot service any three-pronged appliances. While it is considered obsolete, there is no code that requires its complete removal; however, different jurisdictions may have different requirements. If you have knob and tube wiring, you should engage an electrician with experience evaluating knob and tube wiring.

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PLUMBING

Drain, Waste, Vents

Type: Public Sewer

Your plumbing system disposes waste to a public sewer system.
All homes dispose of waste and water to either a public sewer line or a private septic system. Both types of systems are designed to handle and treat "blackwater" (wastewater from toilets) and "graywater" from sinks, showers, dishwashers, and laundry machines. Private septic and public sewer systems work in similar ways, utilizing micro-organisms to filter out bacteria, viruses, and other disease-causing pathogens before releasing cleansed water back into the environment. Sewer lines connect to public sewer systems, which are generally available in urban and suburban areas; septic systems are generally the only option available for homes located in rural or low-density areas.

Most people prefer to be on a sewer system, as the local government is responsible for maintaining the system. In a sewer system, your waste is routed to a centralized treatment facility, which is designed to withstand heavy loads and can better accommodate periods of heavy precipitation or storm surges that might overwhelm smaller septic systems. Unlike septic systems, most public sewer systems require regular waste service fees.

Test your sewer line.
Even though your house is connected to the public sewer system, you're responsible for sewer piping on your property. Watch for signs of a pending sewer drain clog and fix them before they become full-blown stoppages. You can test the effectiveness of your sewer line by emptying all sinks and tubs at the same time and watching if a floor drains back up or if it takes a long time for all the drains to empty.

Snake your sewer pipes.
If you suffer periodic sewage stoppages or backups into your home, your sewer line likely is impaired; sewer lines may be penetrated by tree roots. Engage a plumber to snake the line annually to prevent backups into your home.

Inspect vent pipes.
Your plumbing system drain lines are connected to pipes that ventilate sewer gases. Plumbing vent pipes are important because they prevent gas and odor from building up in your home; they also control air pressure and the entire plumbing system. If your plumbing vents become clogged, it impacts your entire plumbing system.

Vent pipes usually exit through the top of your roof. You will likely have several vent pipes, one for each main soil stack and other secondary pipes. Vent pipes may become blocked with debris or snow and ice and the drain system in your house will not work as effectively. If your roof is accessible, visually inspect vent pipes extending through your roof for signs of blockage. If your roof isn't accessible, use binoculars to inspect the pipes. Or engage a plumber for an annual check-up, including vent pipes.

Slow or gurgling drains.
Slow and sluggish sink drains are common. The pop-up may have collected hair and debris or soap and other bioproducts may have accumulated in the drain pipes.

- Clear out debris – Insert a plastic Zip-it tool into the drain to grab hair and debris; Zip-it is thin enough to fit in a drain with a pop-up.
- Remove and clean the pop-up – The pop-up may also collect debris and build-up. You can remove and clean the pop-up. Most pop-ups are held in place with a nut attached to the drain just under the sink. To remove the pop-up, reach behind the drain pipe under the sink to find the pop-up nut. After removing the nut, the pop-up can be pulled out, cleaned and reinstalled.
- Clean with homemade mix – Clean drain pipes after you remove the debris. Don't use chemical drain cleaners, which are dangerous, poisonous and bad for the environment. Pour boiling water into the drain. Then pour 1 cup of white distilled vinegar and ½ cup of baking soda. Wait 10 minutes then pour boiling water into the drain again. Flush with hot tap water.
- Use a plunger – You can also use a on a slow sink drain. Plunging can loosen and dislodge hair and debris that is collected in the pipe. Cover the sink overflow with tape before plunging; covering the overflow helps to create a seal.

Strong sewer smells from drains.
Sewer smells are unpleasant and also unsafe – methane in sewer gas is toxic, combustible and can lead to carbon monoxide poisoning. Don't ignore sewer smells or expect the smells to dissipate without action.

- Clean out bio accumulation – Body oils, conditioner, shampoo, soap, and shaving cream wash down the drain along with natural debris, e.g., skin cells, hair and often accumulate in the pipes under your shower. As bio accumulation increases, it may release a sewage smell from bacteria and decomposing debris; bacteria are sticky and cling to your pipes and are difficult to remove without specialized products. Sewage odor may become noticeable in the entire bathroom, not just in the shower or bathtub. To eliminate the odor, you have to unclog debris that is feeding bacteria in the drain.

Remove the shower drain. Boil between five to 10 quarts of water, allow the water cool to about 150F and then slowly pour the water down the shower drain. Follow the water with 1 cup of white distilled vinegar, then ½ cup of baking soda. After two hours, pour a gallon of hot water into the drain, then push a drain brush through the drain to clear out any remaining debris.

- Restore your P-trap – A P-trap is a U-shaped pipe designed to trap and hold water; when it works correctly, a P-trap holds enough water to prevent gases and odors from the sewer to creep up your drain.

Water could have evaporated from the P-trap. Turn on your water for a few minutes to refill the P-trap; water should be enough to refill the P-trap and stop sewage gases from leaking into your bathroom. If the smell persists, try pouring a quart of water into every drain in your home, including sinks and toilets.

If you use your drain frequently and still notice a sewage smell, your P-trap may be leaking, preventing it from holding water. If the odor remains after running water through all drains, you probably have an old or leaky P-trap. Engage a plumber to resolve the issue.

Strong sewer smells from toilets.

- Broken or loose seal – Sometimes a toilet leaks from its wax ring, which seals the toilet drain and prevents water leakage. If the toilet bowl is loose, it can damage the wax ring, leading to sewage seeping out and producing bad smells. Your toilet could also be broken, cracked or otherwise damaged. Your toilet also may have cracked around the bolts that fasten it to the floor or from using a drain snake too aggressively. If there is a broken or loose seal, try adding caulk around the base and bolt holes securing the toilet to the ground. If your toilet bowl is wobbly or loose, the wax ring may have broken or cracked; you can reset the toilet with a new toilet ring.
- Clogged vent pipe – Your toilet's vent is designed to get rid of odors. If a clog prevents gases from venting, the gas can't escape and reenters the drainpipes, which may result in an unpleasant odor from sinks or toilets. Engage a plumber to resolve the issue.

Gurgling toilets.
Toilet gurgling may not seem like a serious problem, but it could be a sign that your plumbing isn't functioning properly.

- Tank equipment – The toilet's float-fill-flapper system flushes and refills the thank with clean water; components may wear and malfunction after repeated use. Problematic toilet hardware can cause gurgling sounds and reduce the utility efficiency of your home. Replace the flush valve and check to see if gurgling persists.
- Reverse suction – Reverse suction occurs when the water in your toilet's built-in P-trap is pulled out of the bowl and back into your plumbing system. Reverse suction may be due to a lack of proper venting. Without the right vents, other appliances like washers and dishwashers can create backflow that will pull air from your toilet, resulting in a gurgle. Clogs are a common source of venting issues. Most plumbing vents open to the outside of your home; animals and debris can clog your vents. Engage a plumber to resolve the issue.
- Clogs – Gurgling can emanate from air escaping a blocked pipe; roots, sediment, minerals, debris, and non-flushable items are common sources of clogs. Obstructions can occur in any part of your sewer line. A plunger may clear minimal blockage near your toilet bowl; large or remote clogs sometimes require snaking. You can rent a plumber's toilet snake from your local hardware store but be careful because mistakes clearing clogs could exacerbate the situation. Engage a plumber to resolve the issue.

insight inspections

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AUTUMN MAINTENANCE CHECKLIST

PROPERTY

- [ ] Store or cover your outdoor furniture
- [ ] Winterize your mower and gas grill
- [ ] Place your snow shovel in the garage
- [ ] Aerate and fertilize your lawn
- [ ] Rake your lawn

EXTERIOR

- [ ] Check exterior door weatherproofing
- [ ] Repair missing caulk on windows/frames
- [ ] Check walks and driveway
- [ ] Check stairs and railings on porches/decks

ROOFING

- [ ] Inspect your roof
- [ ] Trim vegetation away from roof

STRUCTURE

- [ ] Check your chimneys for cracks
- [ ] Clean your chimney before first fire
- [ ] Check foundation for cracks
- [ ] Check humidity in attic and crawl spaces

WATER CONTROL

- [ ] Clean your gutters and spouts
- [ ] Direct downspout extenders away from house
- [ ] Clean your window wells
- [ ] Clear exterior drains
- [ ] Redirect settled grading away from house

INTERIOR

- [ ] Remove window screens
- [ ] Deep clean your kitchen
- [ ] Clean your wood stove
- [ ] Test your fire extinguisher

INSULATION AND VENTILATION

- [ ] Open and clean attic vents
- [ ] Check attic for proper insulation
- [ ] Check crawl space for proper insulation
- [ ] Clean your clothes dryer vent
- [ ] Keep your humidifier humming
- [ ] Change the direction of your ceiling fans

ELECTRICAL

- [ ] Test exterior outlets
- [ ] Check generator or backup power systems
- [ ] Test AFCI/GFCI outlets and breakers
- [ ] Test and change batteries in smoke detectors
- [ ] Replace smoke detectors 10+ years old
- [ ] Install or test carbon monoxide detectors

HVAC

- [ ] Change air filters
- [ ] Remove or cover window AC units
- [ ] Hire a contractor for a HVAC system checkup

PLUMBING

- [ ] Remove, drain, and store hoses
- [ ] Winterize exterior spigots
- [ ] Winterize your sprinkler system
- [ ] Check toilets and fixtures for leaks
- [ ] Get your septic tank cleaned (bi-annually)

FUEL

- [ ] Check your fuel tanks for odors and leaks
- [ ] Make sure to schedule fuel delivery

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WINTER MAINTENANCE CHECKLIST

PROPERTY

- [ ] Check outdoor lighting
- [ ] Test your snow blower
- [ ] Stock up on emergency supplies
- [ ] Winterize sprinkler and pool

EXTERIOR

- [ ] Seal cracks around window frames
- [ ] Add weather-stripping around door frames
- [ ] Fill any open gaps with spray foam insulation
- [ ] Install storm windows and doors

ROOFING

- [ ] Prevent ice dams from forming
- [ ] Clear snow and ice from roof

STRUCTURE

- [ ] Test your chimney damper
- [ ] Check fireplace and chimneys for cracks
- [ ] Check humidity in attic and crawl spaces
- [ ] Seal unused fireplaces

WATER CONTROL

- [ ] Clean your gutters and spouts
- [ ] Direct downspout extenders away from house
- [ ] Clean your window wells and drains
- [ ] Test your sump pump for proper operation
- [ ] Redirect settled grading away from house

INTERIOR

- [ ] Remove screens and install storm windows
- [ ] Check for air leaks on a windy day
- [ ] Inspect window locking hardware

INSULATION AND VENTILATION

- [ ] Test your dehumidifier
- [ ] Check attic for proper insulation
- [ ] Check crawl space for proper insulation
- [ ] Clean your clothes dryer vent
- [ ] Keep your humidifier humming
- [ ] Reverse ceiling fans to direct heat downwards

ELECTRICAL

- [ ] Test your backup generator
- [ ] Test and change batteries in smoke detectors
- [ ] Replace smoke detectors 10+ years old
- [ ] Safely display holiday lighting

HVAC

- [ ] Change air filters
- [ ] Keep the heat on to prevent frozen pipes
- [ ] Keep everything away from your radiators
- [ ] Keep leaves and snow from HVAC equipment

PLUMBING

- [ ] Test your sump pump
- [ ] Check and flush your water heater
- [ ] Add an insulating blanket to your water heater
- [ ] Insulate pipes near near or on the exterior
- [ ] Turn off and drain water from exterior faucets

FUEL

- [ ] Check your fuel supply
- [ ] Check your fuel tanks for odors and leaks

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SPRING MAINTENANCE CHECKLIST

PROPERTY

- [ ] Tune up your mower and trimmer
- [ ] Treat your lawn with fertilizer and pest control
- [ ] Power wash and seal your deck and patio
- [ ] Remove your outdoor furniture from storage
- [ ] Check lawn sprinklers and irrigation systems

EXTERIOR

- [ ] Repair missing caulk on windows/frames
- [ ] Repair cracks in drives and walks
- [ ] Prime and paint areas with peeling paint
- [ ] Remove debris from yard

ROOFING

- [ ] Inspect your roof
- [ ] Check for cracked flashing and caulk seals

STRUCTURE

- [ ] Check your chimneys for cracks
- [ ] Check foundation for cracks
- [ ] Check humidity in attic and crawl spaces
- [ ] Check for signs of termites and other pests

WATER CONTROL

- [ ] Clean your gutters and spouts
- [ ] Direct downspout extenders away from house
- [ ] Clean your window wells and drains
- [ ] Test your sump pump for proper operation
- [ ] Redirect settled grading away from house

INTERIOR

- [ ] Remove storms windows and install screens
- [ ] Clean and lubricate your window channels
- [ ] Clean glass on windows and doors
- [ ] Reverse ceiling fans to direct heat upward

INSULATION AND VENTILATION

- [ ] Test your dehumidifier
- [ ] Check attic for proper insulation
- [ ] Check crawl space for proper insulation
- [ ] Clean your clothes dryer vent
- [ ] Keep your humidifier humming
- [ ] Reverse ceiling fans to direct heat upwards

ELECTRICAL

- [ ] Test exterior outlets
- [ ] Test AFCI/GFCI outlets and breakers
- [ ] Test and change batteries in smoke detectors
- [ ] Replace smoke detectors 10+ years old
- [ ] Check your landscaping lighting
- [ ] Consider updating your home security system

HVAC

- [ ] Change air filters
- [ ] Install window AC units and ensure proper seal
- [ ] Hire a contractor for a HVAC system checkup

PLUMBING

- [ ] Check all fixtures for leaks
- [ ] Check tile joints, grout, and caulk
- [ ] Check faucets and valves for leaks or damage
- [ ] Check toilets and fixtures for leaks
- [ ] Open and operate exterior hose faucets

FUEL

- [ ] Check your fuel tanks for odors and leaks

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SUMMER MAINTENANCE CHECKLIST

PROPERTY

- [ ] Trim shrubs and plants from HVAC units
- [ ] Check property for ants, termites, bees
- [ ] Seal your driveway
- [ ] Power wash driveway and sidewalks
- [ ] Inspect outdoor play equipment

EXTERIOR

- [ ] Repair missing caulk on windows/frames
- [ ] Check the house for deteriorated siding
- [ ] Prime and paint areas with peeling paint
- [ ] Check deck for nail pops or loose treads

ROOFING

- [ ] Inspect your roof
- [ ] Check for cracked flashing and caulk seals

STRUCTURE

- [ ] Seal your garage floor
- [ ] Check humidity in attic and crawl spaces
- [ ] Check for signs of termites and other pests
- [ ] Remove gas and oil cans from the garage

WATER CONTROL

- [ ] Clean your gutters and spouts
- [ ] Direct downspout extenders away from house
- [ ] Clean your window wells and drains
- [ ] Test your sump pump for proper operation
- [ ] Redirect settled grading away from house

INTERIOR

- [ ] Search for signs of mildew
- [ ] Clean glass on windows, doors and frames
- [ ] Change your icemaker filter

INSULATION AND VENTILATION

- [ ] Clean and test your dehumidifier
- [ ] Check attic for proper insulation
- [ ] Check crawl space for proper insulation
- [ ] Clean your clothes dryer vent
- [ ] Keep your humidifier humming
- [ ] Check vents for birds and pests

ELECTRICAL

- [ ] Check wiring and cables for wear and tear
- [ ] Test AFCI/GFCI outlets and breakers
- [ ] Test and change batteries in smoke detectors
- [ ] Replace smoke detectors 10+ years old

HVAC

- [ ] Change air filters

PLUMBING

- [ ] Test your drinking water
- [ ] Check all fixtures for leaks
- [ ] Check tile joints, grout, and caulk
- [ ] Check faucets and valves for leaks or damage
- [ ] Check toilets and fixtures for leaks

FUEL

- [ ] Check your fuel tanks for odors and leaks

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LIFE EXPECTANCIES
(ESTIMATED YEARS)

ROOFING

Fiberglass/asphalt 3-tab	15-20
Fiberglass architectural	25-35
Cedar shake/shingle	10-30
Slate, metal or clay/concrete tiles	50+
Single ply modified bitumen	15-20
EPDM/TPO/PVC	20-25

EXTERIOR WALLS

Aluminum	50+
Vinyl	35+
Hardboard/composite	20-30
Stucco, brick, veneers	Lifetime
Cement composite	50+

WINDOWS

Wood	50-75
Vinyl	25+
Aluminum/steel	40-50

GUTTERS/DOWNSPOUTS

Aluminum	30+
Galvanized metal or PVC	15-25
Copper	50-75

FUEL SERVICES

Interior tank	50-75
Exterior tank	25-50

WELL

Pump	15-25
Tank	15-25

SEPTIC

Tank (steel)	20-25
Tank (concrete)	30-50
Leach field	30-50

DECK

Wood	15-25
Composites	25-35

Estimated life expectancies are affected by material type and quality, installation quality, exposure to elements and, most importantly, regular maintenance.

INTERIOR

Plaster wall/ceiling	Lifetime
Drywall wall/ceiling	Lifetime
Cement board wall	Lifetime
Wood flooring	Lifetime
Laminate flooring	15-25
Linoleum flooring	10-15
Carpet flooring	6-10
Granite/marble	100+

HVAC

Hot air furnace (oil/gas)	15-25
Boiler	35-50
Heat pump	10-15
Baseboard (electric)	15-25
Radiant in-floor (electric)	15-25
Central split system cooling	10-15
Evaporative cooler	10-15
Circulator pump	20-30
Circulator fan	15-20
Humidifier	8-10

PLUMBING

Water service (public)	50+
Supply pipes	50+
Drain lines	25+
Water heater	10-20
Fixtures (builder grade)	15-20
Fixtures (higher quality)	25-50

ELECTRICAL

Service entrance cable	25-40
Electrical panel	Lifetime
Electrical wiring	60+

APPLIANCES

Refrigerator	10-20
Dishwasher	5-10
Range/cooktop	10-20
Garbage disposer	8-10
Washer	8-10
Dryer	10-15