



Keeshin Inspection Services, Inc.

Building Inspection Report
2234 W. Main Street

Inspection Date:

10/1/09

Prepared For:

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	5
ROOFING	6
EXTERIOR	7
ELECTRICAL	8
HEATING	9
COOLING / HEAT PUMPS	10
INSULATION / VENTILATION	11
PLUMBING	12
INTERIOR	13
APPLIANCES	14
FIREPLACES / WOOD STOVES	15
MAINTENANCE ADVICE	16

Report Overview

THE PROPERTY IN PERSPECTIVE

This is a 15 year old home that was substantially renovated and added to approximately 5 years ago and has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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 roofing over the front glass bay (second floor loft area and first floor dining room) has been patched and is ponding water on the membrane. Ponding shortens roof life and increases the potential for damage if leaks occur. When re-roofing the roof should be appropriately sloped to the drain scupper.
- **Repair:** The flashing where the soffit over the entry walkway meets the wall is vulnerable and should be carefully monitored for leaks. Windows installed just inches above the roof line make this area difficult to properly flash and is probably the source of the staining on the window jambs in the wall below. Ideally, these windows should be removed or relocated.
- **Improve:** Construction materials left on the flat roof over the garage and on the main roof should be removed.
- **Major Concern, Repair:** Substantial rot has developed in the wood cladding on the front glass bay. Wood on the corner, between the first and second floor windows, and at the bottom of the first floor windows is moisture damaged and currently wet. The source of the moisture (see Roof section) should be stopped and the cladding removed and replaced. There is a risk of hidden framing damage.
- **Repair:** Localized damage of the stucco exterior walls above the south end of the barrel roof, at the corner of the garage door opening, and at the second floor window on the south wall should be repaired.
- **Repair:** The front gate needs adjustment to function properly.
- **Improve:** The crushed exhaust hood over the rear entry door off of the kitchen should be repaired or replaced.
- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) is missing. It should be replaced.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Exposed temporary wiring in the garage storage room that is not run in metal conduit should be removed.

- **Repair:** Missing outlet cover plates in the kitchen appliance garage and in the basement family room should be replaced to avoid a shock hazard.
- **Repair:** Some lights in the library, second floor loft, second floor hallway, guest bedroom, and in the garage are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** All junction boxes in the garage storage room should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** The lower level electronic air cleaner did not appear to be functioning at the time of inspection.
- **Repair:** Openings in the lower level furnace plenum around the air conditioning refrigerant lines should be sealed.
- **Improve:** The humidifiers need routine cleaning and service.
- **Improve:** The 2 water heaters installed in parallel are old units that may be approaching the end of their useful lives. When replacing the heaters, parallel installations work better if the heaters are identical in size and BTU. The units currently installed are different (40 & 50 gallon). Alternatively, a larger single unit or 2 tanks installed in series may be a more efficient setup.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced in the second floor hall bathroom.
- **Monitor, Repair:** Water staining was noted on the window jambs in the living room, dining room, second floor loft, and master bedroom.
- **Monitor:** Water staining was noted on the ceiling in the master bathroom.
- **Repair:** The installation of drywall on the ceiling of the second floor furnace closet is incomplete. This can allow heated air to rise into the attic space.
- **Repair:** The windows are inoperative in the master bedroom (south window) and the guest bedroom. Improvement can be undertaken as desired.
- **Repair:** Unusual settlement of the flooring between the living room and the breakfast area has caused some of the wood floor boards to separate and lift. These boards should be repaired when refinishing the flooring.
- **Repair, Safety Issue:** There does not appear to be a gas shut off in the kitchen for the gas cooktop. *This situation should be investigated immediately for improved safety.*
- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

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.

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

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 38 degrees F.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •Slab on Grade
Columns:	•Not Visible
Floor Structure:	•Wood Joist
Wall Structure:	•Not Visible
Ceiling Structure:	•Not Visible
Roof Structure:	•Not Visible

STRUCTURE OBSERVATIONS

General Comments

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

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.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Single Ply Membrane
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The roofing over the front glass bay (second floor loft area and first floor dining room) has been patched and is ponding water on the membrane. Ponding shortens roof life and increases the potential for damage if leaks occur. When re-roofing the roof should be appropriately sloped to the drain scupper.
- **Repair:** The flashing where the soffit over the entry walkway meets the wall is vulnerable and should be carefully monitored for leaks. Windows installed just inches above the roof line make this area difficult to properly flash and is probably the source of the staining on the window jambs in the wall below. Ideally, these windows should be removed or relocated.
- **Improve:** Construction materials left on the flat roof over the garage and on the main roof should be removed.

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.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Wood Siding •Stone •Block
Eaves, Soffits, And Fascias:	•Wood •Metal
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Overhead Garage Door(s):	•Steel•Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•Concrete
Fencing:	•Wood •Steel/Iron •Stucco

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home has lacked some maintenance; repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern, Repair:** Substantial rot has developed in the wood cladding on the front glass bay. Wood on the corner, between the first and second floor windows, and at the bottom of the first floor windows is moisture damaged and currently wet. The source of the moisture (see Roof section) should be stopped and the cladding removed and replaced. There is a risk of hidden framing damage.
- **Repair:** Localized damage of the stucco exterior walls above the south end of the barrel roof, at the corner of the garage door opening, and at the second floor window on the south wall should be repaired.
- **Repair:** The front gate needs adjustment to function properly.
- **Improve:** The crushed exhaust hood over the rear entry door off of the kitchen should be repaired or replaced.

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: Garage Storage Room
Distribution Wiring:	•Copper
Wiring Method:	•Metal Conduit
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen
Smoke and CO Detectors:	•Present

ELECTRICAL OBSERVATIONS

General Comments

Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially 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 main panel cover plate (sometimes called the “Dead Front”) is missing. It should be replaced.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Exposed temporary wiring in the garage storage room that is not run in metal conduit should be removed.
- **Repair:** Missing outlet cover plates in the kitchen appliance garage and in the basement family room should be replaced to avoid a shock hazard.
- **Repair:** Some lights in the library, second floor loft, second floor hallway, guest bedroom, and in the garage are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** All junction boxes in the garage storage room should be fitted with cover plates, in order to protect the wire connections.

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.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox & Heil
Vents, Flues, Chimneys:	•Metal-Multi Wall •Plastic
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The lower level electronic air cleaner did not appear to be functioning at the time of inspection.
- **Repair:** Openings in the lower level furnace plenum around the air conditioning refrigerant lines should be sealed.
- **Improve:** The humidifiers need routine cleaning and service.

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: Heil & Lennox

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:	•8 inches Fiberglass in Lower Attic
Roof Cavity Insulation:	•Unknown in Cathedral Roof
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 & 50 •Manufacturer: Ruud 1994
Other Components:	•Sump Pump •Solid Waste Pump

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The 2 water heaters installed in parallel are old units that may be approaching the end of their useful lives. When replacing the heaters, parallel installations work better if the heaters are identical in size and BTU. The units currently installed are different (40 & 50 gallon). Alternatively, a larger single unit or 2 tanks installed in series may be a more efficient setup.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced in the second floor hall bathroom.

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.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Tile •Wood
Window Type(s) & Glazing:	•Casement •Fixed Pane •Double Glazed
Doors:	•Wood-Solid Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the windows are average quality units.

General Condition of Floors

The flooring system of the home exhibits signs of unusual movement and/or unevenness. Refer also to the Structural Components section of this report.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor, Repair:** Water staining was noted on the window jambs in the living room, dining room, second floor loft, and master bedroom.
- **Monitor:** Water staining was noted on the ceiling in the master bathroom.
- **Repair:** The installation of drywall on the ceiling of the second floor furnace closet is incomplete. This can allow heated air to rise into the attic space.
- **Repair:** The windows are inoperative in the master bedroom (south window) and the guest bedroom. Improvement can be undertaken as desired.
- **Repair:** Unusual settlement of the flooring between the living room and the breakfast area has caused some of the wood floor boards to separate and lift. These boards should be repaired when refinishing the flooring.

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
Laundry Facility:	•Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
Other Components Tested:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
	•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

- **Repair, Safety Issue:** There does not appear to be a gas shut off in the kitchen for the gas cooktop. *This situation should be investigated immediately for improved safety.*
- **Monitor:** The clothes washer is an old unit. While replacement is not needed right away, it would be wise to budget for a new clothes washer. In the interim, a higher level of maintenance can be expected.

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

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

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!