

# *1CallDone*

## Property Inspection Report



1234 Very Nice Home, Fresno, CA 93722  
Inspection prepared for: Best Client  
Real Estate Agent: -








Date of Inspection: 8/20/2019 Time: 9:00 AM  
Age of Home: 1992 Size: 2958  
Weather: Clear









Inspector: Jonathan Meeker  
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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Living Room			
	Page 4 Item: 2	Bar	No Ground Fault Interrupter (GFI) protection was provided for this areas electrical outlets located within 6 feet of a plumbing fixture. Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit GFI protection as a safety precaution.
Dining Room			
	Page 5 Item: 2	Sliding Doors	• Lock did not fully engage. We suggest further investigation and repairs as needed.
Kitchen			
	Page 6 Item: 2	Cook Top, Range and Oven Condition	• Anti-tip bracket installation is missing from range. See manual or label inside oven door for information. All free-standing, slide-in ranges installation should include an anti-tip device which is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Brackets are carried by home building centers.
	Page 7 Item: 4	Exhaust Vent Condition	• Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified electrician.
	Page 8 Item: 6	Light Fixture Condition	• Several ceiling lights did not operate at time of inspection . The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.
Formal Dining Room			
	Page 9 Item: 2	Window Condition	• Several latches that release window to open to clean were broken allowing it to lean into room. We suggest further investigation and repairs as needed.
Bedroom 2			
	Page 10 Item: 3	Ceiling Fan Condition	• The lights in a ceiling fan were not operated as the controls where out of out reach.
Master Bathroom			

	Page 16 Item: 3	Tub Condition	<ul style="list-style-type: none"> <li>• Jets in the whirlpool tub did not respond to the controls. The Inspector recommends correction by a qualified plumber.</li> </ul>
	Page 16 Item: 4	Window Condition	<ul style="list-style-type: none"> <li>• Several latches that release window to open to clean were broken allowing it to lean into room. We suggest further investigation and repairs as needed.</li> </ul>
<b>Water Heater 2</b>			
	Page 21 Item: 3	Venting	<ul style="list-style-type: none"> <li>• The gas-fired water heater exhaust flue vent pipe had a negative or inadequate slope which should be corrected. Exhaust flue should slope upwards a minimum of 1/4 inch per foot.</li> </ul>
<b>Electrical</b>			
	Page 22 Item: 1	Electrical Panel Condition	<ul style="list-style-type: none"> <li>• Plastic cover covering where circuit breakers were was missing in the dead front cover of the main electrical service panel has a open tab which may allow a person to come into contact with energized electrical components with little restriction. This potential shock/electrocution hazard should be corrected by a qualified electrician.</li> <li>• The dead front cover of the main electrical service panel was missing several screws and was not held securely closed. The Inspector recommends correction by a qualified electrician.</li> </ul>
<b>Roof</b>			
	Page 26 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Debris accumulated on the East and West roofs at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.</li> </ul>
	Page 27 Item: 2	Facia and Trim Condition	<ul style="list-style-type: none"> <li>• Fascia at the following locations around the home had moisture damage visible. <ul style="list-style-type: none"> <li>-Cove East of front entry.</li> <li>-West of back patio.</li> <li>-Fake wall on West side.</li> </ul> </li> </ul> <p>Please suggest further investigation and repairs as needed.</p>
<b>Grounds</b>			
	Page 29 Item: 1	Fence Condition	<ul style="list-style-type: none"> <li>• Some wood posts on the North fence line examined during the inspection were loose and needed maintenance or replacement.</li> <li>• Wood boards forming the fence barrier on North side were damaged and in need of repair.</li> </ul>
<b>Cooling</b>			
	Page 29 Item: 1	Air Temperatures and Gradient	<ul style="list-style-type: none"> <li>• Air temperature measured at supply and return registers had a difference of less than the minimum of 10 degrees Fahrenheit.</li> </ul> <p>We suggest washing the condenser coils outside. If the temperature does not return to normal conditions, we recommend service by a qualified HVAC technician.</p>

	Page 30 Item: 2	A/C Evaporator Coils	<ul style="list-style-type: none"><li>• Air flow to the air conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit their ability to dissipate heat. The coils and cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.</li></ul> <p>We suggest that the unit is serviced by a qualified <a href="#">A/C</a> technician.</p>
	Page 31 Item: 4	Condensate Drain Condition	<ul style="list-style-type: none"><li>• The evaporator coil appeared to be leaking at the time of the inspection. This condition is an indication that the condensate drain is blocked. The Inspector recommends service by a qualified HVAC technician.</li></ul>

## Living Room

### 1. Living Room General Condition

#### Observations:



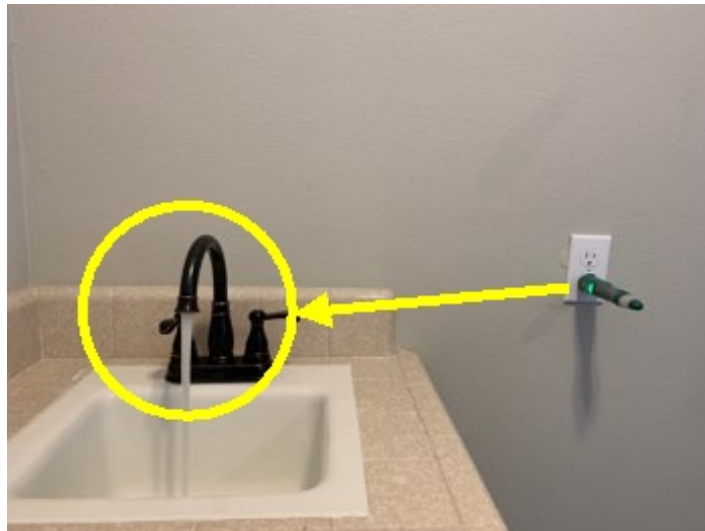
- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



### 2. Bar



Observations: No Ground Fault Interrupter (GFI) protection was provided for this areas electrical outlets located within 6 feet of a plumbing fixture. Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit **GFI** protection as a safety precaution.



## Dining Room

### 1. Dining Room General Condition

#### Observations:



- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.





## 2. Sliding Doors

Observations:



- Lock did not fully engage. We suggest further investigation and repairs as needed.



## Kitchen

### 1. Kitchen General Condition

Observations: This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.





## 2. Cook Top, Range and Oven Condition

### Materials:

- The range was gas-fueled.

### Observations:

- The gas range upper burners fully functioned at the time of the inspection using normal operating controls.

- Anti-tip bracket installation is missing from range. See manual or label inside oven door for information.

All free-standing, slide-in ranges installation should include an anti-tip device which is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

Brackets are carried by home building centers.



### 3. Microwave Condition

Observations:

- Microwave operated as designed.
- Microwave radiation is the energy that causes the water molecules in food to vibrate rapidly. It is this rapid vibration that produces heat which, in turn heats and cooks food. However, it can also penetrate through living tissue which is why exposure to microwave radiation is harmful to your health. We used a microwave tester to see if there was leakage while in operation.
- There was no excess microwave radiation leakage above upper limit present of 5W/cm2 at time of inspection.



### 4. Exhaust Vent Condition

Observations:

- Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified electrician.





## 5. Dishwasher

### Observations:

- Dishwasher was operated through a partial cycle and appeared serviceable at time of inspection.



## 6. Light Fixture Condition

### Observations:



- Several ceiling lights did not operate at time of inspection . The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.



**Formal Dining Room**

## 1. Formal Dining Room General Condition

### Observations:

- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



## 2. Window Condition

### Observations:

- Several latches that release window to open to clean were broken allowing it to lean into room. We suggest further investigation and repairs as needed.



## Bedroom 2

### 1. Locations

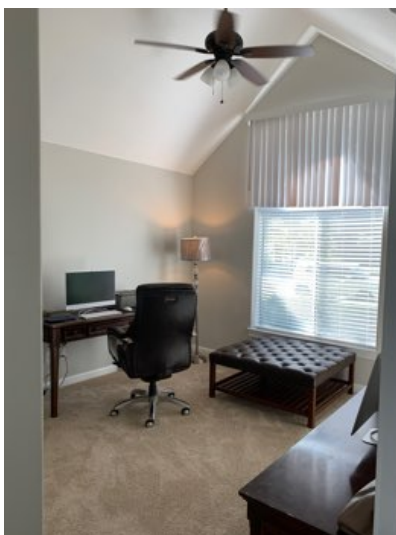
Locations: South East

## 2. Bedroom General Condition

### Observations:



- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



## 3. Ceiling Fan Condition

### Observations:



- The lights in a ceiling fan were not operated as the controls were out of reach.



We could not reach the chain.

## Bathroom 2

### 1. Locations

Locations: Hallway

### 2. Bathroom Configuration

Materials: This bathroom contained a sink and a toilet.

### 3. Bathroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



## Bedroom 3

### 1. Locations

Locations: East

### 2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



## Bathroom 3

### 1. Locations

Locations: Hallway

## 2. Bathroom Configuration

Materials: This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

## 3. Bathroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



## Bedroom 4

### 1. Locations

Locations: North East

### 2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.





## Laundry Room

### 1. Locations

Locations: Hallway

### 2. Laundry Room General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



### 3. Electrical

Observations:

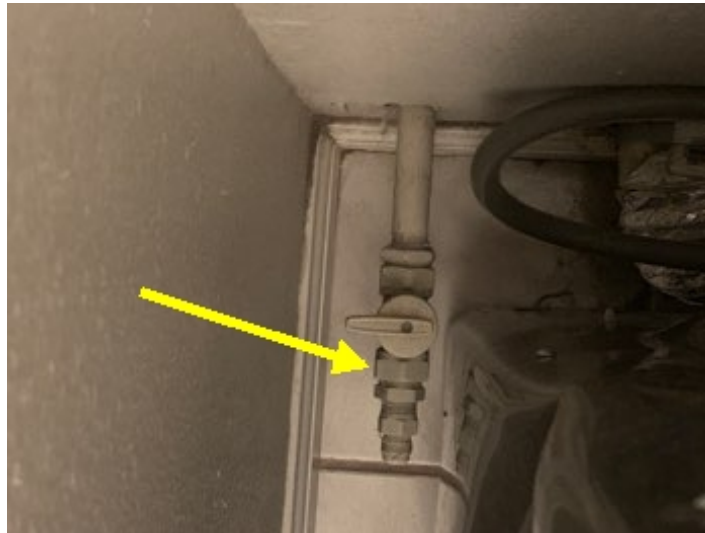
- 220 Volt outlet present.



### 4. Gas Valves

Observations:

- Gas line present.



## Stairway

### 1. Blasters and Handrails

#### Observations:

- Stairway blasters and handrails appear to be serviceable at time of inspection.



### 2. Steps

#### Observations:

- Stairway components appeared to be in serviceable condition at the time of the inspection.
- Inspection of stairways typically includes visual examination of the following:
- Treads and risers
  - Landings
  - Angle of stairway
  - Handrails
  - Guardrails
  - Lighting
  - Headroom
  - Windows
  - Walls and ceilings



## Master Bedroom

### 1. Locations

Locations: Upstairs East

### 2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



## Master Bathroom

### 1. Bathroom Configuration

Materials: This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

## 2. Bathroom General Condition

### Observations:



- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



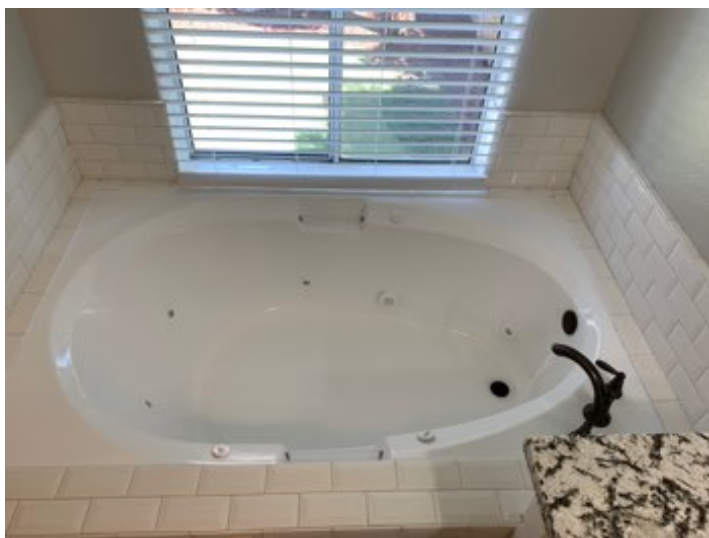
## 3. Tub Condition

Materials: Whirlpool Tub

### Observations:



- Jets in the whirlpool tub did not respond to the controls. The Inspector recommends correction by a qualified plumber.



## 4. Window Condition

### Observations:



- Several latches that release window to open to clean were broken allowing it to lean into room. We suggest further investigation and repairs as needed.



## Carbon Monoxide Detector

### 1. Carbon Monoxide Detector Condition

Observations:

- Carbon Monoxide Detector(s) tested fine at time of inspection. We suggest replacement of batteries now and every year to insure indication if Co2 is present.



## Garage

### 1. Garage Description

Observations:

- The home had a two car attached garage.

### 2. Fire Door

Observations:

- Fire door appeared to be in serviceable condition at time of inspection.





### 3. Garage Opener Status

Observations:



- Operated units. We recommend applying a dry lubricant of spay silicone on wear parts to quite operation and extend life of openers.



### 4. Garage Door Reverse Status

Observations:

- Eye beam system present and operated well at time of inspection.



## Water Heater

### 1. Description

#### Observations:

- The home was equipped with a gas water heater. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

### 2. Location

#### Observations:

- A gas-fired water heater was located in a cabinet on West wall outside of structure.



### 3. TPRV

#### Observations:

- The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).



#### 4. Strapping

Observations:

- The water heater appeared to be satisfactory Seismic restraint strapped at time of inspection.



## Water Heater 2

#### 1. Description

Observations:



- The home was equipped with a gas water heater. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

#### 2. Location

Observations:

- A gas-fired water heater was located on North wall outside of structure.



### 3. Venting

Observations:

- The gas-fired water heater exhaust flue vent pipe had a negative or inadequate slope which should be corrected. Exhaust flue should slope upwards a minimum of 1/4 inch per foot.



### 4. Strapping

Observations:

- The water heater Seismic restraint straps appeared to be satisfactory position at time of inspection.



## 5. Water Heater Cabinet Condition

### Observations:



- Water stains were observed at base of cabinet. There was no moisture present at the time of the inspection.

# Electrical

## 1. Electrical Panel Condition

### Observations:



- Electrical meter located on West wall of structure.

### Observations:

- Most components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed below.

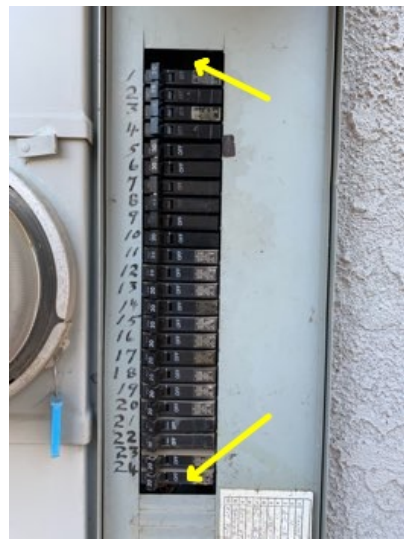
Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

• Plastic cover covering where circuit breakers were was missing in the dead front cover of the main electrical service panel has a open tab which may allow a person to come into contact with energized electrical components with little restriction. This potential shock/electrocution hazard should be corrected by a qualified electrician.

• The dead front cover of the main electrical service panel was missing several screws and was not held securely closed. The Inspector recommends correction by a qualified electrician.

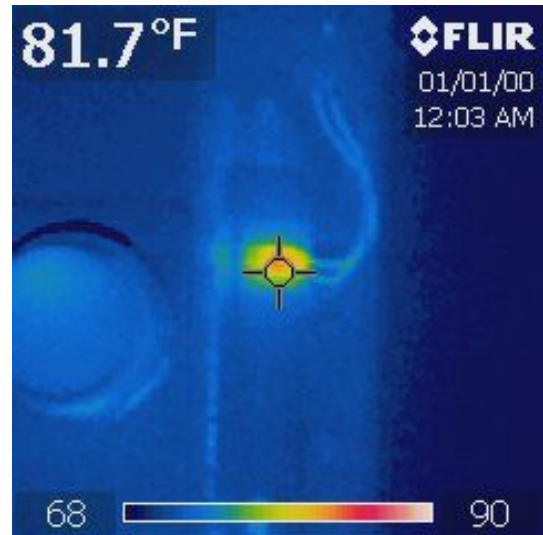




## 2. Breakers

### Observations:

- Circuit breakers in the main electrical service panel appeared to be in serviceable condition.
- Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection.

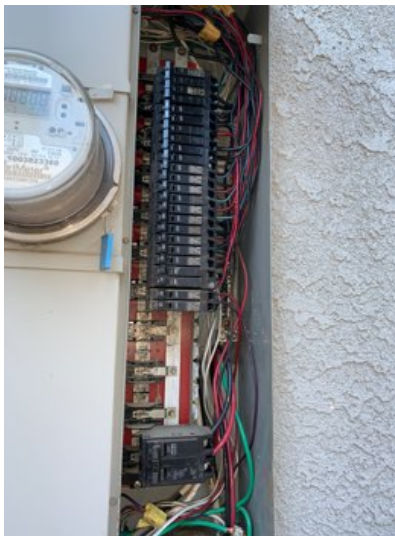


A/C breaker OK under load.

### 3. Branch Wiring

#### Observations:

- All branch wiring appeared to be in serviceable condition at time of inspection.



## Attic

### 1. Insulation Condition

#### Materials:

- The attic insulation appeared to be blown-in fiberglass. The R-value of this material is typically between 2.2 and 2.9 per inch of thickness.

#### Observations:

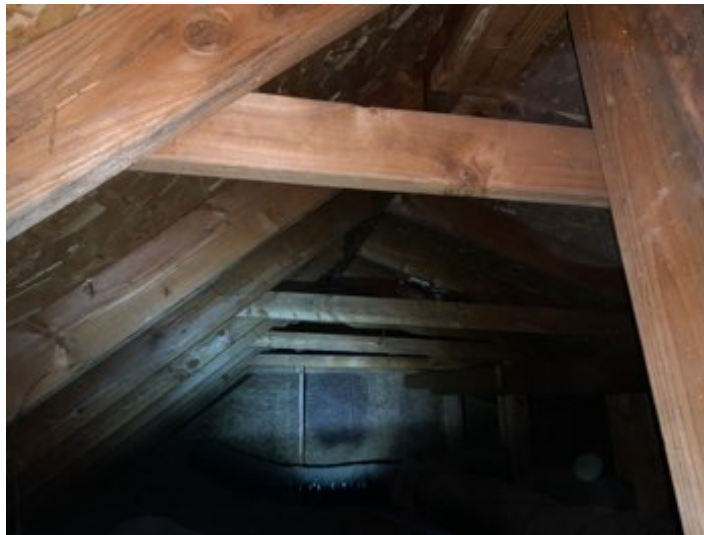
- Insulation abundant and in good condition at the time of inspection.



## 2. Structure

Observations:

- Structure OK at time of inspection.



## Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.



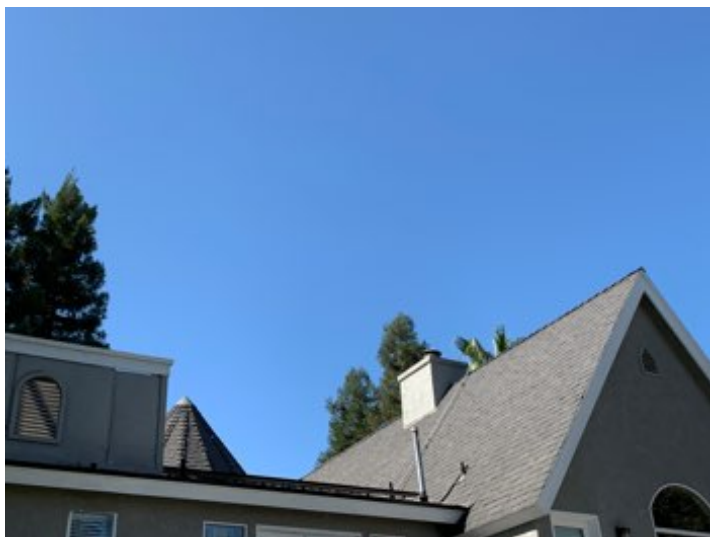
## 1. Roof Condition



**Materials:** The roof was covered with composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules.

**Observations:**

- Asphalt composition shingles covering the roof of this home appeared to be in serviceable condition at the time of the inspection.
- Debris accumulated on the East and West roofs at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.





## 2. Fascia and Trim Condition

### Observations:



- Fascia at the following locations around the home had moisture damage visible.

- Cove East of front entry.

- West of back patio.

- Fake wall on West side.

Please suggest further investigation and repairs as needed.





## Grounds

## 1. Fence Condition

Materials: Wood

Observations:



- Some wood posts on the North fence line examined during the inspection were loose and needed maintenance or replacement.
- Wood boards forming the fence barrier on North side were damaged and in need of repair.



## Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Air Temperatures and Gradient

Observations:



- The General Home Inspection does not include confirming even temperature distribution by the cooling system.
- Air temperature measured at supply and return registers had a difference of less than the minimum of 10 degrees Fahrenheit.  
We suggest washing the condenser coils outside. If the temperature does not return to normal conditions, we recommend service by a qualified HVAC technician.





## 2. A/C Evaporator Coils

### Observations:

- Air flow to the air conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit their ability to dissipate heat. The coils and cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.

We suggest that the unit is serviced by a qualified **A/C** technician.



## 3. A/C Cabinet Location

### Observations:

- The air-conditioner compressor housing was located on the roof of the home to the West.





#### 4. Condensate Drain Condition

Observations:



- The evaporator coil appeared to be leaking at the time of the inspection. This condition is an indication that the condensate drain is blocked. The Inspector recommends service by a qualified HVAC technician.



## Cooling 2

#### 1. Air Temperatures and Gradient

Observations:

- The General Home Inspection does not include confirming even temperature distribution by the cooling system.
- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 10 and 22 degrees Fahrenheit.



## 2. A/C Cabinet Location

Observations:

- The air-conditioner compressor housing was located on the roof of the home to the southeast side.

Due to being on the second story, we could not walk up to unit the roof and fully inspect.



## Heat

### 1. Heater Location

Location: The heating unit was located on the roof of the home to the West.

### 2. Heater Condition

Observations:

- The heater cabinet exterior appeared to be in serviceable condition at the time of the inspection.





## Heat 2

### 1. Heater Location

Location: The heating unit was located on the roof of the home to the East.

### 2. Heater Operation

Observations:



- Heater operated OK at time of inspection.

### 3. Heater Condition

Observations:

- The furnace cabinet exterior appeared to be in serviceable condition at the time of the inspection.



### Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPRV	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi.

# Preventive Home Maintenance Guide



This Preventive Home Maintenance Guide is designed to help you care for your home. This guidebook should be used at least twice per year as a checklist to maintain your home. Often, the early discovery and correction of a potential problem will save thousands of dollars in the long-term care of your property. If, during the care of your home, you find something that appears unusual or something you do not understand, you may need to contact a qualified expert to further advise you.

SPRING	FALL	ANNUALLY	AS NEEDED	
				<b>Exterior</b>
				<b>CHIMNEY</b>
	■			Inspect outside of chimney for loose bricks, stones, deteriorated or cracked mortar joints or, if stucco, look for cracks or loose sections.
	■			Check chimney flashings for leakage.
	■			Inspect interior of chimney for creosote and soot buildup.
	■			Check chimney caps for loose or broken sections; check for obstructions such as bird nests.
	■			Inspect metal chimney for rust, missing rain caps and loose braces.
				<b>GUTTER SYSTEM</b>
■	■			Check for damaged gutters, hangers, downspouts and strainers.
■	■			Remove debris in gutters and downspouts. (Use wire snake for elbows.)
■	■			Check gutter alignment to make sure rainwater collects properly and drains away from house.
■	■			Tighten loose mountings.
■	■			Spot-paint worn areas. Repair or caulk holes. Replace any sections that have holes or excessive rust.
■	■			After cleaning gutters, install wire strainers over openings to downspouts.
				<b>ROOFS</b>
■	■			<b>Shingle Roofs</b> —Check for damaged, loose or missing shingles. Pay special attention to ridge areas, or areas where downspouts from upper roofs discharge onto a lower roof. Replace or repair missing shingles.
■	■			<b>Flat Roofs</b> —Check for blisters, bubbles, open seams and bald areas. If roof is tar and gravel, check for areas of gravel erosion.
■	■			<b>Tile Roofs</b> —Check for loose and broken tiles. Replace damaged tiles.
■	■			Check roof flashing for damage.
■	■			Cut back tree branches from roof to avoid damage to roof surface.
■	■			Check all roof penetrations for signs of deteriorated installation and as a possible source of leaks.

(continued on next page)

SPRING	FALL	ANNUALLY	AS NEEDED	
				<b>Exterior (continued)</b>
				<b>EAVES</b>
■				Check soffits and fascia for loose and rotted areas and/or for water stains. Note condition of paint, and repaint or repair where necessary.
				<b>EXPOSED FOUNDATION</b>
■				Check exposed foundation areas for evidence of deterioration, movement, dampness and cracking. If masonry, check for deteriorated bricks and mortar voids.
■				Fill in cracks and voids with mortar mix or other sealant.
■	■			Check foundation vent screens for damage. Repair damage as needed with proper materials.
				<b>GRADING</b>
		■		Check grading to ensure drainage away from house. Recommended: 1-inch drop per foot for first 6 feet away from structure.
		■		Inspect for signs of termites or other pest infestation in areas near foundation.
				<b>EXTERIOR WALLS</b>
■				<b>Masonry Walls</b> —Check for deteriorated brick and mortar voids.
■				<b>Stucco Walls</b> —Check for cracking and separating.
■				<b>Wood Walls</b> —Check for rot, loose or damaged wood, caulking and wood/soil contact. If paint deterioration is a result of blistering or bubbling, cause must be determined.
■				<b>Metal, Vinyl, Insulbrick, Shingle and Asbestos Siding</b> —Check for loose or missing components.
■				<b>All Walls</b> —Check for settling, buckling and other evidence of movement.
				<b>VEGETATION</b>
■	■			Keep all vegetation clear of wall surfaces by 6 inches.
				<b>TRIM</b>
■				Check all trim for fit and paint condition.
				<b>WINDOWS AND DOORS</b>
		■		Check doors, windows and trim for finish condition.
■				Check for broken glass or damaged screens.
■				Check all window glazing for loose putty.
■				Clean screens and install.
	■			Clean storm windows and install.
		■		Clean all windows.
	■			Check weather stripping for tight fit. Replace where damaged.
	■			Check caulking where window, door and trim intersects with wall surfaces.
		■		Check all door hardware and lubricate.
■	■			Remove debris from all foundation window wells.
		■		<b>Overhead Garage Doors</b> —Keep tracks clean. Lubricate hinges, rollers, wheels or ball bearings with oil or powdered graphite when in down position.

(continued on next page)



SPRING	FALL	ANNUALLY	AS NEEDED	
				<b>Exterior (continued)</b>
				<b>PORCHES AND DECKS</b>
■	■			Check all components for rot and insect infestation.
■				Check railings and steps for stability and loose components.
■				Repaint or stain all areas required.
				<b>GROUND AND YARD</b>
	■			Drain outside waterlines and hoses. Store or winterize.
■	■			Check all driveways and sidewalks for cracking, settling or uplifting. Some of these conditions may be a safety hazard and others may direct surface water to the structure. Determine cause and correct.
■	■			Check retaining walls, fences and other wood structures for rot and insect infestations.

SPRING	FALL	ANNUALLY	AS NEEDED	
				<b>Structure</b>
				<b>INTERIOR FOUNDATION WALLS</b>
		■		As viewed from the basement or crawl area, check foundation walls for evidence of deterioration, movement or dampness. Patch all cracks and voids in foundation walls.
				NOTE: Minor foundation wall dampness may be normal in older foundations. This generally results in slow surface deterioration only.
				NOTE: All crawl areas should be accessible through an access hatch.
				<b>WOOD FRAMING</b>
		■		Check all exposed wood structural components for evidence of rot or insect infestation. This is usually only possible to observe in the basement or crawl areas. Pay special attention to areas in the vicinity of baths, kitchens or other areas where water could enter.
				<b>SURFACE CRACKS – WALL AND CEILING</b>
		■		Check all interior walls and ceilings for surface cracks. Minor cracks due to normal structure settling and shrinkage are to be anticipated. Larger cracks that grow from year to year may be an indication of significant movement. Also note bulges in wall and ceiling surfaces and monitor any changes.
		■		Check walls and ceilings for evidence of water stains. If stains are noted, determine source of stain.
			■	Check behind blinds, in closets and other areas for evidence of condensation or fungus. This may indicate high humidity levels or moisture penetration.
				<b>DOOR FRAMES</b>
		■		Check door frames for squareness. A change in the operation of a door may indicate significant structural movement, especially if change occurs within a short period of time (six months or less).
				<b>WINDOWS</b>
		■		Check windows for condensation, which may indicate high humidity inside structure.
		■	■	Check double-pane windows. If condensation between glass is noted, the seal may have failed and repair is indicated.
				<b>ATTIC</b>
■	■			Check for water stains on underside of roof sheeting.
■	■			Check for rot, mildew or fungus on wood components. This may indicate high humidity.
■	■			Check to determine that insulation is not wet.
■	■			Check to ensure that roof vents are free of bird nests and that all vent screens are functional.

(continued on next page)



SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Electrical</h2>
				<b>MAIN PANEL</b>
		■		Check main panel for rust or water marks, which may indicate water penetration.
■	■			<b>Breakers</b> —Flip all breakers to OFF and then ON to ensure that no breaker has seized and to ensure proper function.
				NOTE: When you first move in, check that breakers are marked to correspond to rooms or appliances that they service.
■	■			<b>Fuses</b> —Hand-tighten all fuses.
				NOTE: When you first move in, check that fuses are marked to correspond to rooms or appliances that they service.
				NOTE: Keep a supply of new fuses near electrical main panel.
				<b>INDOOR WIRING</b>
		■		Check condition of all lamp cords, appliance cords, extension cords and plugs. Replace at first sign of wear or damage.
				NOTE: If you experience the slightest tingling shock from handling or touching any appliance, disconnect and repair immediately.
				NOTE: If fuses blow or circuit breaker trips frequently, contact an electrician to determine cause and make necessary repairs.
			■	<b>Ground Fault Circuits (GFI)</b> —Test ground fault interrupter (GFI) electrical outlet monthly by pushing test button on GFI receptacle.
				<b>ALUMINUM WIRING</b>
		■		If your inspection report indicated that your home has aluminum wiring, all wire connections should be tightened annually by a qualified electrician.
				<b>OUTDOOR WIRING</b>
■	■			Check all wires leading to house to make sure that they are not loose or frayed.
■	■			Check to make sure that trees and other vegetation are not in contact with outside wiring system.
			■	Check to make sure that all exterior outlets have weather-tight, protective covers.

SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Plumbing</h2>
				<b>SUPPLY PLUMBING SYSTEM</b>
		■		Have well water tested for potability.
■				Check exposed plumbing supply lines for signs of leaks.
			■	Repair all leaking or dripping faucets.
				NOTE: Insulate pipes located in unheated areas. Do this when you move in or now if you never have done it.
		■		Shut off exterior faucets from interior drain and insulate outside hose beds for winter.
■				Remove winterizing protections for all exterior faucets. Check for leaks.
■			■	<b>Water Filter</b> —(Point-of-service carbon-activated unit.) Every 20 gallons or once every 3 weeks, unless manufacturer says otherwise, replace carbon cartridge.

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SPRING	FALL	ANNUALLY	AS NEEDED
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## Plumbing (continued)

### WASTE PLUMBING SYSTEM

- |   |  |  |   |  |
|---|--|--|---|--|
| ■ |  |  |   | Check exposed drain and plumbing lines for leaks.                        |
| ■ |  |  | ■ | Check and clean all basement and exterior drains and clean as necessary. |
|   |  |  | ■ | Check slow drains and clean as needed.                                   |
|   |  |  | ■ | Clean septic tank as needed. (Pump out every 2-5 years.)                 |

### FIXTURES

- |   |   |   |   |   |
|---|---|---|---|---|
| ■ | ■ |   |   | Check sump pump operation. Check screen for debris or dirt, and clean if necessary. |
|   |   |   | ■ | Toilets that run continuously should be repaired.                                   |
|   |   | ■ |   | Check for leakage around or under toilet bowl, sinks, showers and tubs.             |
|   |   | ■ |   | Check caulking around all bathroom and kitchen fixtures; repair as necessary.       |
| ■ |   |   |   | Check lawn sprinkler system for leaky valves and exposed lines.                     |

### WATER HEATERS

- |  |  |   |  |   |
|--|--|---|--|---|
|  |  | ■ |  | <p><b>Hot Water Heater Tank</b>—Drain hot water heater to remove accumulated sludge and sediment from bottom of tank.</p> <p><b>Electric</b>—Shut off power to water heater prior to draining. Drain tank completely. (Attach garden hose to draincock, and drain to outside or to floor drain.)</p> <p><b>Gas</b>—Shut off gas. Check exhaust vent and air shutter penning for dirt and obstructions. Vacuum air passages to burner and clean burner of dirt and lint.</p> <p>Fill tank with water. Return electric power to tank or relight gas burners to tank after tank is refilled.</p> |
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SPRING	FALL	ANNUALLY	AS NEEDED
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## Heating Systems

### FORCED AIR SYSTEMS

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|--|---|--|---|---|
|  |   |  | ■ | Check air filters on conventional systems for dust and dirt (to keep air moving freely and to prevent airborne dirt from circulating through house). Clean with vacuum or replace. Change filters at least every three months (during months of furnace operation). |
|  |   |  | ■ | Check electronic air filters for dust and dirt, and clean by following manufacturer's instructions. (Every 2-3 months.)   |
|  | ■ |  |   | Clean dirt and dust from around furnace area and air grills and ducts.  |
|  |   |  |   | NOTE: Noisy blower sounds should be brought to the attention of a heating system mechanic.  |

### HUMIDIFIERS AND DEHUMIDIFIERS

- |  |  |   |   |  |
|--|--|---|---|--|
|  |  |   | ■ | Check humidifier water level and adjust.   |
|  |  | ■ |   | Clean water pans, water inlet and work float arm back and forth to dislodge obstructions.  |
|  |  | ■ |   | Replace pad on drum-type humidifier.   |
|  |  | ■ |   | Lubricate motor with drop or two of 20-weight oil.   |
|  |  |   | ■ | Shut off water supply to humidifier during humid months and turn on water to humidifier during months when heating system is in operation. |

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SPRING	FALL	ANNUALLY	AS NEEDED	
<b>Heating Systems (continued)</b>				
<b>OIL FURNACES AND BOILERS</b>				
	■			System should be checked by a qualified mechanic for soot, debris and corrosion. Cleaning and corrective measures should be taken.
	■			Check exhaust pipe from furnace for loose connections or corroded sections. Any debris should be removed from chimney cleanout. Check barometric damper on the exhaust pipe to determine if it rotates freely.
				NOTE: At end of heating season, keep tank filled with oil to prevent condensation inside tank, which could corrode tank and promote leaks.
	■			<b>Heat Exchanger</b> —Due to the danger of carbon monoxide poisoning from a faulty heat exchanger, the heat exchanger should be checked by a qualified technician.
<b>GAS FURNACES</b>				
			■	If gas odors can be detected, contact gas company immediately.
	■			Check burner flame color (should be blue with little or no yellow).
		■		Furnace should be serviced by a qualified mechanic and system should be checked for loose or corroded sections.
	■			<b>Heat Exchanger</b> —Due to the danger of carbon monoxide poisoning from a faulty heat exchanger, the heat exchanger should be checked by a qualified technician.
<b>ALL HOT WATER SYSTEMS</b>				
	■			Check radiators and convectors for leakage. Pay particular attention to the valves.
			■	Bleed radiators to remove trapped air once a month during heating season. (Open valves while water is circulating. Close when water begins to trickle out.)
	■	■		Lubricate circulating pumps. (Lubricate with 20-weight oil at oil ports.)
	■			Drain and refill expansion tanks.
<b>ELECTRIC HEAT</b>				
			■	A qualified technician should inspect furnace to ensure that all components are operating properly and that no connections are loose or burned out. (Every 2-3 years.)
			■	Check electric baseboard heaters to ensure adequate clearance from combustible materials. (Check frequently.)
<b>WOOD STOVES</b>				
	■			Check chimneys and flues for creosote buildup and clean as needed. (With regular use, yearly cleaning is recommended.)
	■		■	Check clearance of combustibles around wood stove and obtain safe distance as per manufacturer specifications.
	■		■	Clean firebox and check grate.

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SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Cooling Systems</h2>
				<b>AIR CONDITIONER (CENTRAL UNIT) / HEAT PUMP</b>
■				Clean or replace filters (usually located in the furnace).
■				Remove debris around compressor (located in outdoor cabinet).
■				Flush evaporator drain line. Check condensate tray for buildup.
				<b>AIR CONDITIONER (ROOM UNIT)</b>
■	■			Clean filter (behind air intake grill).
■	■			Remove dirt from compressor, tubing and motor blades.
		■		Cover with insulated dust- and moisture-proof cover inside and out, or remove unit from wall and seal opening.
■				Charge compressor.
				<b>ALL WHOLE-HOUSE FANS (ATTIC)</b>
■				Clean fan blades.
■	■			Lubricate motor and pulley bearings with drop of oil on each pivot and oil port.
■				Check drive belt and replace if sides appear glazed or smooth or if tension is not tight.
■				Dislodge leaves and debris from louver pivots.

SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Safety Equipment</h2>
				<b>SMOKE ALARMS / CARBON MONOXIDE DETECTORS</b>
■	■			Test by pressing test button (alarm should sound).
■	■			Replace batteries if not hard-wired unit.
				<b>FIRE EXTINGUISHER</b>
■	■			Check indicator on pressure gauge to be sure extinguisher is charged.
■	■			Be sure lockpin is firmly in place and intact.

Notes:

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