



TRUST IT HOME INSPECTIONS

(770) 743-6383 www.trustitinspection.com

Seasonal Maintenance Checklist

Interior

- ☐ Check surfaces surrounding windows and the ceiling for signs of moisture.
- ☐ Check caulking around showers, bathtubs, sink, and toilet base
- ☐ Check ceiling surfaces beneath bathrooms for moisture staining
- ☐ Check for loose steps and railing along stairway paths
- ☐ Check fire and safety system regularly
 - ☐ Test smoke alarms
 - ☐ Test carbon monoxide detectors
- ☐ Ensure all responsible parties know the location of main shut-offs and ensure unobstructed accessibility
 - ☐ Gas Shut-off & Electrical Shut-off

Electrical

- ☐ Periodically check exposed conduits and receptacles. Replace as necessary
- ☐ Replace old and worn extension cords and surge protectors
- ☐ Test circuit breakers every six (6) months
- ☐ Check ground fault circuit interrupters (GFCIs) to ensure proper functionality. (Note: GFCIs have a 10 year life expectancy)
- ☐ Ensure all responsible parties are knowledgeable regarding location of electrical panels and that breaker are properly labeled

Note: If fuses blow, circuit breaker trip frequently, appliances spark or short out an licensed electrician should be consulted to evaluate and correct.

Doors and Windows

- ☐ Inspect windows for loose, missing, or damaged glazing putty
- ☐ Check for deterioration or shrinkage in caulking around doors & junction points. (e.g. around doors, wood/masonry junctions)
- ☐ Check weather stripping (e.g. exterior doors, vehicle/garage doors)
- ☐ Check for damaged glass and missing screens
- ☐ Check for loose or damaged hardware (e.g. door knobs, tilt latches etc.)



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Heating & Cooling

- ☐ Clean or change air filters every 3 months or as instructed by the Mfr.
- ☐ Have HVAC systems serviced annually to avoid costly repairs associated with wear and tear. Preferably prior to the start of the season
- ☐ Maintain unobstructed clearance around heating and cooling equipment
- ☐ Check Condensation pans for any indication of leaking or corrosion.

Plumbing

- ☐ Check all faucets, hose bibbs, and supply valves for leakage
- ☐ Inspect for leakage under sinks, around showers, toilets, and tubs
- ☐ Check for damage grouting between tiled surfaces
- ☐ Check lawn sprinklers for damaged or leaky heads
- ☐ Have well water checked/tested for quality
- ☐ Check the main water shut-off for functionality and leakage

Foundation & Exterior

- ☐ Check foundation walls and floors for cracking, heaving, spalling, deterioration, or efflorescence.
- ☐ Check chimney for loose, deteriorated, or missing mortar or bricks
- ☐ Check grading for proper slope away from the foundation
- ☐ Check the basement or crawlspace for signs of moisture damage
- ☐ Inspect wood surfaces for weathering and paint failure
- ☐ Check all decks, patios, porches, stairs, and railing for deterioration
- ☐ Maintain clearance between home and surrounding vegetation

Roof

- ☐ Check for any missing, loose, or damaged shingles
- ☐ Clean gutters, strainers, & downspouts. water should be diverted away from foundation
- ☐ Check attic for any evidence of leakage
- ☐ Check fascia and soffits for deterioration and damage.
- ☐ Have any vegetation overhanging the roof trimmed back