

ANNUAL MAINTENANCE

An InspectHomes4U Consumer Advisory

Exterior

Clean the gutters from fallen debris and check for damage & leaks.
Examine grading for proper slope away from foundation.
Trim all shrubbery, vines and trees away from the sides of the house.
Inspect and clean siding and perform repairs if damaged.
Check all caulking outside the house and seal if needed.
Check basement and crawl spaces for moisture or leakage after wet weather.
Clean gutters, strainers and downspouts and direct them away from foundation.
Check for water penetration in the attic after heavy rains.

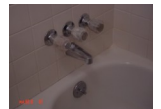


Window/Doors

Check and replace any missing weather stripping.
Inspect double paned windows for broken seals (fogging between glass).

Plumbing

Inspect all faucets, hose bibs, supply valves for leakage.
Check for leaking around toilets, showers, tubs and sinks.
If a septic system, clean the tank (suggested every 2-3 years).
Test water heater temperature-pressure relief valve.
Drain water heater for bottom sediment build-up.



Electrical

Check periodically for exposed wiring and cable; inspect service cable.
Inspect the electrical panel for burned or scorched wires, water penetration/rust.
Trip all circuit breakers every 6 months and GFI's monthly for functionality.

Interior

Check ceilings and window areas for water penetration from wet weather.
Check ceilings and walls below bathrooms for water damage.
Inspect all stairs and railings for loose members and hardware.
Test the door seals on refrigerator and freezer.
Clean grease filter on range hood fan.
Clean clothes dryer vent and lint catcher (monthly at minimum)



Termite/Insects

Inspect perimeter and basement for wood destroying insect damage.
Call an exterminator is on a yearly contract for new inspection.



Information from Home Repair Handbook, Sunset Books 1999.

For more information: **502-894-8644**

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