

# Home Inspection Report

Provided by:

***Real Estate Inspector .Com***

**(512) 818-4164 or (512) 864-7637**

**Fax: 512-868-5968**

**[mailbox@realestateinspector.com](mailto:mailbox@realestateinspector.com)**

(underlined text in this report contain active hyperlinks for your convenience)



**123 Any Street  
Your Town, TX 12345**

**[www.realestateinspector.com](http://www.realestateinspector.com)**



## PROPERTY INSPECTION REPORT

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**Prepared For:** John & Jane Doe  
(Name of Client)

**Concerning:** 123 Any Street Your Town, TX 12345  
(Address or Other Identification of Inspected Property)

**By:** Brad Brusenhan / TREC # 4176 10/7/00  
(Name and License Number of Inspector) (Date)

Not Applicable  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**\*\*\*\*\* ADDITIONAL INFORMATION PROVIDED BY: Real Estate Inspector .Com \*\*\*\*\***

- 1. Any pictures and/or additional information that have been provided with the report are intended to be part of the report and should be kept for future reference.**
- 2. This report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission at 1-800-250-8732.**
- 3. Real Estate Inspector .Com recommends that professionally licensed contractors complete all repairs listed in this report prior to closing. It is possible that in the process of repair, items may be discovered that were not apparent to the Inspector.**
- 4. If you have any problems or concerns with the inspection, please contact Real Estate Inspector .Com at 512-818-4164, as soon as possible.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Comments: (An opinion on performance is mandatory.):*

One vertical edge crack was observed at the front of the home on the right side of the front porch. Two vertical edge cracks were found at the rear of the home on the right side of the rear exterior door. The floors in the home are not level. Evidence of uneven settlement and/or heaving to the structure was observed. I recommend that you contact a structural engineer for further evaluation and repair recommendations of the home's foundation.



slab crack



slab crack



slab crack

*Additional Information:*

- Slab on Grade    Pier and Beam

Type of inspection    Visual Only, by Home Inspector    Engineer's Evaluation

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.

I	NI	NP	R	Inspection Item
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**B. Grading & Drainage**

*Comments:*

Drainage channels are located directly against the foundation at the rear and right sides of the home. It is not good practice to drain the water directly against the home prior to draining it off of the structure. The listing realtor has told me that the home has french drains. I have not verified the presence of these drains. In my opinion, their presence and function is not relevant considering the manner in which the soils near the home are currently graded. I recommend that you consult with a drainage specialist for further evaluation and repair recommendations of the homes drainage.

The gutters are clogged with leaves and need to be cleaned. Damage was found at the gutter on the left side of the carport. Evidence of leakage was observed at the seams. The seam at the front left corner of the carport is disconnected. The downspout extensions at the gutter is missing at the left side of the carport in two areas.



poor drainage at rear



poor drainage at right



damaged gutter



damaged gutter

*Additional Information:*

Proper drainage  Yes  No -  Front  Rear  Left  Right

Soils near foundation overly dry during time of inspection  Yes  No

It is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more then 24 hours) drainage corrections will be necessary.

I	NI	NP	R	Inspection Item
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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Comments:*

There are three types of roofs at this home. The roof above the carport is a low sloped, built up, tar and gravel roof. The roof above the front porch is a low-sloped rolled bitumen type roof. The roof above the home is a low-sloped composition shingled roof. Each of the roofs appears to be in average condition.

Based on wood rot at the roof structure below the built up roof at the carport, I recommend that you closely monitor the roof for evidence of leakage. Even if previous leaks have been repaired, they may resurface again as these types of roofs require ongoing maintenance and monitoring.

Damage was found at the shingles near the left edge of the roof. (tree limbs) Evidence of previous repairs was observed near the chimney and at the water heater flue.

Composition shingled roofs with less than a 4 in 12 pitch require special underpayment and sealant considerations. The roof above this home has a pitch of approximately 3 in 12. I have not lifted the shingles to determine if these considerations have been met. (FYI)



trim limbs / damaged shingles



evidence of previous repairs



carport roof covering

*Additional Information:*

- Type  Composition  Wood  Metal  Tile/Slate  Built Up/Flat  
 General Overall Condition  Good  Average  Aging  Old  
 Observed from  Roof  Ground with Binoculars  Ladder  
 Tree limbs within three feet of roof  Yes  No  
 Weather conditions  Clear  Rain  Cloudy  Snow



I	NI	NP	R	Inspection Item
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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

*Comments:*

The roof structure above the carport is sagging and does not appear to be structurally sound. (repair or removal of the carport is recommended)  
 Due to the very shallow pitch of the roof, the attic space above the home was inspected from the attic hatch only. (limited) I found no visible evidence of problems while inspecting the attic space.



structural issues at carport roof

*Additional Information:*

Attic accessibility  Full  Partial  Hatch only  No Access  
 Visible vapor retard  Plastic  Craft Paper  Not Present  Not Visible  
 Approximate level of insulation in attic 4-5 inches

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**E. Walls (Interior & Exterior)**

*Comments:*

Our company does not test for issues such as lead based paint or asbestos. Based on the age of the home and the type of tile siding found at the exterior, there is a high probability that both of these issues exist at the home. If you are interested in information regarding these items it will be necessary to consult with a specialist for additional evaluation. (FYI)

Several damaged tiles were observed at the exterior siding.

Evidence of previous structural movement was observed at the interior walls and ceilings in some locations. (cracks and repairs)

I have not attempted to determine the type of interior wall construction. (drywall / plaster)

The ¼ round base mold is loose near the floor at the entry into the kitchen from the living room.

Evidence of a Subterranean Termite infestation was observed at the wall on the right side of the carport storage closet door. (see official WDI or "Termite Report" for additional information in this regard) The wall is damaged in this area.

Weep holes are missing at the stone veneer near the foundation. The weep holes are important for drainage and ventilation of masonry wall system.

The hole in the wall at the exterior of the attic near the right side gable vent should be sealed.

The wall is currently opened at the washing machine connections. (FYI)

I	NI	NP	R	Inspection Item
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wall opened below washer plumbing



damage at exterior wall tiles



damage at exterior wall tile



seal hole at right side exterior wall

*Additional Information:*

- The home is currently  Occupied with Stored Items  Vacant  
 Type of wall structure  Wood Frame  Metal Frame  Concrete Block  
 Type of exterior veneer  Stone  Wood / Composite  Siding  Tile

*I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. It is possible to find wood rot or even termite damage inside a wall if it is opened for the purposes of repairs or remodeling. I simply cannot report the condition of items that I cannot inspect.*

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**F. Ceilings & Floors**

*Comments:*

The floors are not level at some locations in the home.  
 The hardwood floor is soft and spongy in some areas. Loose floorboards were observed in various areas.  
 Cupping was observed at the hardwood floor in the living room. This is an indication of a moisture issue at the floor.  
 Evidence of a Subterranean Termite infestation was observed at the hardwood flooring in the rear bedroom near the rear right corner of the floor. (see official WDI or "Termite Report" for additional information in this regard)  
 Evidence of previous water penetrations was observed at the ceiling near the fireplace chimney in two areas. I was not able to determine if there is an active leak at the areas of water penetration noted. I recommend that you monitor these areas after a heavy rain. If you find that there is an active leak, repairs will obviously be necessary.

I	NI	NP	R	Inspection Item
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water penetration around chimney



Subterranean Termite damage at floor

*Additional Information:*

Type of floor construction  Concrete  Wood

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**G. Doors (Interior & Exterior)**

*Comments:*

The front and rear exterior doors are hollow core doors and are missing the insulation and security characteristics that are common of exterior doors. Weather stripping is needed at the doors. The rear exterior door does not latch properly when shut and is damaged at both the interior and exterior of the door. Wood rot was found at the jamb and exterior trim of this door. I recommend that both doors be replaced with doors that are rated for exterior use. The screen at the front door is damaged.



damage are rear exterior door



wood rot at rear exterior door / trim

*Additional Information:*

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

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**H. Windows**

*Comments:*

Several of the cranks that open the windows are not functioning. (approx. 8)  
 Several windows are stuck and will not open. (approx. 4)  
 One window at the front of the home is broken.  
 The latch at one kitchen window is not attached to the frame.  
 Many of the screens are missing at the windows. (approx. 13)  
 One screen frame is damaged.  
 Glazing compound is damaged at the exterior of one of the rear windows.



I	NI	NP	R	Inspection Item
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I recommend that you consult with a reputable window company for evaluation and repair of the windows, as needed.



damaged glazing compound

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**I. Fireplace/Chimney**

*Comments:*

Creosote buildup and cracked flue tiles were observed at the fireplace chimney. There is no spark arrestor or rain cap at the chimney. Evidence of previous repairs was observed at the chimney. The exterior masonry at the chimney has been coated with tar. It is likely that this has been done in an attempt to compensate for damage at the top portion of the chimney. (temporary repair)

The damper is missing at the fireplace.

Minor sealing is needed near and around the lintel at the front face of the firebox. I recommend that you have the unit further evaluated and serviced/repared by a reputable chimney sweep prior to use.

Wood rot was observed at the wood storage bin near the fireplace. Because the exterior door to this bin was locked, I was not able to probe the wood to check for evidence of Termites. (TPCL # 11736) A snake's skin was found in the wood storage bin.



wood rot in wood storage bin



snake skin in wood storage bin



heavy tar coating at chimney / missing spark arrestor and rain cap

I	NI	NP	R	Inspection Item
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*Additional Information:*

Type of fireplace  Metal Insert/Prefab  Masonry

Type of chimney  Metal Insert  Masonry

Number of units 1 / Accessories  Gas Logs  Gas Bar Only  Fan

Interior (inaccessible) areas of the flue are not included as part of this inspection.

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**J. Porches, Decks and Carports (Attached Only)**

*Comments:*

Evidence of wood rot was observed at most of the support posts at the carport and front porch. One post at the steps is not even attached to the base of the post. Wood rot was observed at the roof supports and decking of the carport in several locations.

The roof support system above the carport has failed and is in need of repair.

The raiser heights differ at the front porch steps. (trip hazard)

The rear deck is detached and excluded from the inspection. (per TREC standards of practice) I did notice that the rails at the deck are loose. (FYI)



wood rot at carport deck and joists



wood rot at carport post



loose rail are rear deck

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

The service attachment at the right side of the home is inadequate.

There is no main disconnect at the panel box.

Bushing protection is missing from the knockouts at the interior of the panel box.

The breakers at the panel are not labeled for identification purposes.

One double tapped 20-amp breaker was found in the panel. This breaker is not listed for use with more then one wire.

I	NI	NP	R	Inspection Item
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The panel box is located in the rear bedroom closet. This is no longer considered to be an appropriate location for a panel. Improper workspace and fire safety concerns are involved. At a minimum, I recommend that you do not store items in front of the panel box that would prevent access in the event of an emergency or that are flammable.

The home contains a Federal Pacific panel box and breakers. (Stab-Lok) These panel boxes and breakers are no longer being made. They have a reputation of breakers not tripping in the event of an overload. Additional dangerous situations such as live current passing through breakers that appear to be tripped and other issues have been well documented. It may be in your best interest to upgrading the panel box and breakers. Regardless of the decision to upgrade, I recommend that you consult with a licensed electrician for further evaluation of the panel board and breakers. Part of this evaluation will involve removing the breakers to check for arcing which is beyond the scope of this inspection. For more information about Federal Pacific (Stab-Lok) products, visit <http://www.inspect-ny.com/fpe/fpe.html> on the World Wide Web. If the Electrician is not aware of the issues that I have mentioned, print a copy of the document located at the link that I have provided and fax or present it to him or her.

The system is at capacity. If you intend to add additional loads to the system, such as a new central HVAC system, upgrades will be necessary.



panel box in closet



copper wire found with wire nut removed



double tapped breaker



missing bushing protection

I	NI	NP	R	Inspection Item
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inadequate service attachment

*Additional Information:*

Service on during time of inspection  Yes  No

Main disconnect present  Yes  No

Location of main panel: Rear Bedroom Closet

Service Voltage: 240 / Service Amps: 60

Type of wire  Copper  Aluminum

Load calculations are not performed as part of the home inspection.

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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.)

*Comments:*

Loose outlets were observed at the home.

The majority of the branch circuit wiring in the home is a two wire ungrounded system. Some of these outlets are installed backwards. I recommend that you use polarity bias plugs at these outlets. If you were to plug an old non-polarity biased lamp into a plug that was turned upside down, you run the risk of becoming electrocuted when adding and removing bulbs from the lamp. The normally neutral side of the device that you screw the bulb into would be hot and the base of the device would be neutral. It would be possible to unknowingly grab the hot side of the bulb as it was added or removed.

Of the four 3-pronged outlets found in the home, the only ones that are grounded were found in the bathroom and the rear wall of the living room. The 3-pronged outlets at the rear wall of the rear bedroom and the washing machine are not grounded.

White and black wires are spliced together in the panel box. Not only is this against electrical practices, the panel enclosure should not be used as a junction box. I removed one of the wire nuts to see if aluminum wiring was present and had been pig-tailed to copper. Copper wiring was found at both ends of the circuit. Ground Fault Circuit Interrupter (GFCI) protection is missing at all applicable circuits of the home.

When tested with a circuit analyzer, greater than a 5% voltage drop was found at some of the circuits in the home.

Conduit is missing at wiring in several locations around the home.

The cover plates are missing at the outlets in the rear bedroom.

Today's standards require that all incandescent closet lights be enclosed in a globe.

The ceiling fan in the dining room wobbles.

The lights in the bedrooms did not come on at the time of the inspection. (bad bulbs?)

I	NI	NP	R	Inspection Item
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By today's standards, there are a limited number of smoke detectors in the home. I recommend that you purchase additional smoke detectors and replace the batteries at the one(s) already present in the home. Information about today's standards with regard to smoke detectors and fire safety can be obtained from your local fire department.

I recommend that you consult with an electrical engineer for further evaluation and repair/upgrade recommendations for the entire electrical system of the home.



grounded outlet in living room



rear exterior wires missing conduit



missing conduit at carport light

*Additional Information:*

Type of wire  Copper  Aluminum

Smoke detectors present:  Yes  No

Only accessible components of the electrical system are inspected.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type And Energy Source: See Below*

*Type of gas line connection: See Below*

*Comments:*

The home contains one dated gas wall heater.

Bushing protections is missing at the location where the flexible gas line passes through the sidewall of the unit.

I was not able to get the unit to come on at the time of the inspection. (possibly a thermostat issue)

After attempting to light the furnace, I shut the gas off to the unit. (FYI)

There is evidence of overheating at the wood paneling above the unit.



I	NI	NP	R	<b>Inspection Item</b>
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It is my opinion that these old units are a fire hazard. I recommend that you do not use it. You should consult with a licensed HVAC professional for information regarding additional heating and cooling alternatives, such as a central HVAC system.



evidence of overheating at panels above furnace



interior components

*Additional Information:*

- Conventional / Forced Air     Heat Pump     Wall Unit  
 Gas     Electric    /    Number of units 1  
 Heat exchanger fully accessible     Yes     No  
 Coated Flex Metal     Stainless Steel     Copper

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**B. Cooling Equipment**

*Type And Energy Source: See Below*

*Comments:*

There are two window unit air conditioners in the home. The one in the family room is working acceptably. The one in the rear bedroom is not working properly.

*Additional Information:*

- Conventional / Forced Central Air     Window Units     Geo-Thermal  
 Electric    /    Number of units 2    /    Exterior temperature: 60's  
 Service disconnect present     Yes     No

Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection. In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.

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**C. Ducts and Vents**

*Comments:*

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Comments:*

The toilet is not properly secured to the floor and runs constantly after being flushed. I have shut the water off at the toilet.

Caulking is needed at the area between the bathtub and the tile wall.

I	NI	NP	R	Inspection Item
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Minor damage was found at the tile wall near the kitchen sink.  
 The exterior faucets leak at the stems when being used.  
 Water lines within 5 feet of the exterior walls of the home should be insulated.  
*Additional Information:*

Water service on time of inspection  Yes  No  
 Location of water service shut off valve  Near Street at Right Side of Yard  
 Type of visible supply lines  Copper  Plastic  
 Gas present at home  Yes  No  
 Gas service on during time of inspection  Yes  No  
 Location of gas shut off valve  Left  Right  Rear (exterior)  
 Operations of safety/shut off valves is not included as part of this inspection.

**B. Drains, Wastes, Vents**

*Comments:*  
 There are no visible indications of sewer gas protection at the washing machine drain.

*Additional Information:*  
 Type of visible waste / vent lines  Plastic  Metal  
 Inaccessible drain or waste lines are not inspected.  
 Overflow drain lines at plumbing fixtures are not included as part of this inspection.

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source: See Below*  
*Type of gas line connection: See Below*  
*Comments:*

The temperature and pressure relief valve at the water heater did not trip under a reasonable amount of pressure. Minerals in the water have probably cemented the backside of the valve shut. The valve should be either tested or replaced by a licensed plumber. I have not attempted to force the valve open.  
 The unit is approximately 17 years old. (near the end of it's expected useful life)

*Additional Information:*  
 Gas  Electric  
 Coated Flex Metal  Stainless Steel  Copper  
 Location  Garage  Attic  Interior Closet  
 Number of units 1 Gallons 30  
 Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.

**D. Hydro-Therapy Equipment**

*Comments:*

I	NI	NP	R	Inspection Item
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**V. APPLIANCES**

**A. Dishwasher**  
Comments:

**B. Food Waste Disposer**  
Comments:

**C. Range Hood**  
Comments:  
The range hood in the kitchen is not grounded.  
The range hood fan and light in the kitchen are not functioning.



range hood not grounded

**D. Ranges/Ovens/Cooktops**  
Type of gas line connection: See Below  
Comments:  
I was not able to get the oven to come on at the time of the inspection. The burners at the range are functioning fine. I shut the gas off to the unit after inspecting it. (as I found it)  
The oven is missing anti-tip protection. The unit should be secured to the floor or countertop. This is a child safety issue.  
Additional Information:  
 Electric  Gas  
 Coated Flex Metal  Stainless Steel  Copper  ???

**E. Microwave Cooking Equipment**  
Comments:

**F. Trash Compactor**  
Comments:

**G. Bathroom Exhaust Fans and/or Heaters**  
Comments:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>L. Refrigerator</b> <i>Comments:</i> Not Inspected (per TREC standards of practice)

## VI. OPTIONAL SYSTEMS

- G. Septic Systems**  
*Comments:*  
Not Inspected



septic system equipment

I	NI	NP	R	Inspection Item
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## ADDENDUM: 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-off valves for the plumbing, heating and electrical systems.

### 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. (every 4-6 weeks)
- 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. These steps will help reduce the possibility of future wood rot.
- 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 showerheads.
- 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. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.



I	NI	NP	R	Inspection Item
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- 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 by at least 5 feet. This precaution is critical to the performance of your 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 windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- 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. If you cannot get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- 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. Exercise extreme caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- 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 tanks pumped and inspected every two to three years.
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

## Prevention Is The Best Approach

*Although we've heard it many times, nothing could be truer 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 at 512 818-4164, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!*