

# Building Inspection Report



## Ellsworth, Maine

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**Inspection Date:**

3/14/99

**Prepared For:**

John & Mary Newhouse

**Prepared By:**

Downeast Home Inspections  
RR. 1, Box 451  
Hancock, Maine 04640

207 422 9917

207 422 9917 Fax

**Report Number:**

99-00-00

**Inspector: Bill Barter**

***SAMPLE REPORT***

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 125 year old (approximate age) home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, 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.

This is an antique home with numerous upgrades and new high quality vinyl siding, trim and shutters.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- ☒ denotes a major improvement recommendation that is uncommon for a home of this age or location.
- ☒ denotes a observation or recommendation that is considered an immediate safety concern.
- ☑ denotes improvements that should be anticipated over the short term.
- ◇ denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the house faces east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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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.

## THE SCOPE OF THE INSPECTION

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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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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

There was snow on the ground during the course of the inspection. Winter weather conditions have been experienced in the days leading up to the inspection.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Stone •Basement Configuration
<b>Floor Structure:</b>	•Wood Floor Joist •Joist/Truss Size: 22xxx6 •Steel Columns •Wood Floor Beams •Board/Plank Sub Floor
<b>Wall Structure:</b>	
<b>Ceiling Structure:</b>	•Joist •Size: 2x6
<b>Roof Structure:</b>	•Rafters •Size: 2x6
<b>Roof Sheathing:</b>	•Solid Plank
<b>Attic Access Location:</b>	•Hallway •Attic Method Of Inspection: Entered - Inaccessible Areas

## STRUCTURAL COMPONENT OBSERVATIONS

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The spans of all visible joists appear to be within acceptable limits.

As is typical of homes of this age, the building exhibits many unusual conditions. Numerous structural improvements could be undertaken. In practice, however, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. Older timbers, for example, may exhibit evidence of rot and prior insect activity. In a perfect world, these timbers would be replaced. In most cases, improvement is only undertaken if the timber fails or is substantially weakened. It is not the intention of this report to make this old house new again. Improvements will only be recommended where they are considered critical. Unless substantial renovation is anticipated, it is important that one have an "old house mentality" when it comes to living in a home of this nature. Please review the comments below regarding the potential for basement moisture.

### RECOMMENDATIONS / OBSERVATIONS

- Stains on the insulation were observed as evidence of prior roof leakage in various locations of the attic.
- Insect activity was observed in the roof structure in various locations of the attic. While these insects are not wood destroying, they can be a nuisance. Treatment may be desirable.
- Common minor cracks were observed in the foundation walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.
- The floor members show evidence of minor rot in various locations. Over time, this form of decay can weaken the wood structure and cause distress to the building. Rot develops where untreated wood is in contact with moisture at temperatures above 40 degrees F. For example, rot often develops where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be remedied.

- The basement shows evidence of moisture penetration in the form of: •wet areas.** It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- ☑ It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available, including interior patching with an epoxy resin or hydraulic cement, and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.
- ☑ For owners of many older homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of older homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.
- ☒ Evidence of carpenter ant activity was observed in various locations, however no live insects were seen at the time of inspection. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to eliminate further carpenter ant activity within the home. (Photo 1)

#### **DISCRETIONARY IMPROVEMENTS**

Improve ventilation and sump pump system.

#### **LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited 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.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Composition Shingle •Number of roofing layers observed: One
<b>Chimneys:</b>	•Masonry •Unlined
<b>Gutters and Downspouts:</b>	•None Installed
<b>Method of Inspection:</b>	•Viewed With Binoculars

## ROOFING OBSERVATIONS

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The roof coverings are considered to be in generally good condition. Roof flashing details appear to be in good order. The chimneys do not reveal any signs of significant deterioration. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

The composition shingle roofing on the entire house is considered to be in good condition. With proper maintenance, this roof covering could last up to 12 years. It is reported that this roof covering is approximately 5 years old. In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

### RECOMMENDATIONS / OBSERVATIONS

- A rain cap and vermin screen should be installed on the masonry chimney.
- The masonry chimney should be cleaned and inspected prior to use of the fireplace.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of damage or deterioration.
- Evidence of prior leakage may be disguised by interior finishes.

Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Graded Away From House
<b>Driveways:</b>	•Gravel
<b>Walkways / Patios:</b>	•Wood
<b>Porches, Decks, and Steps:</b>	•Wood
<b>Soffit and Fascia:</b>	•Vinyl & Aluminum
<b>Wall Cladding:</b>	•Vinyl
<b>Window Frames:</b>	•Vinyl

## EXTERIOR OBSERVATIONS

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The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are an excellent feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The landscaping is considered to be good quality.

Generally speaking, the exterior of the home is in good condition.

### RECOMMENDATIONS / OBSERVATIONS

- Basement window well(s) at the north side of the home should be improved. Window wells protect basement windows from surface water and prevent contact with the soil.
- Additional gravel and some grading is needed.
- As there is a danger of falling, a railing should be provided for the deck at the north side of the home.

### DISCRETIONARY IMPROVEMENTS

Re-surfacing of the driveway would be a logical improvement.

It would be logical to consider applying a preservative to the wood deck.

## LIMITATIONS OF EXTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.  
Access below decks and/or porches was extremely limited.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	
<b>Service Entrance Wires:</b>	•Overhead
<b>Main Disconnect:</b>	•Breakers •Main Service Rating 100 Amps
<b>Service Ground:</b>	•Copper •Water Pipe Connection
<b>Main Distribution Panel:</b>	•Breakers •Panel Rating 100 Amps
<b>Branch/Auxiliary Panel(s):</b>	•None visible
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Whirlpool •Kitchen

## ELECTRICAL OBSERVATIONS

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The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. None of the components appear to be over 15 years old.

Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor. The majority of the older wiring within the home appears to have been updated, improving the safety of the system.

Inspection of the electrical system did not reveal the need for improvement.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please also refer to the pre-inspection leakage contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Primary Energy Source:</b>	•Oil
<b>Heating System Type:</b>	•Forced Air - <b>Manufacturer:</b> Thermopride <b>BTU Rating:</b> 150,000
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

The furnace is estimated to be 10 years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely. The heating system shows no visible evidence of major defects.

### RECOMMENDATIONS / OBSERVATIONS:

- The system has been serviced annually; this practice should be continued.

## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•6 inches Fiberglass throughout the attic
<b>Exterior Wall Insulation:</b>	•3 inches Fiberglass in the frame walls
<b>Air / Vapor Barrier(s):</b>	•Plastic
<b>Roof / Attic Ventilation:</b>	•Gable Vents

## INSULATION / VENTILATION OBSERVATIONS

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When undertaking renovation work to the home, insulation improvements would be both practical and logical.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- ☑ **The level of attic ventilation in various locations of the attic is considered marginal.** It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. (Photo 2)

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests 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 beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.  
The attic access was obstructed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Private Water Supply
<b>Service Pipe to House:</b>	•Plastic •Service Pipe Size: 1 1/4 inch
<b>Main Valve Location:</b>	•Basement
<b>Supply Piping:</b>	•Copper •Water Pressure: 60# static, 40# with three faucets running
<b>Waste Disposal System:</b>	•Private Sewage System
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Cleanout Location:</b>	•Basement
<b>Water Heater:</b>	<b>Manufacturer:</b> Thermar •Gas •Located in the Powder Room
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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The plumbing system is in generally good condition. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

### RECOMMENDATIONS / OBSERVATIONS

- The plumbing pipes in various locations should be better supported.
- If condensation of the cold water piping becomes a problem, this piping could be insulated.
- ◇ The sump pump is older. As with any older mechanical device, its useful remaining life is difficult to predict.

## LIMITATIONS OF PLUMBING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited 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, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR

<b>Wall Finishes:</b>	•Drywall/Plaster
<b>Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Wood
<b>Doors:</b>	•Raised Panel
<b>Window Styles and Glazing:</b>	•Double/Single Hung •Double Glazed
<b>Fireplace(s):</b>	•Masonry Firebox
<b>Kitchen Appliances Tested:</b>	•Gas Range •Refrigerator •Microwave Oven •Dishwasher •Exhaust Hood
<b>Laundry Appliances Tested:</b>	•Washer Dryer combination unit
<b>Laundry Facility:</b>	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Smoke Detectors

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The windows are good quality vinyl replacement units.

Most of the major appliances in the home are newer and are considered to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures and appliances that have been installed in the kitchen are good quality.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ The doors are older. While repairs are not high priority, it may be desirable to improve and/or adjust the doors as necessary.
- ⊗ The fireplace chimney should be inspected and cleaned prior to operation.
- ⊗ *The wood stove is an older unit that may be unsafe to operate.* It is recommended that a specialist, or the fire department, be consulted for a further evaluation of this condition and the remedies available for correction.
- ⊗ The pull down stairs from the second floor to the attic are not intended for regular use. Extreme care should be taken when using this stairway. These stairs have a reputation for being hazardous.

### Kitchen

- ◇ The kitchen sink shows evidence of minor wear.
- ◇ The kitchen cabinets are older. Improvement may ultimately be desirable.
- ◇ The kitchen countertop shows evidence of minor wear.

### Bathroom(s)

- ◇ The basin shows evidence of minor wear.
- ◇ The cabinets shows evidence of minor wear.
- ◇ The tub shows evidence of minor wear.

### Other Components

#### Environmental Issues

- ⊗ Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

## **LIMITATIONS OF INTERIOR INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
  - No access was gained to the wall cavities of the home.
  - Wall insulation type and levels were spot checked only.
  - The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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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

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### 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**

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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!

Evidence of carpenter ant activity.



Icicles may indicate inadequate attic insulation or limited attic ventilation.

