



HomePro Inspections LLC

www.HomeProNY.com

info@HomeProNY.com

1-800-724-7088

Home Maintenance Check List

Monthly:

1. Clean dishwasher filter(if provided), usually at lower spray arm.
2. Purge garbage disposal by first filling kitchen sink with clean water, then turn on food disposer until water is drained through.
3. Change/clean air conditioning return filters monthly. This will help keep your air cleaner and system running more efficiently. Clogged air filters will make your system operate longer than required, thereby increasing your monthly bills.
4. Wash refrigerator/freezer interior walls and door liner with solution of 1 quart warm water: 2 tablespoons of baking soda, and wipe dry.
5. Vacuum and clean all return air ducts/grills.
6. Inspect lighting fixtures and replace blown light bulbs.
7. Clean clothes drier lint traps and or ducts to reduce fire risk.
8. Clean toaster oven crumb tray.

Quarterly:

1. Inspect exterior doors to ensure they are weather tight. Adjust or replace weather stripping as needed.
2. Service doors(incl. garage doors) and drawers, clean and lubricate latches, hinges and guides.
3. Inspect and repair exterior caulking around windows, doors, and siding.
4. Replace/clean central heating system(furnace) filters.
5. Re-tighten knobs on kitchen cabinets, don't over tighten.

Semi-Annually:

1. Have heating and air conditioning systems inspected and serviced by licensed contractor.
2. Inspect and test smoke alarms and carbon monoxide detectors and replace back up batteries.
3. Check (GFCI)ground fault interrupted circuits. Test if grounded and correct polarity.
4. Inspect and maintain proper drainage around home. Clean gutters and down-pipes and ensure water is flowing away from your home.
5. Inspect home for rodent droppings or other pests. Have home treated as needed.
6. Test sump pump for reliable operation, especially before any rainy season.

7. Wash fan housing and metal filter connected to range hood exhaust fans. These can be safely washed by placing them inside the dishwasher.
8. Vacuum coils behind refrigerator/freezer to remove dust, this will improve efficiency of unit.
9. Tap off a bucket of water from the hot water heater until it runs clean.

Annually:

1. Inspect and repair settling cracks (if necessary).
2. Inspect and lubricate garage door tracks.
3. Inspect exterior paint for cracking and wear. Repaint or seal as needed.
4. Drain and refill water heater.
5. Trip main breaker on electric panel.
6. Inspect all electric cords and replace if necessary.
7. Inspect attic for water damage, birds, and rodents.
8. Inspect all electrical cords and replace if necessary.
9. Inspect basement for moisture/mold and wood rot.
10. Inspect attic for signs of roof leaks or water damage, bird nests, rodent or squirrel nests, and clean if necessary.
11. Change water filters and have water softeners serviced.
12. Inspect roof flashings, chimney caps, shingles(for mold and damage) and caulking for possible damage.
13. Pressure wash deck, walkways and driveway.
14. Reseal wood decks with preservative and inspect and secure nails that may be protruding out. Nails have a tendency to pop out after very cold weather conditions.
15. Clean or replace oil filter(oil fired burner only).
16. Inspect outside electrical service feeder for exposed bare wires and tree interference.
17. Inspect basement/crawl space area for signs of termites and/or other wood-boring insects.
18. Use hose to wash off dirt from coil and fan in heat pump/condenser locate outside of house.
19. Inspect all hoses(and replace if necessary) connected to laundry washer unit.
20. Clean and seal ceramic tile grout lines in bathrooms/toilets/kitchen.
21. Check caulking at tub and shower, and replace if necessary.
22. Wash and blow clean bathroom exhaust fan grill and fan blades.
23. Wash windows(exterior and interior), screens, seals and ledges. Repair if necessary.
24. Clean and lubricate sliding glass door tracks and window tracks.
25. Check stucco joints around doors and windows.
26. Inspect the dishwasher's motor spin seal, and replace if necessary.
27. Inspect laundry washer water fill hoses for cracks, blisters, corroded fittings and leaks.
28. Place beeswax or paraffin on built-in kitchen cabinets that have wooden guides.
29. Inspect for creosote deposits in the fireplace flue liner, these are black or brown residue of combustion that collects on the inner surfaces. If the buildup is more than 1/8 inch, remove it.
30. Vacuum around the gas hot water heater(especially near furnace) to remove dirt and grime.

Tips for clogged drains:

Keeping the Drains Clear:

1. By pouring a pot of hot water down the drain once a week will melt away any fat or grease that may have built up in the drain line or P-trap.
2. If you have a clogged drain, just pour a 1/2 cup of baking soda and 1/2 cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes, then pour a pot of hot water down the drain. This will break down fats and also keep the drains smelling fresh.
3. Every six months, keep your drains clean by using a copper sulfide or sodium hydroxide-based drain cleaner, or other recommended drain cleaner available from your local store.

Other safety tips:

Ensure that you know where the following items are located:

1. Emergency contact telephone numbers.
2. Fire extinguishers and water hose pipes.
3. Heating gas/fuel main shutoff valve.
4. Main electrical disconnect circuit breaker(breaker box/service panel).
5. Main drain line clean-out.
6. Main water shut off valve.
7. All window and door exits.

In addition to the above, carry out the following monthly safety checks:

Some of these items may have already be included in the home maintenance list, but these monthly safety checks are advisable for safety reasons:

1. Test ground fault circuit interrupter receptacles(GFCI's).
2. Test smoke and carbon monoxide alarms, replace batteries if necessary.
3. Inspect and lubricate (if necessary) all emergency exits, including windows and doors.
4. Inspection of heating unit and water heater for visual integrity.

Home appliance estimated life spans:

1. Dishwasher water valves: 3-7 years
2. Range and oven: 18-20 years
3. Garbage disposal: 10 years
4. Microwave: 10 years
5. Refrigerator: 18-20 years
6. Laundry washer: 14 years
7. Laundry dryer: 14 years
8. Refrigerator/Freezer: 18-20 years
9. Central air conditioner system: 15 years
10. Window mounted air conditioning system: 8 years
11. Bathtub/Sink: 50 years

12. Garage door opener: 10 years
13. Laundry water fill hoses: 3-5 years
14. Trash compactor: 10 years

Energy saving web-sites:

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

http://www.eere.energy.gov/buildings/building_america

<http://www.aceee.org/consumerguide>

<http://www.efficientwindows.org>

SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

- * Crawl space areas less than 18 inches in height
- * Attic spaces less than 5 feet in height
- * Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included

1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
3. Noise pollution or air quality in the area;
4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;

5. Engineering level evaluations on any topic;
6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
8. Any repairs which relate to some standard of interior decorating;
9. Cracked heat exchangers or similar devices in furnaces;
10. Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
11. Washers and dryers;
12. Circuit breaker operation;
13. Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;
15. Evaluations involving destructive testing;
16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
17. Design problems and adequacy or operational capacity, quality or suitability;
18. Fireplace drafting;
19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;
20. Any evaluation which would involve scraping paint or other wall coverings;
21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
22. Legal description of property such as boundaries, egress/ingress, etc.;
23. Quality of materials;
24. Conformance with plan specifications or manufacturer's specifications;
25. Flood conditions or plains;
26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for Signature Home Services to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

PLEASE READ CAREFULLY

All of our inspections require a signed inspection agreement signed by the client. If this agreement is not signed prior to your receiving the report, it is important to understand that we take no liability whatsoever for information contained in this report. Our legal responsibilities and liabilities are described within the inspection agreement and only apply once the agreement is signed and we have a copy in our office. THIS REPORT IS NOT VALID UNLESS WE HAVE A SIGNED AGREEMENT ON FILE IN ITS OFFICE. All components designated for inspection in the NYS Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. 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. 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. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO SIGNATURE HOME SERVICES.



CERTIFIED
PROFESSIONAL

