

Property Inspection Report
performed by



Ellis Co. Home Inspections

972-978-8875



for
123 USA St.
Somewhere in Ellis County, TX

Summary page at end of report
followed by Inspection Agreement
and complimentary home maintenance tips.

proud member of



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 | Inspection Item |
|-------------|------------------|----------------|--|-----------------|
| I | NI | NP | R | |

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):

Foundation Type: Ⓟ Slab Ⓞ Pier & Beam

Performance Opinion:

The foundation appeared to be performing as intended.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements may occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted and other professional opinions may vary.

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B. Grading & Drainage

Comments:

Rain Gutters Present: yes

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments:

Type(s): composition shingle

Point(s) of Observation: Ⓞ Ground Ⓟ Walked on Roof Ⓞ Edge of Roof Ⓞ Binoculars

There were a few damaged shingles on the roof. (see photo for example)



There was one rubber bootjack (over a plumbing vent) that was split or torn. (see photo) This issue may allow water entry.

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At the front of the house, there was a loose flashing just above the eaves. (see photo above right)

Note - Please see the "Ceilings" section of this report for additional issues that may be pertain to roofing performance.

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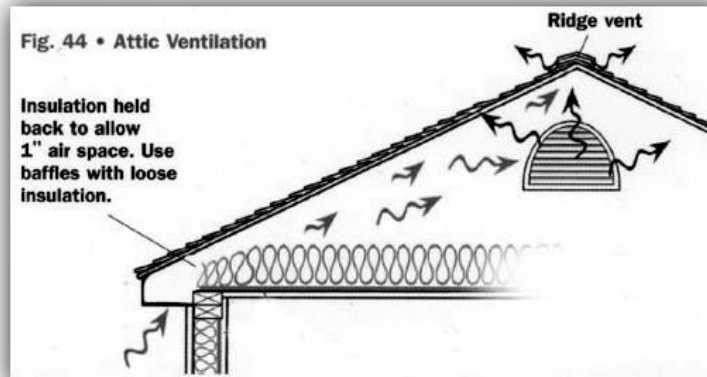
D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)

Comments:

Insulation Type: loose fill (fiberglass)

Approx. Depth of Insulation: 12 Inches

Attic ventilation appeared to be inadequate. These should be attic vents near the top and bottom of the attic area for proper ventilation. There are bottom or "soffit" vents, but there are no attic vents through the roof. *The illustration below shows a properly ventilated attic arrangement and the intended path of ventilation air.*



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E. Walls (Interior and Exterior)

Comments:

Exterior Walls:

Interior Walls:

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F. Ceilings and Floors

Comments:

Ceilings:

There was a stain on the ceiling of the master bathroom that may indicate a leak from above this area. (see photo) *Note - It is recommended to monitor water stains after heavy rains. If leaks are still present, make repairs as required.*



There was a stain on the ceiling above the water heater that may indicate a leak from above this area. (see photo above right) *Note - It is recommended to monitor water stains after heavy rains. If leaks are still present, make repairs as required.*

Floors:

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G. Doors (Interior and Exterior)

Comments:

Interior Doors:

Exterior Doors:

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H. Windows

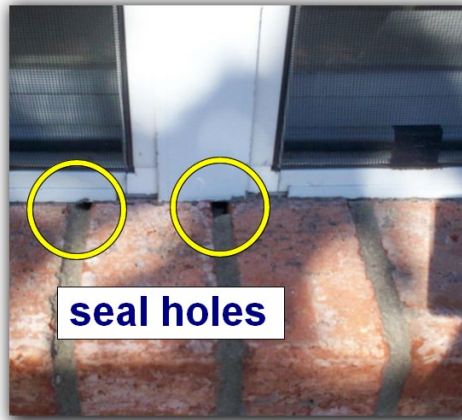
Comments:

Window Type: double paned

Several windows appear to have lost their thermal seals. Moisture or water marks were noticed between the panes. This issue was present in areas that include: the master bedroom and second guest bedroom.

From outside, there were a few small splits or openings noticed in the caulking around several of the windows. (Between the brick and window frame) These areas should be caulked or otherwise sealed to prevent water entry. (see photo for one example)

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At the back of the house, there were some windows with water damaged trim. (see photo above)

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I. Fireplace/Chimney

Comments:

Type of Fireplace: factory insert

Gas: yes

Potential Safety Issue - Inside the firebox, no sealant was present around the gas pipe entry. (see photo) The gap around this pipe should be sealed with an approved firebox rated sealant.



Potential Safety Issue -Attic insulation was touching the fireplace flue pipe. (see photo above right) This flue pipe should have a minimum of 2 inch clearance from combustible materials. (including attic insulation)

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J. Porches, Decks and Carports (Attached)

Comments:

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.. .. p .. **K. Other**
Comments:

II. ELECTRICAL SYSTEMS

p **A. Service Entrance and Panels**
Comments:
Main Amperage Capacity : 200 amps

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

All electrical issues are considered to be potential safety issues.

In the kitchen , there was one electrical outlet with reverse polarity. (hot / neutral reverse) This outlet was marked with an orange sticker.

In the attic, there were electrical connections that were not properly protected. (not inside an electrical junction box.) (see photo for one example)



Smoke and Fire Alarms: (*Smoke alarms above 8 ft. are considered out of reach and are not tested. You are advised to replace batteries and test these smoke alarms upon move-in.*)

No carbon monoxide detectors were present. It is recommended that any house with gas appliances have at least two carbon monoxide detectors.

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III. HEATING, VENTILATION, A/C SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central, Gas
Manufactured date: 1999

Potential Safety Issue - As viewed from the attic, the flue pipe was touching attic insulation. (see photo) This flue pipe requires a minimum of 1-inch clearance to combustible materials. (including insulation)



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B. Cooling Equipment

Comments:
Type and Energy Source: Central, Electric
Manufactured date - appears to be 1999
AC Size - 3.5 ton unit

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C. Ducts and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:
Sinks:

Bathtubs and Showers:

Commodos:

Exterior Plumbing:

Potential Safety Issue - No back-flow prevention on outdoor hose bibs. (water spigots) This may not have been a requirement at the time of this home's construction, but today's standards suggest that back-flow prevention devices should be installed. Note - The picture to the right shows a back flow prevention device. They are inexpensive, easy to install, and can be found at most hardware stores.

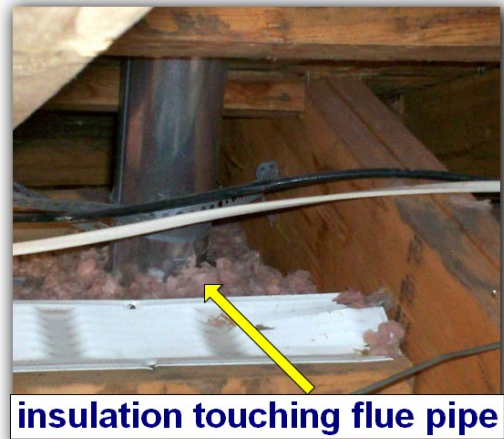
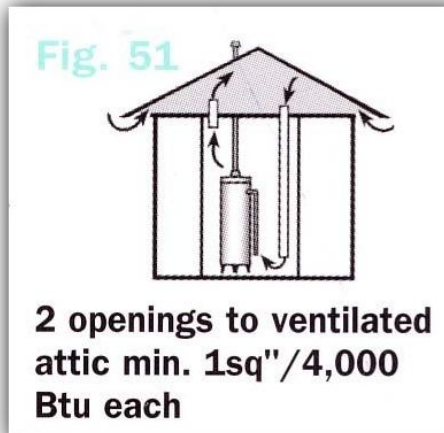


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Ⓟ Ⓞ Ⓞ Ⓞ **B. Drains, Wastes, Vents**
Comments:

Ⓟ Ⓞ Ⓞ Ⓟ **C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules)
Energy Source: Gas
Capacity: 50 Gallons
Manufactured date of water heater: 1999

Potential Safety Issue - Combustion air for gas water heater may be inadequate. There should be 2 sources of combustion air to this water heater closet - 1 within 12 inches of the top of the closet and 1 within 12 inches of the bottom. The top air source was missing in this closet. *Note - lack of proper combustion air may cause carbon monoxide issues. The illustration below shows one common method of providing proper combustion air.*



Potential Safety Issue - As viewed from the attic, attic insulation was touching the flue pipe. (see photo above right) This flue pipe requires a minimum of 1-inch clearance to combustible materials. (including insulation)

Ⓞ Ⓞ Ⓟ Ⓞ **D. Hydro-Therapy Equipment**
Comments:

V. APPLIANCES

Ⓟ Ⓞ Ⓞ Ⓞ **A. Dishwasher**
Comments:

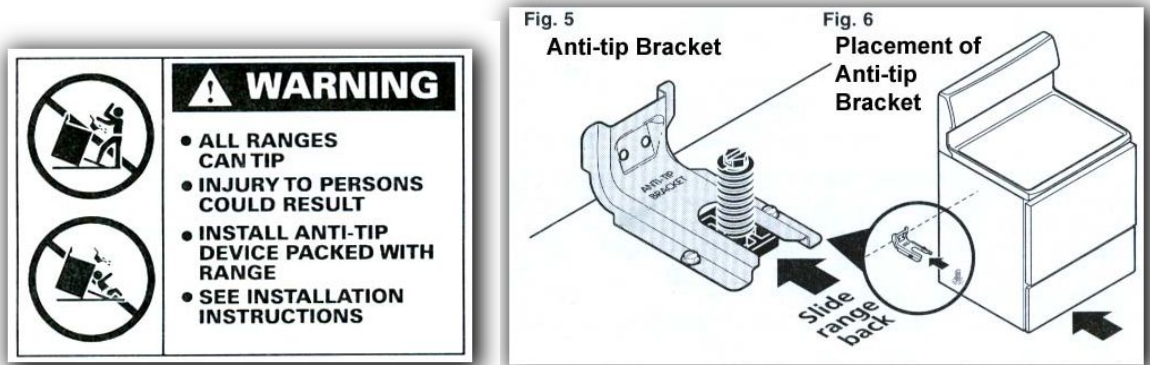
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Ⓟ " " " **B. Food Waste Disposer**
Comments:

Ⓟ " " " **C. Range Hood**
Comments:
Range Hood Type: recirculating type

Ⓟ " " Ⓟ **D. Ranges/Ovens/Cooktops**
Comments:
Range Type: Electric

Potential Safety Issue - There was no anti-tip bracket for the oven. An anti-tip bracket is an inexpensive bracket that secures one of the oven feet to the floor so that the oven cannot be tipped forward. *Illustrations show the standard warning label for this device and it's proper placement.*



" " Ⓟ " **E. Microwave Cooking Equipment**
Comments:

" " Ⓟ " **F. Trash Compactor**
Comments:

Ⓟ " " " **G. Bathroom Exhaust fans and/or Heaters**
Comments:

" " Ⓟ " **H. Whole House Vacuum Systems**
Comments:

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.. .. p .. **I. Garage Door Operators**
Comments:

p **J. Door Bell and Chimes**
Comments:

p **K. Dryer Vents**
Comments:
Exhaust Point: above the roof

Note - Dryer vents that exhaust above the roof may require more frequent cleaning than other types of installations. Frequent cleanings (once a year is often suggested) of this duct may be necessary to help prevent lint build-up.

.. .. p .. **L. Other Built-in Appliances**
Comments:

Summary Section

This summary section is provided for your convenience. This summary is not a suggested priority repair list. The order of repair priority is left to the sole discretion of our client(s). Items listed here may be further detailed in the main report. It is suggested to review the entire report and speak with the inspector concerning any issues you do not fully understand. Ellis Co. Home Inspections assumes no liability for any items listed in the complete inspection report, but omitted from this "Report Summary" section.

Roof Covering

- There were a few damaged shingles on the roof.
- There was one rubber bootjack (over a plumbing vent) that was split or torn.
- At the front of the house, there was a loose flashing just above the eaves.

Roof Structure and Attic

- Attic ventilation appeared to be inadequate.

Ceilings and Floors

- There was a stain on the ceiling of the master bathroom that may indicate a leak from above this area.
- There was a stain on the ceiling above the water heater that may indicate a leak from above this area.

Windows

- Several windows appear to have lost their thermal seals.
- From outside, there were a few small splits or openings noticed in the caulking around several of the windows. (Between the brick and window frame)
- At the back of the house, there were some windows with water damaged trim.

Fireplace/Chimney

- Inside the firebox, no sealant was present around the gas pipe entry.
- Attic insulation was touching the fireplace flue pipe.

Branch Circuits - Connected Devices and Fixtures

- In the kitchen, there was one electrical outlet with reverse polarity. (hot / neutral reverse)
- In the attic, there were electrical connections that were not properly protected.
- No carbon monoxide detectors were present.

Heating Equipment

- As viewed from the attic, the flue pipe was touching attic insulation.

Water Supply System and Fixtures

- No back-flow prevention on outdoor hose bibs. (water spigots)

Water Heating Equipment

- Combustion air for gas water heater may be inadequate.
- As viewed from the attic, attic insulation was touching the flue pipe.

Ranges/Ovens/Cooktops

- There was no anti-tip bracket for the oven.

Ellis County Home Inspections

Inspector: Andrew Hinz, TREC # 7344, 972-978-8875

Inspection Agreement

I (Client) _____ hereby request a limited inspection of the structure at (Address) _____, to be performed by *Ellis County Home Inspections*, herein after referred to as Inspector, for my sole use and benefit and hereby represent and warrant that all approvals necessary have been secured for Inspector's entrance on to the property. I understand that I am bound by all the terms of this contract and will read it carefully. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

Inspector agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written report identifying included items that are in need of immediate major repair. The inspection will be performed in compliance with the Standards of Practice set forth by the Texas Real Estate Commission (TREC). A copy of these standards is available upon request, or may be viewed at the TREC website at: www.trec.state.tx.us

Inspector may offer comments that are beyond the standards of practice as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

OUTSIDE THE SCOPE OF THE INSPECTION

The inspection only includes those systems and components expressly and specifically identified in the inspection report. **Any item that is not specifically listed and marked as "inspected" on the inspection report should be considered to be not inspected or otherwise outside the scope of this inspection.** Any area that is not exposed to view, is concealed, or is inaccessible for any reason, or those areas/items which have been excluded by the TREC Standards of Practice and/or by agreement of the parties, is not included in this inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions that are concealed from view at the time of the inspection.

The following areas/items, systems and components are among those NOT included in the inspection: Building code or zoning ordinance violations; geological stability or soils conditions; structural stability or engineering analysis; termites; pests or other wood destroying organisms; asbestos; radon; formaldehyde; lead; water or air quality; mold; electromagnetic radiation or any environmental hazards; building value appraisal or cost estimates; private water or private sewage systems; saunas; steam baths; radio-controlled devices; automatic gates; elevators; lifts; thermostatic or time clock controls; water softeners/purifier systems; solar heating systems; furnace heat exchangers; freestanding appliances; security alarms or personal property; any part of the telephone system; intercom systems; fencing; adequacy or efficiency of any system or component; the insurability of the home or any of its components or parts; and we do not predict the life expectancy of any item. The Client is urged to consult a competent specialist if information, identification, or testing of any of the above is desired.

THIS IS NOT A HOME WARRANTY, GUARANTEE, INSURANCE POLICY, OR SUBSTITUTE FOR REAL ESTATE TRANSFER DISCLOSURES. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company. The inspection report cannot and does not represent the operation or condition of any items after the date and time of the inspection.

Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. **If we report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, we recommend you have that item examined by a qualified professional in the respective field before purchasing the house.** Professionals often find additional issues with the system in question beyond what was reported by the inspector. This is not to be considered an oversight by the inspector, but is the reason we advise further review on any system marked "in need of repair." Failure to have reported issues further reviewed by a qualified professional, releases the inspector from any further liability on said item. The decision to correct any item or hazard is left to the parties of the contract for the sale or purchase of the home. If the Client decides to call in any other consulting or specialized experts at the Inspector's recommendation, the Client must do so at the Client's expense.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute a single copy of the inspection report to each the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or of the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

LIMITATION OF LIABILITY: Client agrees that, to the extent allowed by law, any damages for breach of this contract or report are LIMITED TO THE AMOUNT OF THE INSPECTION FEE. Any mistakes or omissions in the inspection report are also LIMITED TO THE AMOUNT OF THE INSPECTION FEE. The liability of inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and/or report. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims that may ever arise from this inspection.

DISPUTES: If Client has any complaint about the inspection and/or the report, Client must notify us in writing within ten days after the discovery of any problem and within one calendar year from the date of inspection. Client further agrees that, with the exception of emergency conditions, Client or anyone else will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above, or disallowance of a re-inspection by the Inspector, shall constitute a waiver of any and all claims for said failure.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

ATTORNEY'S FEES: If the inspector is the prevailing party in any dispute arising out of this agreement, the inspection, or report(s), the inspector shall be reimbursed any and all attorney's fees, arbitrator fees and other costs that were accrued from said dispute.

SEVERABILITY, BINDING ON OTHERS, and INTEGRATION: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

Client understands and agrees that, if for any reason, this agreement is not signed, that this agreement will form a part of the inspection report and acceptance of the inspection report by Client shall, and payment therefore will constitute acceptance of the terms and conditions of this Agreement.

REAL ESTATE RECOVERY FUND: Client acknowledges that we hereby notify Client that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

BRINKS HOME SECURITY WARRANTY PROGRAM: This inspector does not inspect security systems. Unless declined, or otherwise ineligible, (investment properties and sellers inspections are not eligible for this program) Brinks Home Security will provide a free security system inspection of existing security systems. Brinks will contact you at a later date at the phone numbers you have provided with a special offer.

| | |
|----------------------------------|----------|
| LIMITED LIABILITY INSPECTION FEE | \$ _____ |
| ADDITIONAL FEE | \$ _____ |
| ADDITIONAL FEE | \$ _____ |
| TOTAL INSPECTION FEE | \$ _____ |

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Date: _____

Inspector: _____ Date: _____

HOME MAINTENANCE TIPS

Provided by Ellis County Home Inspections

Very few things in a home are maintenance free and regular maintenance is the key to maintaining your home for top performance, long life, and lower repair costs. If you do not feel comfortable performing some of the home maintenance tasks listed below, you may want to consider hiring a qualified handy person to help you.

FOUNDATION CARE

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be helpful in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the house has guttering, be sure that all run-off is diverted well away (3 or more feet) from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.
4. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time. Do not place the soaker hose directly against the foundation. The soaker hose should be placed approximately 12 inches away from the foundation wall.
5. Do not let water stand next to the foundation.
6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.
7. Do not over water. (It may be necessary to consult a soils and/or foundation engineer to determine the exact amount of watering that is necessary for your particular foundation and soil type.)

ONE TIME TASKS

8. Repair or correct any safety hazards that were noted in your inspection report.
9. Determine fire escape routes for the entire family. It would also be a good idea to practice these escape routes twice a year. More than just remembering what to do, "fire drills" may also expose conditions that may hinder escape, such as a window that will not open easily, or trees/shrubs that have overgrown windows preventing escape, etc.
10. Locate the main circuit breaker in the electrical panel box, main gas shut off, and main water cutoff and show family members how to turn them off in case of emergency.
11. Make sure a fire extinguisher is accessible, check that it is fully charged, and make sure that family members know how to use it in case of emergency.

MONTHLY

12. Change air filters in AC and heating units.
13. Check and clean oven range hood filters if you have a filter type range hood. Placing these filters in the dishwasher is a good method of cleaning them.
14. Make sure air vents (inside and outside) are not blocked. Furniture, blankets, etc. may block inside air vents. Leaves, snow, bird's nests, etc. may block outside vents.
15. Test the ground fault circuit interrupters (GFCI's) by pushing the test button, which should then cause the power to go off to these receptacles. Press the reset button to regain power.
16. Check the house for safety hazards such as loose handrails, tripping hazards, etc.
17. If you have a plumbing fixture that is not used frequently, for example, a laundry tub or spare bathroom, run some water briefly to keep water in the trap. This will help prevent sewer gas from entering your home via these fixtures.

SPRING

18. Clean out rain gutters and check gutters for loose joints and secure attachment to your home.

19. Clean coil fins on outdoor air-conditioning unit by spraying it down with water. Do not use such high pressure as to bend or damage fins.
20. After consulting your water heater owner's manual, carefully test the temperature and pressure relief valve (TPRV) to ensure it is not stuck. (Caution: This should release hot water that should be directed to outside the house. If your TPRV does not have proper piping connected to it, consult a qualified plumber.)
21. Have your fireplace or wood stove and chimney cleaned and serviced. Chimney sweeps can also clean out your dryer vent.
22. Turn off gas furnace and fireplace pilot lights where possible.
23. Check smoke, carbon monoxide and security alarms and replace batteries. Many people do this when they set their clocks for daylight savings time. This may also be a good time to practice family "fire drills."
24. Repair and paint fences as necessary.
25. Inspect attic for signs of water penetration. Make sure attic vents are clear from obstructions.
26. Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.
27. Check all plumbing fixtures for leaks. Check under sinks, behind toilets, etc.

SUMMER

28. Vacuum bathroom fan grille.
29. Disconnect the duct connected to the dryer and vacuum lint from in and around the duct.
30. Clean coil fins on outdoor air-conditioning unit by spraying it down with water. Do not use such high pressure as to bend or damage fins.
31. Check and replace damaged caulking and weather-stripping around windows and doorways, including the doorway between the garage and the house.
32. Lubricate door hinges and tighten screws as needed.
33. Lubricate garage door hardware, rollers, and automatic garage door opener chain.
34. Check that the auto-reverse mechanism on your garage door is functioning properly.
35. If your electrical service lines enter your home from overhead, inspect the lines for secure attachment where they enter your house, and make sure there is no water leakage into the house along the electrical conduit. You should also inspect the cable sheathing to insure that it is not cracking or splitting off and that no conductor wires are exposed.
36. Check exterior wood siding and trim for signs of deterioration; clean, replace or refinish as needed.
37. Trim any trees back that may be touching or soon could be touching your house. Also, keep trees and shrubs cut back away from your outdoor AC unit.
38. Climb on your roof, or use binoculars, to check the general condition of your roof and its flashings. Significant signs of roof wear should be repaired before it starts to leak.

FALL

39. Have furnace/AC system serviced by a qualified service professional.
40. Remove the grilles on forced air systems and vacuum inside the ducts.
41. After consulting your water heater owner's manual, carefully test the temperature and pressure relief valve (TPRV) to ensure it is not stuck. (Caution: This should release hot water that should be directed to outside the house. If your TPRV does not have proper piping connected to it, consult a qualified plumber.)
42. After consulting your water heater owner's manual, drain off a dishpan full of water from the clean-out valve at the bottom of the tank to control sediment and maintain efficiency.
43. Check smoke, carbon monoxide and security alarms and replace batteries. Many people do this when they set their clocks for daylight savings time. This may also be a good time to practice family "fire drills."
44. Clean out rain gutters and check gutters for loose joints and secure attachment to your home.
45. Before winter, drain and store outdoor hoses. Water hoses left connected through a freeze can cause your outdoor hose bib to crack and leak.
46. Inspect attic for signs of water penetration. Make sure attic vents are clear from obstructions.
47. Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.

WINTER

48. Vacuum bathroom fan grille.
49. Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning.
50. Vacuum radiator grilles on the back of refrigerators and freezers.

AS NEEDED

51. Replace washers on dripping faucets.
52. Lubricate sliding doors and windows with silicone spray to ensure smooth operation.
53. Repair and/or re-caulk around bathtubs and shower stalls if you see any signs of cracking or separation where water could get through.
54. Visually check your roof for any damage after particularly strong storms or winds. Have repairs performed by a reputable roofing contractor.
55. Be aware of any cracks in your walls (inside or outside) or foundation and monitor them for movement. If these cracks continue to grow, it may indicate foundation problems that may need to be corrected.

OTHER SYSTEMS

56. If you have a septic tank, it is recommended that you have it cleaned out at least once every three years. If you have and use a garbage disposal on a house with a septic tank, it is recommended that you have the septic tank cleaned out once a year.
57. If you have well water, it is recommended that you test for bacteria every six months.

OTHER TIPS

58. "Draino" drain cleaner is great for plastic or PVC pipe, but do NOT use it if you have metal drainpipes. It will eventually eat through the metal pipe and cause a leak. (repairs can be expensive.) If you have metal (usually cast iron) drain pipes that get clogged, call a plumber.
59. If mildew starts to grow on the north side of your home, it can be killed and cleaned off with a mixture of 1 part bleach with 3 parts water.
60. Signs of mold or mildew in your dishwasher or "Jacuzzi" tub can be cleaned by running a bottle of vinegar that will mix with the water through the system.
61. If your waste disposal smells bad, slicing up a lemon and running it through your disposal with plenty of ice should clean it nicely.
62. Store firewood or other wood away from the house to discourage termites.

LAWN CARE

63. It is best to water in the mornings. (very early)
64. Most lawns perform well with approximately 1-inch of water per week.
65. It is best to mow in the evenings.
66. You should not mow wet grass.
67. It is best to stop weeds in the early fall or early spring with weed killer. (Follow manufacturer's instructions)
68. Fertilize a new lawn with a 12-12-12-fertilizer ratio. Fertilize established lawns with a 3-1-2 ratio. (Follow manufacturer's instructions)

DISCLAIMER

The information above is provided to attempt to inform new homeowners about general home maintenance. The maintenance suggestions listed above are by no means a complete list of all items that need maintenance in every home. The statements above are only a compilation of maintenance suggestions based on our experience in the business of real estate property. ECHI assumes no responsibility for any consequence arising from use of the information, materials and techniques described.

We hope you enjoy your new home!