Maintenance Advice is part of your inspection report

UPON TAKING OWNERSHIP

Some maintenance and safety issues should be addressed immediately upon possession of your home. The following checklist should help you undertake these improvements:

- ❑ ***ANTICIPATE A FIRE! Create a plan of action in the event of a fire. Ensure that there is an operable window or door in every room of the house. Install fire extinguishers. Consult your local fire department regarding fire safety issues and what to do in the event of a fire. Post emergency telephone numbers in the house (911, fire, etc.).***
- ❑ Clean rain gutters and extend downspouts. Verify sump pump operation.
- ❑ Ensure that address numbers are highly visible to allow emergency personnel quick identification of your home.
- ❑ Change the locks on all exterior entrances for improved security. Check windows and doors for security. 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 tempered safety glass in doors and windows in appropriate areas.
- ❑ Install smoke alarms and low level carbon monoxide detectors on each level, and in the garage. Install a detector outside and in all sleeping areas. Replace batteries on existing detectors and test them. Replace batteries in one year.
- ❑ Investigate the water heater temperature to prevent accidental scalding.
- ❑ Examine steps, driveways and walkways for trip hazards. Install exterior lighting. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Stairs and handrails should meet current standards. Install any missing handrails. Secure any loose handrails. Install additional lighting in dim areas where needed. 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. Install any missing handrails at the exterior and interior of the home. Clean the dryer vent and exterior combustion air duct hood
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as advised.
- ❑ Clean all chimney flues before using wood burning appliances. Install rain caps and vermin screens on all chimney flues.
- ❑ Know main shut-off location of the gas, plumbing, heating and electrical systems. Call Oye Home Inspection, Inc. at 612 414 3904 if you do not know the location of these important shut-offs. Also email at info@oyehomeinspection.com

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Test all ground fault circuit interrupter (GFCI) devices. If not installed, install additional GFCI devices in all damp areas.
- ❑ Read the manufacturer's maintenance directions for all appliances (heating, A/C, etc.). Examine heating and cooling air filters. Clean the exterior combustion air duct. Clean the air conditioning unit. Service, improve or clean all regularly.
- ❑ Inspect and clean humidifiers and electronic air cleaners. Removal of humidifiers installed on furnaces is advised.
- ❑ If the house has hot water heating, bleed radiator valves. More information is in the heating section Maintenance Info.
- ❑ Clean gutters and downspouts. Ensure that downspouts discharge water ten feet from the foundation. Check the basement and crawl space for moisture intrusion. 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 operation. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or showerheads. Drips will cost you money.
- ❑ Secure loose toilets. Repair toilet tank flush mechanisms that become troublesome or leak. Check water and drainage lines for any leakage. Look under toilets, sinks and plumbing fixtures for evidence of leakage.
- ❑ Check the sump basket water level if you have a sump pump. Check for loose or leaking connections. Extend the sump pump exterior drain line ten feet or more from the foundation. Clean the sump basket. Secure and seal the basket lid.

SPRING AND FALL Maintenance Advice is part of your inspection report

- ❑ Check that fire extinguishers are fully charged. Re-charge if and when needed.
- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys. Replace damaged components.
- ❑ Look in the attic to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed. Make the attic accessible if it is not. Seal the access door (attic by-pass).
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house or electrical wires.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests, vermin or insect activity. Monitor the paint condition of the siding, fascia, soffit, window and door trim. Clean soffit vents.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage. Keep the foundation dry.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of tree branches or other obstructions.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards. Protect any wood decks with the proper weather proofing material. Investigate the house/deck connection for leakage.
- ❑ 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. Repair any damaged screens.
- ❑ Shut off isolating valves and drain exterior hose bibs in the fall to prevent freezing.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters. Drain the water heater tank to remove sediment.
- ❑ 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. Secure any loose bolts, nuts, or screws that have vibrated loose.
- ❑ Clean, inspect and service all appliances as instructed in the manufacturer's recommendations. Check electrical cords.

ANNUALLY

- ❑ Replace smoke and carbon monoxide detector batteries. Conduct a long-term radon test (Available from Oye Home Inspection, Inc).
- ❑ Test the heating system and water heater flue for back drafting conditions, if applicable.
- ❑ Have the heating, cooling and water heater systems evaluated, cleaned and serviced by a qualified, licensed contractor.
- ❑ Chimney flues need to be inspected and cleaned by a qualified contractor. Secure rain caps and vermin screens.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Operate the breakers on and off to ensure that they are not sticky. Label all circuits.
- ❑ If water is supplied by 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. Wells and septic systems are not evaluated in this inspection.
- ❑ If your home is in area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a qualified, licensed specialist. Preventative treatments may be recommended in some cases.
- ❑ Have the main sewer line from the house cleaned to lessen/prevent tree root blockage of drain lines.

PREVENTION IS THE BEST APPROACH Investigate past insurance claims at your new address at www.choicetrust.com

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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 Oye Home Inspection, Inc. at 612 414 3904 burdell_oye@yahoo.com if you have any questions regarding operating your home.
Enjoy your home!