

Customer: Generic Joe
Customer Address: 1234 Anyplace Street
City, State, Zip: Boise, ID 83705
Customer Phone Number: 411.555.1212
Inspection Address: 5678 Easy St.
City, State, Zip: Boise, ID 83713



Inspection Date: 10/3/2012
Inspection Time: 10:00 AM
Reporting Instructions:

☐ Mail ☒ remit to customer ☒ remit to realtor

☐ Is the mailing address the same as the customer address?

Mailing Address

City, State, Zip

☒ Email

☐ Fax

Weather conditions: Sunny

Outside Air Temperature: 46°F

GenericJoe@gmail.com, DoeRealty@homes.com

General Description of Property

Overall Condition: Excellent
Type: Single Family
Plot size: 7775 Sq. Ft.
Approximate square footage: 2318 Sq. Ft.
Approximate date of construction: 2012
Main entrance faces: South



Buyer Agent Name
Agency

John Doe
Doe Real Estate Group

☐ Attended Inspection?

Mailing Address

1000 Some Place

City, State, ZIP:

Eagle, ID 83616

Phone

208.555.0000

Fax

208.555.0001

Email

DoeRealty@homes.com

Seller Agent Name
Agency

Jane Doe
Doe Real Estate Group

☒ Attended Inspection?

Mailing Address

1000 Some Place

City, State, ZIP:

Eagle, ID 83616

Phone

208.555.0000

Fax

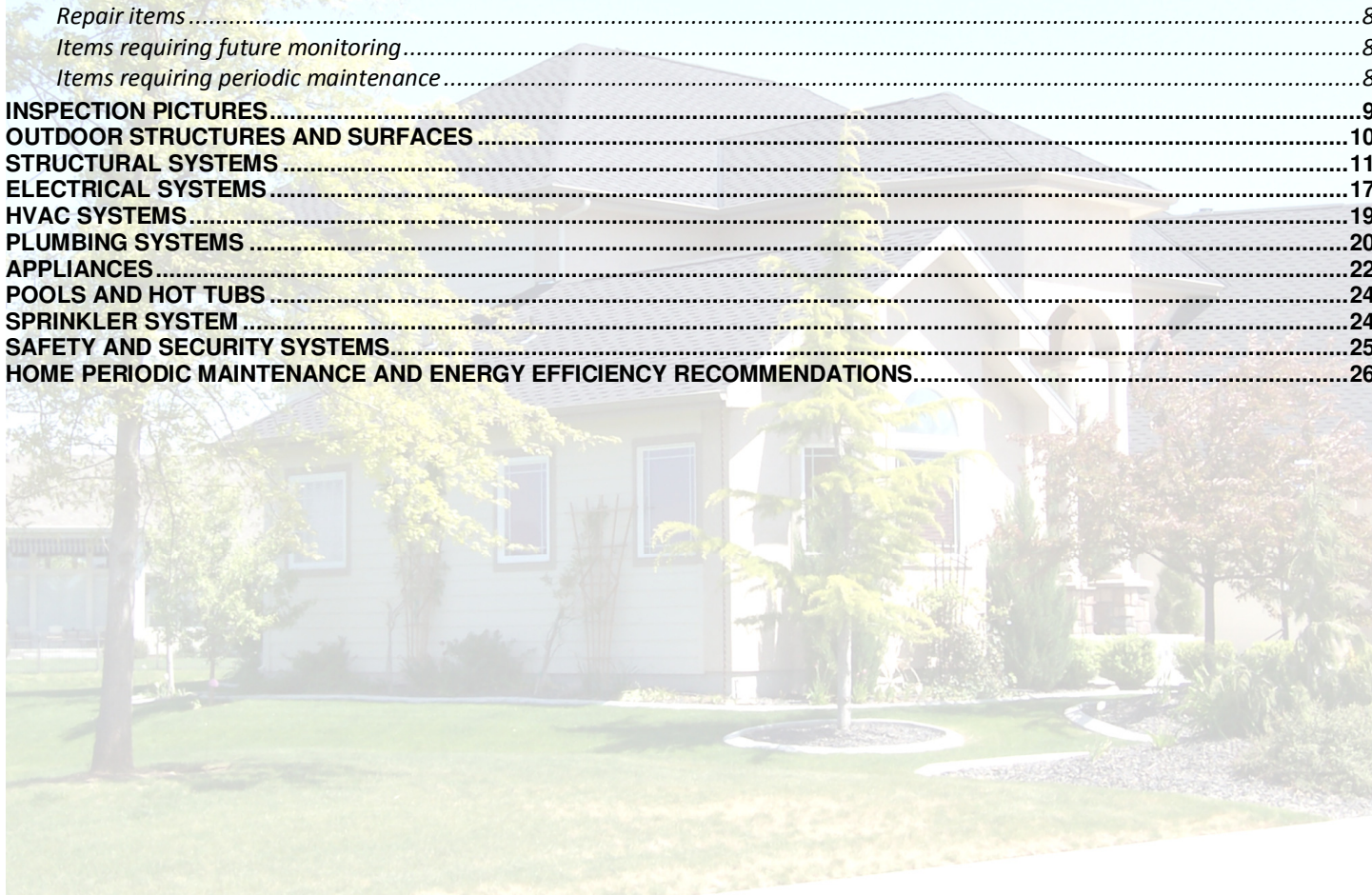
208.555.0001

Email

DoeRealty@homes.com



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Service Contract

This Service Contract is entered into by and between Criterion Property Inspectors, LLC ("Criterion") and the undersigned.

Criterion will perform an inspection of the property located at 5678 Easy St. Boise, ID 83713 (The "Property"). The purpose of this inspection is to ascertain the condition of the property, its major components, systems, and structures.

Criterion will deliver to the undersigned one written report documenting the results of the inspection. Additional copies of the report may be obtained for an additional nominal fee.

The inspection will be limited to visual inspection methods only; the inspection is not an engineering analysis. It may not impart, nor does it imply any sort of existing compliance with any state or federal regulation or code of regulations. It is merely a statement of the observed physical condition of the property at the time of inspection.

Criterion is not required to test all functionality of a system's parameters if a statistical sample is representative of the whole (i.e. electrical outlets). No tests will be performed upon dormant or inoperative systems (i.e. lawn sprinkler systems will not be tested during winter).

Criterion will not necessarily perform any disassembly of systems for purposes of performing testing. If access is not available to a structure or system, that structure or system may not be inspected, in which case the report will reflect the lack of access.

Criterion does not employ any sort of intrusive or destructive testing of structures or systems, and hence cannot verify the integrity of any concealed or inaccessible features or members.

Criterion does not necessarily report on, and specifically performs no analyses for, the presence or absence of any potential environmental hazards or contaminants, including but not limited to the following:

Lead
Pesticides
Formaldehydes
Benzene
Radon Gas



Mold or Mildew



Other chemical, biological, or radiological contaminants

Criterion is not licensed in the testing or remediation of chemical, biological, or radiological hazards.

The inspection and report are not to be construed as a warranty or guarantee of the property, or any of its respective systems, sub-systems or components. The inspection and report are not to be construed as a certification of safety, or the future safe operation of any system or structure.

Criterion's liability is strictly limited to the value of the inspection.

Dated this 14th day of February 2013.

 CRITERION PROPERTY INSPECTION	 _____ Signature
Lloyd C. Lyle IV, Owner	Lloyd C. Lyle IV _____ Printed Name

Inspection Key

Excellent

A rating of excellent indicates that the feature of interest is in substantially better condition than would be expected for its age and usage.

Good

A rating of good indicates that the feature or system of interest is in better condition than would be expected for its age and usage.

Acceptable

A rating of acceptable indicates that the feature or system is average for its age and usage.

Immediate Safety Concern

An immediate safety concern indicates that the feature or system of interest presents an immediate threat to health and safety. The concern should be addressed immediately by a professional in order to prevent injury or loss of life.

Repair

The feature or system is substantially below average in its condition, and requires corrective action to prevent further deterioration.

Monitor

The feature or system needs further investigation and/or monitoring in order to determine if corrective action is necessary

Maintenance Required

The feature or system requires performance of previously deferred periodic maintenance to prevent further deterioration.

Not Inspected

The feature or system was not visible or accessible for inspection

Not Applicable

The condition does not apply to the feature or system under consideration.

Comments Regarding the Property Inspection

No property is flawless

Regardless of whether a property is newly built, or has been in place for many years, there will typically be some amount of associated imperfections. Some of these faults will have occurred during construction; some are the result of normal wear and tear, and still others the result of damage or deferred maintenance. The reporting of items or aspects of a property which are less than ideal should not be interpreted as being discrepant from a formal property appraisal or comparative market analysis. A comparative market analysis (property appraisal) makes its own assumptions about the relative condition of a property, and does not assume that a property is in pristine condition. This report comments upon the condition of a property and its systems in order to provide the potential purchaser with a more in-depth familiarity with the property than that which is provided by a market analysis.

Expected lifetime

Many components of a structure or property have a typical or expected lifetime. The inspection report will typically comment upon both the expected remaining lifetime, and any apparent discrepancy from the current expected condition of the feature being discussed (either positively or negatively so).

Maintenance costs

Typical property maintenance costs should, on average, be between 1% and 2% of the total property value annually. If this maintenance has been neglected or deferred for many years, the amount of money required to bring the property into an average state of repair may be considerably more.

Repair estimates

Occasionally, upon request, estimates may be provided for the repair of some system, or aspect of a property. Typically, a range of prices will be given for this repair, with the low end pricing being reflective of material costs, while the upper end of the range might reflect the prices paid to a professional for those same repairs. The customer is encouraged to compare prices for themselves from a number of sources prior to engaging a contractor's services. Be aware also, that although it might seem less expensive, one doesn't always possess the necessary skills, tools, time or other resources required to perform those repairs.

Customer satisfaction

We at Criterion Property Inspections understand that the purchase of a property, either for personal use, professional use, or investment, is often one of the largest expenditures an individual or organization can undertake. If for any reason, some portion of the inspection report requires further explanation or elaboration. Please don't hesitate to contact us for additional information. We archive all inspections, and would be happy to review any aspects of the report which might require further detail.



Inspection results overview

Dear Generic Joe,

Thank you for choosing Criterion Property Inspection as your property inspector.

This home was built in 2012. It is in Excellent condition for its age.

The details of the inspection can be found within the body of the report.

Immediate safety concerns

There are no immediate safety concerns.

Repair items

There are no items to repair.

Items requiring future monitoring

Rain Gutter Downspouts-----14

Items requiring periodic maintenance

Driveways-----10

Exterior Trim-----15

I retain full documentation of each inspection, and can provide both notes and digital photographs if further clarification is required. Criterion Property Inspection's office phone number is (208) 995-5348, or I can be reached via email at CriterionInspection@cablone.net

Lloyd C. Lyle IV

Inspection Pictures



Chip in Driveway



Chip in Driveway



Crack in driveway



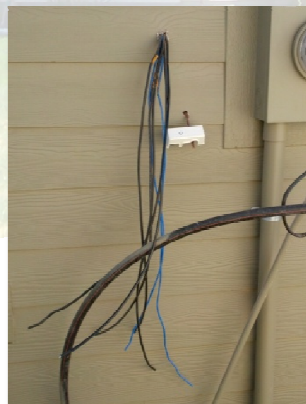
Touch up trim paint



Touch up trim paint



Crawlspace showing signs of water



Data cables not terminated - exterior

Outdoor Structures and Surfaces

☐ **Decks:**

Condition: Not Applicable

Comments:

☐ **Patios:**

Condition: Excellent

Comments:

The rear patio is plumbed with natural gas for a barbeque. It is currently plugged.

☐ **Grills or other cooking equipment:**

Condition: Not Applicable

Comments:

☐ **Outbuildings:**

Condition: Not Applicable

Comments:

☐ **Retaining Structures:**

Condition: Not Applicable

Comments:

☒ **Sidewalks:**

Condition: Excellent

Comments:

The sidewalks are in excellent condition.

☒ **Driveways:**

Condition: Maintenance Required

Comments:

There are several small chips in the driveway. There is a small shrinkage crack where the drive meets the porch. I recommend filling the chips and sealing the crack to prevent future weathering-related damage at these locations. There is a small deposit of cement on the drive, left from construction (see pictures).

Grading / Drainage:

Condition: Good

Comments:

The grading meets Idaho building code. There is a large pool of standing irrigation water at the west side of the house as a result of over-watering from the neighboring house.

Structural Systems

☐ Basement or Cellars:

Condition:

Construction Details:

Basement Walls:

Condition:

Construction Details:

Basement Floors:

Condition:

Construction Details:

☐ Windows / Lightwells:

Condition:

Comments:

☐ Sump Pump:

Condition:

Make:

Model:

Inspection Method:

Comments:

Cabinets / Closets:

Condition:

Construction Details:

Comments:

Ceilings:

Condition:

Construction Details:

Comments:



CRITERION PROPERTY INSPECTION

Foundations / Footings:

Condition: Excellent

Construction Details:

Raised Stem Walls with Pier Footings

☒ Vent Screens/Louvers:

Condition: Excellent

Comments:

Foundation vents are currently closed.

☒ Crawl Space:

Condition: Acceptable

☒ Sub-Floor Insulated:

☒ Insulation: Type: Fiberglass Batting

R-Value: R-30

Inspection Method: Visual Inspection

☒ Foundation Wall:

☐ Insulation: Type:

R-Value:

Construction Details: Poured Concrete

☐ Vapor Barrier:

Condition: Acceptable

Comments:

There has been water in the crawlspace, although there is currently none. I believe that the water came from seepage under the west foundation wall due to over-watering of the yard next door. There are areas of ground not covered by the vapor barrier (see picture).

Doors

Exterior Doors:

Condition: Excellent

☒ Weatherstripping:

Condition: Excellent

☒ Doorbell:

Condition: Excellent

Comments:

The deadbolt on the rear entry door only extends partially when engaged. It is hitting on the frame cut-out. I suggest having the cutout in the wood frame enlarged by either a professional or an experienced amateur.

Garage Doors

Condition: Good

☒ Garage Door Opener(s)

Condition: Excellent

Make: Chamberlain

Model: LiftMaster Professional 1/2 H.P.

☐ Opener Remote(s)

Model Number: 41AC050-1M

☒ Torque reverse mechanism operates?

☒ Photo-electric reverse mechanism operates?

☒ Exterior Service Door:

Condition: Excellent

Comments:

The garage third bay door is wired for a garage-door opener, but there is currently not an automatic opener installed. The garage door remote could not be located for the main garage door.

☒ Interior Doors:

Condition: Excellent

Comments:



☑Fireplaces / Stoves:

Type:
Make: Heat-N-Glo

Gas Fireplace
Model Number: Twilight-II-B

Condition: Excellent

Chimney:

☐ **Damper:**

☒ **Gas Shut-Off:**

Location: Below Fireplace

☒ **Igniter:**

☒ **Refractory Lining:**

Comments:

Condition: Good

Condition: Not Applicable

Condition: Excellent

Condition: Excellent

Condition: Excellent

The ignition system is provided with a battery back-up. Two standard D Cells are required, but not currently installed. These batteries will allow the unit to operate in the event of electrical power loss.

Floors

☒ **Carpet**

Comments:

Condition: Good

New carpet throughout...

☒ **Wood**

Comments:

Condition: Excellent

Engineered wood laminate flooring is found in the Kitchen, Dining, Laundry, Pantry and Entry.

☐ **Stone**

Comments:

Condition: Not Applicable

☒ **Tile**

Comments:

Condition: Excellent

Master Bath

☒ **Vinyl**

Comments:

Condition: Excellent

2nd Bath



Roof:

Condition: Excellent

Inspected from: On Roof

Approximate age: 1 year old

Construction Details:

Gabled Hip Roof

Comments:

This roof is in excellent condition, and can be expected to last approximately 25-35 years more in this environment.

Roofing Material

Condition: Excellent

Construction Details:

Architectural grade Asphalt Shingles

Comments:

Roof Framing

Condition: Excellent

Construction Details:

Engineered wood trusses

Comments:

Roof Sheathing

Condition: Excellent

Construction Details:

3/4" Oriented Strand Board (OSB)

Comments:

☒ Rain Gutters:

Condition: Excellent

☒ Downspouts

Condition: Monitor

☐ Splash Blocks

Condition: Not Applicable

Comments:

Gutter downspouts all lead to buried perforated drain line. The extent of the drain field was not able to be determined. Performance should be observed during heavy rainfall in order to insure that capacity is sufficient, and that the gutters do not overflow.



CRITERION PROPERTY INSPECTION

Roof (Continued...)

Ventilation

Condition: Excellent

☐ Eave Vents
☒ Jack Vents

☒ Soffit Vents
☒ Gable Vents

☐ Ridge Vents

☐ Wind Turbine Vents

☐ Attic Vent Fan

Condition: Not Applicable

Make:

Switch / Control:

Model:

Switch Location

Comments:

For the future, I'd recommend considering an attic fan. It would greatly increase the energy efficiency of the home during hot summer months, and the attic space of this home is very well suited.

Attic Space

Condition: Excellent

☒ Insulation:

Type: Fiberglass Batting and Blown-In Glass

R-Value: R-38

Comments:

Flashing

Type: Overlapping Asphalt Shingles

Condition: Excellent

☒ Drip Edge

Condition: Excellent

Comments:

Soffits:

Condition: Excellent

Comments:

Walls

Condition: Excellent

☒ Insulation:

Type: Fiberglass Batting

R-Value: R-19

Framing Details:

2" x 4" Wood Stud

Exterior Sheathing Details:

Pressed Fiber Siding

Condition: Good

Interior Sheathing Details:

Textured Sheetrock

Condition: Good

Comments:

Exterior Trim / Fascia:

Condition: Maintenance Required

Comments:

There are two very small areas of exterior trim that require painting in order to protect them from weathering. These areas are the lower sill of the window to the right of the front porch, and the upper rail at the front of the porch (see pictures).



CRITERION PROPERTY INSPECTION

Interior Trim, Moldings, Etc.

Comments:

Condition: Excellent

Windows

Construction Details:

Vinyl Frame

Condition: Excellent

Sills:

Condition: Excellent

Screens:

Condition: Good

☐ Storm Sashes:

Condition: Not Applicable

Storage Location:

Comments:

All windows operate properly. All windows excluding the front entry door windows are dual pane, low emissivity windows. All window seals are intact.



Electrical Systems

Service

Service Entrance

Underground

- ☐ Electrical Mast
☐ Service Disconnect

Condition: Not Applicable

Condition: Not Applicable

Service Panel:

Condition: Good

Amperage: 200 Amp
Voltage: 240 Volts
Phase: Single-Phase
Circuit Protection: Circuit Breaker

- ☒ Additional circuit positions available
☒ Branch circuits labeled/identified

- ☐ Sub-Panel:
☒ Grounding post/ wire
Branch Wiring:

Condition: Good

Type: Romex (Non-Metallic Insulated Copper)

Comments:

Ground Fault Interrupts

Condition: Excellent

☒ Kitchen GFI

Status: Operates Properly

Trip/Reset Location: West wall adjacent to oven resets most. South wall beside refrigerator space resets south wall and island outlets.

☒ Bathroom GFI

Status: Operates Properly

Trip/Reset Location: Reset located on outlet next to sink in second bathroom. This resets for all bathroom GFI circuits.

☒ Garage GFI

Status: Operates Properly

Trip/Reset Location: North wall beside service entry door.

☐ Other GFI

Status:

Trip/Reset Location:

Comments:



Switches:

Condition: Good

Comments:

Receptacles:

Condition: Good

Polarity: Correct

Grounding: Grounded circuits

Comments:

Lighting Fixtures:

Condition: Excellent

Comments:

Choose or insert a comment.

☐ **Low Voltage systems**

Condition: Good

Comments:

Data wiring has been provided to all bedrooms, the Living Room, and the dining room. There are RJ-11 outlet boxes in each bedroom and the dining area are serviced by CATV data wiring. This could be upgraded to RJ-45 outlets providing capability for hard-wired internet throughout the home. Coaxial cable is provided to all bedrooms and the living room. The wires are not currently terminated or housed in a termination enclosure at the home exterior (see picture).

HVAC Systems

☒ **Natural Gas / Propane:**

Gas Meter / regulator: **Make:** IGC AC-250 **Model:** 433575 AC-25001B999439
Gas Piping **Type:** Flexible Gas Piping, 25 PSI **Condition:** Excellent

☒ **External Patio Piping**

Heating Equipment: **Condition:** Excellent

Type: Carrier **Model:** 58MCB060-12
Make: 4911A03211 **Rating:** 91.2% A.F.U.E.
Size: 60,000 BTU/hour
Last serviced: 5/16/2012
Filter replaced: 5/16/2012 **Filter Size:** 16" x 25" x 2"

Location: Garage

☒ **Bollards:**

☐ **Source of ignition is at least 18" minimum elevation if in garage:**

☒ **Flue:**

Condition: Good

☒ **All rooms ducted**

Fuel Source: Natural Gas

☒ **Fuel Safety Shut-off**

Condition: Excellent

Comments:

Combustion sources are not required to be raised off of garage floor if they are negative pressure or sealed units. This is a recent change to Idaho Building Code. I discussed with Idaho Division of Building Safety Inspector Ted (did not get last name). Phone 208.867.4192.

Thermostatic Control:

Condition: Excellent

Type: Programmable RTD

Model: Honeywell

Location:

Hallway

Comments:

The thermostat has a tri-fold directions card inserted in a slot at the back upper left corner of the unit.

Cooling Equipment :

Condition: Excellent

Make: Carrier

Model: 24ABB330A310

Size: 24,000 BTU/hour

Last serviced: 5/16/2012

☒ **Condensate Drain:** Garage Floor

Comments:

There is a sheet metal screw missing from the housing of the Air Conditioner condenser. I recommend replacing this to prevent damaging the unit, and to prevent personal injury on the sheet metal corner.

Ducting, Vents, and Returns:

Comments:

Plumbing Systems

Water Heater

Condition: Excellent

Type: Bradford White
Make: Defender **Model:** M150836FBN
Recovery Rate: 40,000 BTU/hour **Efficiency:** 88% A.F.U.E.
Size: 50 Gallon

Pressure-Temperature Relief Valve (PTRV)

Condition: Excellent

Location: Garage

☒ **Bollards:**

☐ **Source of ignition is at least 18" minimum elevation if in garage:**

☐ **Seismic Strap**

☒ **Water Shut-Off Valve**

Condition: Excellent

Fuel Source: Gas

☒ **Fuel Safety Shut-off**

Condition: Good

☒ **Flue:**

Condition: Good

Comments:

Combustion sources are not required to be raised off of garage floor if they are negative pressure or sealed units. This is a recent change to Idaho Building Code. I discussed with Idaho Division of Building Safety inspector Ted (did not get last name). Phone 208.867.4192.

Water Supply System

Source: Municipal Water

Pressure: 45 PSI

Condition: Good

Supply Piping: PVC

Main Shut-Off: Meter

Condition: Good

☒ **Pressure Reservoir:**

Condition: Good

Make: Eastman

Model: 60023

☐ **Pump:**

Condition: Not Applicable

Make:

Model:

☐ **Water Purifier:**

Condition: Not Applicable

Make:

Model:

☐ **Water Softener:**

Condition: Not Applicable

Make:

Model:

Comments:



**CRITERION
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Drains

☒ **Septic Service**

City Sewer

Condition: Good

Construction Details:

Black ABS Piping

☒ **Drain Vents / Roof Jacks**

Condition: Good

☐ **Sumps and sump pumping systems**

Condition: Not Applicable

Make:

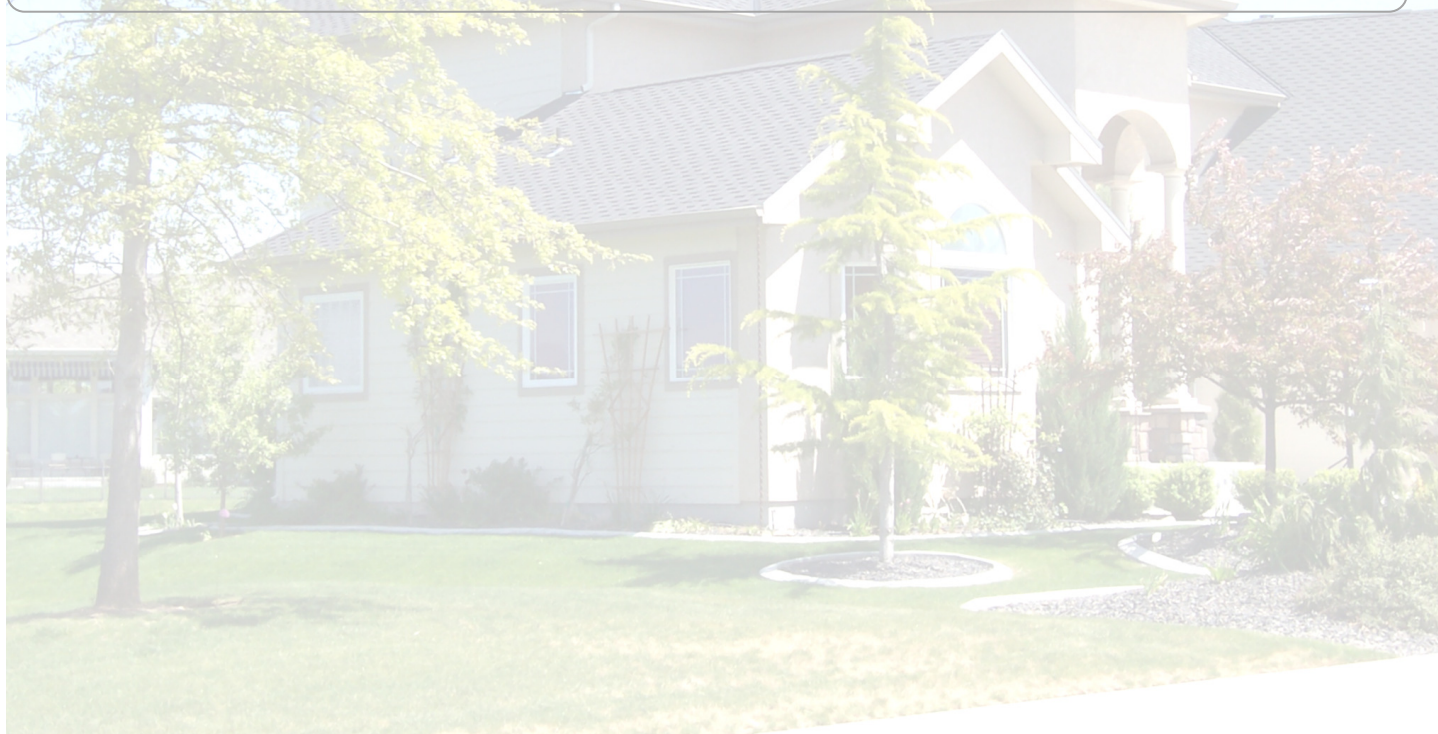
Model:

Comments:

Fixtures

Condition: Excellent

Comments:



Appliances

☒ Bath Exhaust Fans

Condition: Excellent

Comments:

☐ Built-In Vacuum System

Condition:

Make: Model:

Comments:

☒ Dishwasher

Condition: Excellent

Make: General Electric Model: GLD5660V00SS

Comments:

☒ Cooking Range

Condition: Excellent

Make: General Electric Model:

Comments:

☒ Oven:

Condition: Excellent

Make: General Electric Model: J TP70S TPSS

Comments:

☒ Microwave(s):

Condition: Excellent

Make: General Electric Model: PYM1790SR1SS

Comments:

Microwave/Convection Oven

☒ In-Sink Waste Disposal Unit

Condition: Good

Comments:

Cooking Exhaust Hood:

Condition: Excellent

Comments:

Integrated into microwave oven



**CRITERION
PROPERTY
INSPECTION**

☐ Trash Compactor

Make:

Model:

Condition: Not Applicable

Comments:

☒ Laundry Facilities

Condition: Excellent

Location: Laundry Room

Facilities for: Washer / Dryer

Position: Side-by-Side

Dryer Heat Source: 240 V AC

Comments:



Pools and Hot Tubs

☐ Hot Tubs

Condition: Not Applicable

Comments:

☐ Pools

Condition: Not Applicable

Comments:

Sprinkler System

☒ Sprinkler System

Condition: Excellent

☒ Sprinkler Controller

Weathermatic Smartline

☒ Water Source

Pressurized Irrigation

☒ Filter/Strainer:

Condition: Good

☐ Backflow Preventer:

Condition: Not Applicable

Shut-Off Valve:

None

Tested all sprinkler stations for functionality and coverage. All stations are operable with good coverage. There is a Y-filter in the sprinkler valve box located at the southeast corner of the house.

Safety and Security Systems

☒ **Smoke Alarms**

Condition: Excellent

Comments:

Located in each bedroom and the Living Room

☒ **Carbon-Monoxide Alarms**

Condition: Excellent

Comments:

Located in bedroom hall

☐ **Radon Detectors**

Condition: Not Applicable

Comments:

☐ **Fire Suppression System:**

Condition: Not Applicable

Type:

Comments:

☐ **Security System**

Condition: Not Applicable

Make:

Model:

Comments:

Home Periodic Maintenance and Energy Efficiency Recommendations

Air Conditioner

If the air conditioning unit is window mounted, remove it in the fall, or provide with a suitable weatherproof cover. This will prevent excess air infiltration into the home or property during the cold months of winter, will reduce heating costs, and will extend the operating lifetime of the air conditioning unit.

If the unit is a central air conditioner, perform the following preventive steps in order to increase the unit's efficiency, and prolong its operating lifetime:

Clean evaporator and condenser air conditioning coils. Dirty or fouled coils in these components can reduce system efficiency by as much as 50% in even minor cases of fouling. This is particularly important at the condensing coils which, due to their configuration and outdoor location are especially susceptible to fouling by dirt, leaves, and other detritus. Additionally, the evaporator is equipped with radiative fins similar to those found in your vehicle radiator. Inspect these fins for signs of damage, especially bent fins. If bent fins are observed, they can be repaired by use of a "fin comb" available at most auto parts stores.

Check the unit's refrigerant charge. Some units are equipped with a sight glass in the high pressure refrigerant discharge line leading from the refrigerant condenser to the evaporator (which usually located in the central heating unit plenum). If bubbles are observed in the sight glass during operation of the air conditioner, the unit lacks sufficient charge, and must be serviced by a professional. If a sight glass is not present, inspect the evaporator return line. This line is larger in diameter than the high pressure line, and should be covered by an insulation jacket. Place your hand on this line where it enters the unit (typically there is a low pressure isolation valve where the line enters the condenser). This line should be cool to cold after approximately 15 minutes of operation.

The air conditioner evaporator unit's location is equally important for efficient operation. Air flow through the unit should be unobstructed for at least 12" in any direction. Also, because the heat transfer is proportional to the difference in temperature between the compressed refrigerant gas (fixed temperature), and the outside air temperature (variable), direct exposure of the condenser to sunlight will decrease the unit's efficiency.

Attic

Inspect the attic area and the underside of the roof annually for signs of water leakage, or excessive condensation.

Ensure that attic vent opening are not blocked. Blocked vent openings, while beneficial in the winter, prevent the dispersion of water vapor from the attic to the building exterior and may eventually cause delamination of the roof sheathing. Additionally, even a normally vented attic may easily be as much as 60 °F, or more, hotter than ambient air temperature.

Consider installing a thermostatically controlled attic exhaust fan. As mentioned above, heat gain due to solar heating can greatly increase the energy required to cool a structure during summer months. An attic fan can reduce this temperature to near ambient temperatures. Additionally, it may make you eligible for certain tax credits (check with your local utility for more information).

Consider adding additional insulation. Idaho is in the U.S. department of Energy Zone 3, and R-38 insulation is recommended for attic spaces. Care should be exercised when installing additional insulation and the services of a professional should be considered. Insulation derives

its value in large part from the air trapped within it. If the additional insulation compresses the existing insulation, little or no benefit will be realized.

Crawlspace

Examine the crawlspace for signs of water leakage annually.

Check any central air ducting to ensure that it is insulated, and to ensure that there are no gaps at the duct joints which may allow conditioning air to escape the duct system.

If the foundation stem walls and sub-floor are not insulated, consider insulating both.

Faucets

Examine all faucets for leakage. Replace faucet or valve gaskets if leaking is detected. A single dripping faucet can waste as much as 20 gallons of water a day, and cost about \$25.00 per year.

Filters

If the property has central heating, clean or replace central heating filters and air plenum in the fall when first operating the heating system.

Have the heating unit serviced by a professional annually.

Fireplace

If not already equipped with one, consider installing a chimney cap equipped with a spark arrestor. A chimney cap will prevent water damage to the flue lining, will keep small animals and birds from entering the chimney, and the spark arrestor (screening of the opening) will prevent the discharge of sparks, and prevent the inadvertent ignition of potentially flammable items such as roofing, shrubs, trees, and grasses on the outside of the structure.

Clean the chimney of soot and creosote buildup annually, or have a professional chimney cleaner.

Foundation vents

Ensure that foundation vents are free of obstruction.

In the fall, it is a good idea to close the foundation vents. Annual cycling of the vents will allow you to ascertain that vents are not in need of maintenance, and will prevent excessive infiltration of cold air into the building crawlspace during the winter months when outside air temperature and humidity are low. It is, however, very important to open them again as soon as outside air temperatures begin to rise in the spring. Failure to do so can result in elevated humidity levels under the structure, and can shorten the life of structural components in both floors and stem walls.

Frost-free Sill-cock (valves)

Remember to detach hoses from all external horizontal (wall mounted) sillcocks (water valves) in the fall, before outside air temperatures dip below freezing. These valves drain through the threaded hose connection, and can be prevented from draining if a hose is connected.

Gutters

Ensure that gutters are free of leaves and other debris annually. Make sure that the gutters and downspouts are still firmly attached to the structure. Make certain that downspouts all direct water away from the building foundation.

Heating System

Bleed radiators annually. Steam and hot water systems often contain entrained air which can become trapped in the radiator, preventing its proper operation. Releasing this trapped air through the bleed valve located at the top of the radiator allows correct and efficient operation of the equipment.

Turn off the pilot during the cooling season. If your furnace is not equipped with an electronic ignition system, it will continue to burn an unnecessary (but small) amount of gas. Over the entire cooling season, this can translate into an annual savings of about \$30.00-\$50.00 depending upon rates.

Adjust your air registers to restrict flow to rooms which are unused or seldom used.

Roof

Keep the roof free of debris. Debris lying on a roof impedes shedding of precipitation and accelerates deterioration of the roof covering.

Replace any shingles, shakes, tiles or sections which show excessive deterioration. It is much cheaper to effect repairs at this stage instead of procrastinating until the point that roof sheathing is also subjected to the deteriorating effects of excess moisture.

Repair or replace any flashing which shows excessive deterioration.

Check the seals around all roof penetrations at least annually, and repair any seals that require attention.

Trim any tree branches in contact with or close proximity to the roof.

Siding / Paint

Wood Shakes, Shingles, and Wood Planking should be painted or stained to help preserve them. Painting is normally required every 5-7 years and staining every 3-4 years.

Composition board needs to be repainted every 8-10 years, and particular attention should be paid to any nicks, scratches or abrasions in this material, especially near the base of the siding where it is more susceptible to moisture penetration.

Vinyl is probably the easiest wall sheathing to maintain. Occasionally, vinyl will have to be washed to eliminate dirt, dust, stains, mold or mildew. For heavier stains, vinyl siding can be cleaned with a soft cloth, or soft brush. Some of the more common cleaners that can be used on vinyl include: Fantastic®, Murphy's Oil Soap®, Lestoil®, Windex® and Soft Scrub®. Ensure that all sources of heat are kept well away from vinyl siding as the plastic transition temperature of vinyl siding is approximately 140 °F.

Plywood Siding is susceptible to expansion and contraction. Due to its large surface area this can subject fasteners to pull out, and joints to pull. Keep the surface covering (usually paint) in good repair or this form of siding will deteriorate, absorb moisture and warp.

Smoke Alarms / Fire Suppression Equipment

Smoke alarms should be tested at least once a month to ensure proper operation.

If equipped with a battery backup, the smoke alarm batteries should be replaced quarterly to bi-annually.

Smoke alarm comes with a user's manual, which describes how to use and take care of that particular alarm. Refer to these instructions for more detailed information about your particular unit(s).

Sprinkler Systems

Verify that no sprinkler heads are missing, broken, or clogged. Ensure that they are not pushed too far into the ground, tilted, or spraying in the wrong direction.

Schedule an appointment for the sprinkler system to be purged (by blow-out) prior to the first heavy fall frost if this is a concern in your area. Failure to do so can crack water lines, solenoids, or valves, as well as the sprinkler heads themselves.

Windows and Doors

Clean the exterior tracks, screens and frames of windows regularly. This will prevent the buildup of detritus on the window exterior components, and extend the useful life of the window.

If windows are wood-framed, ensure that the painted surface is maintained in order to prevent accelerated weather-related deterioration of the frames. This is equally important for steel-frame windows, and to a lesser extent, aluminum frame windows.

Ensure that all hardware and fasteners are securely tightened for both windows and doors. Loose hardware can work against its mounting surface causing premature deterioration of the mounting surface and the hardware.

Ensure that weather protective coatings of external doors are maintained in order to prevent accelerated weather-related degradation of the door.

Check garage door safety features for proper operation at least annually. Modern automatic garage doors are equipped with electric eyes and torque sensors to prevent inadvertent closing of the door on small children or pets which could cause serious injury or even death. In the event of an inanimate obstruction, these features can prevent damage to the door itself.

