

- Houses wired with aluminum wiring should have the aluminum wiring connections checked by a licensed electrician. This should be repeated annually.
 - Standard outlets in the bathrooms should be replaced with Ground Fault Circuit Interrupter (GFCI) outlets.
 - Examine exterior outlets for weather-tight boxes and covers. Standard exterior outlets should be replaced with Ground Fault Circuit Interrupter (GFCI) outlets.
 - Other:
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REGULAR MAINTENANCE

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. Noisy components, such as the blower motor, should be investigated further by a HVAC technician.
 - Inspect and clean humidifiers and electronic air cleaners.
 - If the house has hot water heating, bleed radiator valves, and check for leaks.
 - 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. Check for leaks under the kitchen sink and repair as necessary.
 - Secure loose toilets, or repair flush mechanisms that become troublesome.
 - Test the reset button on Ground Fault Circuit Interrupter (GFCI) outlets.
 - Other:
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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. Make sure the electrical service mast is well-secured.
- Ensure that the grade of the land around the house is properly sloped to encourage 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 windowsills 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 before the frost sets in.
 - Inspect for evidence of wood-boring insect activity. Eliminate any wood/soil contact around the perimeter of the home, and do not store firewood against the house.
 - 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.
 - Other:
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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.
 - Other:
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PREVENTION IS THE BEST APPROACH

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.

PROSPX Inc. Home Inspection Services

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