

HOME INSPECTION OF PUGET SOUND

Recommended Periodic Home Maintenance Schedule

Interior	Winter	Spring	Summer	Fall
Range hood – clean filters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry – check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust		<input type="checkbox"/>		<input type="checkbox"/>
Crawlspace – check for unusual odors, standing water, insulation falling down, ductwork disconnected	<input type="checkbox"/>		<input type="checkbox"/>	
Attic – use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents	<input type="checkbox"/>		<input type="checkbox"/>	
Grout – check/maintain all grout, seal twice a year or as otherwise directed on grout sealant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc.	<input type="checkbox"/>		<input type="checkbox"/>	
Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill /repair/paint as needed.	<input type="checkbox"/>		<input type="checkbox"/>	
Window Sills/Trim – check and caulk/paint as necessary	<input type="checkbox"/>		<input type="checkbox"/>	
Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers Test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped)		<input type="checkbox"/>		<input type="checkbox"/>
Windows/Sliding Doors – clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances.		<input type="checkbox"/>		<input type="checkbox"/>
Doors – check weather striping, caulk, door sweeps, stops, caulk and paint/stain		<input type="checkbox"/>		
Cabinets – check adjust tighten all doors, hardware, hinges, catches	<input type="checkbox"/>		<input type="checkbox"/>	
Air filters – Change/clean them during heating or cooling season, more frequently if you have pets or allergies.	every 60 days during heating/cooling			
Heating systems				
- Fireplaces, wood burning-clean/examine, gas fireplaces, light pilots/test, (if equipped- fill propane, change batteries)				<input type="checkbox"/>
- Fan forced electric wall heaters – vacuum and clean				<input type="checkbox"/>
- Oil furnaces and all boilers systems, have professional check and repair annually				<input type="checkbox"/>
- Gas fan forced furnaces, have professional checks at 5 years, 10 years and then every year thereafter ** Make sure you have working carbon monoxide detectors **	5, 10 and then annual checks			
Exterior				
Wash – vinyl siding, bricks, balconies		<input type="checkbox"/>		
Siding – inspect, caulk, repair/paint/stain as required		<input type="checkbox"/>		<input type="checkbox"/>
Decks – stain/paint as required. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconies – If you have waterproof balconies, clean and inspect for any leaks, check drains	<input type="checkbox"/>		<input type="checkbox"/>	
Gutters and Downspouts – clean, check mounts, drains, look for leaking end caps or joints repair as needed		<input type="checkbox"/>		<input type="checkbox"/>
Drains – check drains in driveways, stairwells and yards frequently during rainy periods	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sprinkler systems – assure they are not soaking the home or crawlspace vents, etc		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hose bibs – winterize non frost free spouts, disconnect all hoses,	<input type="checkbox"/>			
Landscaping – keep all plants trimmed away from the building, keep mulch from getting closer then 3” from siding		<input type="checkbox"/>	<input type="checkbox"/>	

Other optional equipment – If you have a septic, keep it pumped regularly. Be sure to maintain wells, (periodic shocking and testing recommended.) If you have a sump pump, test it yearly. Be sure to walk around your home in the rain and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or in contact with wood.