

## **MAINTENANCE ADVISE FOR YOUR NEW HOME (pg.1)**

### **UPON TAKING OWNERSHIP:**

After taking possession of a new home, there are some maintenance and safety issues that should be addressed as soon as possible. The following checklist should help you undertake these improvements:

1. Review your home inspection report carefully for any items that require immediate improvement or further investigation. Address these areas as required.
2. Change the locks on all exterior entrances, for security purposes.
3. Check all windows and improve any hardware necessary. Consider security rods for sliding windows and doors.
4. Check all smoke detectors to ensure protection.
5. Create a plan of action in the event of a fire in your new home. Ensure there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues for your family in your new home.
6. Examine driveways and walkways for trip hazards.
7. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended your home inspection, these items may have already been pointed out to you.

### **REGULAR MAINTENANCE:**

#### **Every Month:**

1. Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
2. Examine heating/cooling air filters and replace or clean as necessary.
3. Carefully inspect the condition of shower/tub enclosures. Maintain maintenance as necessary.
4. Check all plumbing fixtures for evidence of leaking. Repair or replace as needed.
5. Check gutters and downspouts to ensure they are free of blockage. Remove debris from gutters, downspouts & window wells as needed.
6. Test all Ground Fault Circuit Interrupter (GFCI) devices at panel or receptacles. Replace when faulty.
7. Test all Arc Fault Circuit Interrupters (AFCI) devices at panel.
8. Test all smoke detectors.
9. Replace or clean exhaust hood filters.

#### **Spring & Fall:**

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to ensure that the roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity.

## **MAINTENANCE ADVISE FOR YOUR NEW HOME (pg. 2)**

3. Look at overhead wires coming to your house. They should be secure and clear of trees or other obstructions.
4. Trim back tree branches and shrubs to ensure they are not in contact with the house.
5. Inspect the exterior walls and foundation for evidence of damage, cracking, or movement. Watch for bird nests, vermin or insect activity.
6. Survey the basement/crawlspace for evidence of moisture seepage.
7. Ensure that the grade of the land around your house encourages water to flow away from the foundation.
8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood frames. Paint and repair window sills and frames as necessary.
10. Clean, inspect and/or service all appliances as per the manufacture's recommendations.
11. Winterize exterior hose bibs.

### **Annually:**

1. Replace hard wire type smoke detector batteries. (regular 9 volt)
2. Have the heating/cooling & water heater systems cleaned & serviced.
3. Have the chimney(s) inspected & cleaned.
4. Examine electrical panel(s), wiring & electrical components for evidence of overheating. Ensure all components are secure.
5. If the house has a well, check and service the pump and holding tank as necessary. Test the water periodically. If the house has a septic tank, have it inspected & pumped as needed. (approx. 3-5 years.)
6. If your house is in an area prone to wood destroying insects (termites, carpenter ants, etc.) have an inspection done by a licensed pest inspector. Preventive treatments may be recommended in some areas.

**REGULAR MAINTENANCE IS PREVENTION  
AND  
PREVENTION IS THE BEST APPROACH**

**THANK YOU FOR CHOOSING EAGLE EYE INSPECTIONS  
"WE ARE LOOKING OUT FOR YOU"**

# WOOD DECKS

## Maintenance:

1. Inspect the bolts, joist hangers and post connections (top & bottom) annually.
2. Periodically, using a small flat blade screwdriver, probe between the house and decking to check the siding for softness. Keep this area free of debris so air can circulate to help prevent rot.
3. Monitor the base of posts and/or joists that are in contact with soil.
4. Monitor decks in shaded or treed areas for algae and/or moss growth.

## Cleaning Methods:

1. Chemical deck cleaners are widely available for heavy duty cleaning but may affect plants in the area.
2. Pressure washing is another heavy duty cleaning choice and is safe for plants but can easily damage the wood surface of your deck if the pressure washer is not used correctly. Before starting with a pressure washer you should practice on a scrap piece of wood.
3. Using a garden hose with a speed nozzle is the safest method for light cleaning. It will clear the spaces between the deck boards and clean off surface debris. This will allow for proper airflow around the boards and help prevent decay.

## Preservation:

1. Staining and water proofing are recommended annually. Some products may protect for two years. Always clean your deck before applying your product. Follow the manufacture recommendations. You should try to use the same product each time. This will prevent possible chemical reactions.
2. Painting is not advised on any horizontal surfaces. It is fine for vertical surfaces such as guardrails.
3. Astro-turf or indoor/outdoor carpet is not advised. They tend to hold moisture & prevent airflow. Flower pots or planters on decks can also cause decay. It is important to elevate these or move them around periodically.