

# INSPECTOR HOMES

CANADA LTD

PROFESSIONAL HOME INSPECTION AND CONSULTING

## SUMMER HOME MAINTENANCE SCHEDULE

	'06	'07	'08	'09	'10
Monitor basement humidity and avoid relative humidity levels that exceed 60%. Use a dehumidifier to maintain safe relative humidity.					
Clean or replace air conditioning filter and ventilation filters.					
Check basement pipes for condensation or dripping. Corrective action includes reducing humidity levels and insulating cold water pipes.					
Check basement floor drain to ensure that there is water in the trap. Water can evaporate from trap over time and can allow harmful sewer gases into the house.					
If you have a plumbing fixture that is not used frequently, such as a laundry tub or spare bathroom sink, tub or shower, run water briefly to keep clean water in the trap.					
Deep clean carpets and rugs.					
Vacuum bathroom fan grilles for best performance.					
Disconnect the dryer exhaust vent and vacuum lint from ducts, around dryer and the exterior exhaust vent. It is recommended to have you dryer thoroughly cleaned every five years. Lint can build up in the cabinet and become a fire threat, reduce the efficiency and life of the appliance.					
Check operation of all windows and adjust or lubricate as needed.					
Inspect window putty on outside of glass panes and replace if needed.					
Lubricate door hinges and tighten screws as needed.					
Lubricate garage door hardware and ensure that it is operating smoothly.					
Lubricate and inspect automatic garage door opener, chain, rail, etc. and ensure that the auto-reverse mechanism is functioning properly.					
Check and replace damaged or missing caulking and weatherstripping around windows and doorways, including the doorway between the garage and house.					
Check exterior wood siding and trim for signs of deterioration; clean, replace or refinish as needed. Check exterior vinyl siding for broken or loose pieces and repair or replace as necessary. Check exterior stucco for signs of recent cracking or flaking. Repair if needed.					
Check for and seal off any holes in the exterior cladding that could be an entry point for water, insects and small pests.					
Remove any plants that are contacting the exterior cladding of the house. While vines look nice climbing up the house, they can do serious damage to siding, stucco and brick.					
Inspect your roof to check its general condition. Note any sagging that could indicate structural deterioration that needs further investigation from the attic. Note that condition of the shingles or other roof covering for repairs or replacement required. Examine all flashings such as those found at wall or chimney intersections. Check valley flashings for deterioration or debris.					
Sweep chimneys for any wood burning appliance or fireplace, and inspect them for end of season problems.					
Check chimney cap for obstructions and the caulking between the cap and chimney.					