



Bi-annual Home Evaluation

Exterior/Grounds:

- Water/drainage
 - Do you have proper grading? (1/2in per 1ft for at least 10ft away from home)
 - Do you have downspouts extensions installed? (should drain at least 6ft away from house)
 - Are your gutters clean?
- Deck and porch
 - Is your porch/deck protect with sealant?
- Siding, fascia, trim and flashing
 - Is there any rot?
 - Is there any animal damage?
 - Are there gaps or openings?
- Roof
 - Are there any nail pops? (nail heads protruding from the shingles)
 - Are there any loose, damaged or worn coverings?
 - Is there any loose or improperly lapped flashing?
 - Are there any cracked plumbing boots?

Interior:

- Attic
 - Are there any exposed electrical wires?
 - Are there any stains on the roof deck, especially around vents and chimneys?
 - Is there enough insulation?
 - Are vents clear and functioning for proper air flow?
- Living space
 - Are there any doors that are catching?
 - Are there any spongy, saggy or sloping floors?
 - Are there any cracks in the walls/ceiling, or above door frames?
- Crawl space/basement
 - Is there any cracking in the foundation walls? (hair line, "v-crack", step crack?)
 - Is there moisture present? Where is it coming from and how can it be addressed?
 - Are there any signs of pests? (mice, termites, etc.)
 - Is there any fungal growth?
 - Is there any damage to the joists or subfloor?
 - Is there a proper vapor barrier? (crawl space only)

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Bi-annual Home Evaluation (continued)

Plumbing:

(To help find leaks under your house, run water while examining the crawlspace/basement, and look for signs of leaking pipes such as pooling water, concentric mineral rings under drain line, damaged or wet subfloor.)

- Are there any leaks in drain/waste system or water supply lines?
- Is the water pressure and flow adequate? (45-80psi on well water, 60-80psi on city water)
- Are there any slow drains?
- Does the main water shut off valve work?
- Is the septic system ok? Is there any seepage into the yard while running large amounts of water?

Electrical:

- Do the GFCIs trip when tested? (these should be installed within 3ft water source, on the exterior of the home, in the garage & in unfinished basements and crawlspaces)
- Are smoke and C/O detectors installed and working?

Appliance/HVAC:

- Are the washer hoses or valves leaking?
- Is the dryer vent clogged?
- Are the HVAC ducts in good repair? (check in crawlspace/basement/attic)
- Are your refrigerator coils dirty?

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Basic Tools Every Homeowner Should Have

- 1 (or more) good flashlight
- Various pliers (needle nose, slip joint, tongue and groove, side cutting)
- Measuring tape
- Hammer
- Utility knife (with extra blades)
- Screwdriver set
- Fasteners (nails, screws, picture hangers, etc.)
- level
- Wrench and socket set (or at the very least 2 adjustable wrenches)
- Drill with bit set
- Hand saw or circular saw
- Tool box or bag

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