HOME INSPECTION REPORT

8930 Sides Ct
Saint Louis, MO 63136

Inspection Date:
2/21/2026 3:00 PM

Prepared For:
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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality home that is 69 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern: Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.**
- **Safety Issue: Denotes an observation or recommendation that is considered an immediate safety concern.**
- **Improve: Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.**
- **Monitor: Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.**

Note: Observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

For the purpose of this report, it is assumed that the house faces north.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 36 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

SAFETY ISSUE

Windows

- **Safety Issue:** Windows will not lock in the left bedroom and in the rear bedroom. **See Photos 10-12**

IMPROVE

Garage Door Operator

- **Improve:** The overhead garage door operation was rough when testing automatic opener. Repairs or adjustments should be made as necessary to ensure smooth operation of the door. **See Photo 2**

Outlets

- **Improve:** Ungrounded 3-prong outlets should be improved in the right bedroom and in the kitchen. **See Photos 3-5**

Thermostat

- **Improve:** The thermostat was inoperative at time of inspection. As such the heating system could not be tested. **See Photo 7**

Furnace will be operational prior to close. New AC condenser and A-Coil to be installed prior to close.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ASHI Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

Each mechanical system which conveys as part of the property and specifically listed as having been tested was observed to be in normal working condition at the time of inspection, unless one or more deficiencies for the listed system is reported. Latent defects may still exist, and evaluation of any system is limited by the conditions during the inspection and the scope defined by the ASHI Home Inspection Standards of Practice.

Please understand the importance of limitations in a home inspection. This report does not reflect the results of an exhaustive technical evaluation, but rather a visual inspection. The distinction between the two is important. A technical evaluation requires exhaustive testing and analysis of a house's parts, taking more time and costing significantly more money. Our inspection does not consider components in the home that are not visible. Also understand that, even with an exhaustive inspection, there still may be defects in the home that are not revealed during the inspection. A visual inspection provides you with a solid, overall picture of the home, its problems, positive attributes, and areas where we recommended immediate attention. But with anything as complex as a home (a home has roughly 500 separate components), unexpected repairs are the norm, not the exception.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Addendum Specific to This Inspection

Due to the limited amount of time available (~ 1 hr.) for this inspection, the scope was limited to a general overview of the property and identification of any visible major deficiencies that may exist. Due to the limited nature of this inspection, and some utilities turned off at time of inspection, items like the heating/cooling systems, and kitchen appliances may not have been tested. Please refer to the limitations listed in each section for additional information.

Please refer to the ASHI Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	●Poured Concrete ●Basement Configuration
Columns:	●Steel
Floor Structure:	●Wood Joist
Wall Structure:	●Wood Frame
Roof Structure:	●Rafters
Attic Method of Inspection:	●Viewed From Hatch

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. No major defects were observed in the accessible structural components of the house. The building exhibits no evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

No improvements are necessary to this component of the home at this time.

LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

ROOFING

DESCRIPTION OF ROOFING COMPONENTS

Roof Covering:	●Composite Shingle
Chimneys:	●Metal
Gutters and Downspouts:	●Aluminum
Method of Inspection:	●Walked on Roof

ROOFING COMPONENT OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. No prior roof leaks were observed on the underside of the roof sheathing.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is considered to be in good condition. Typical maintenance should be expected. **See Photo 1**

Photo #1

LIMITATIONS OF ROOFING COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- No comment can be offered on the condition of the membrane below the roof coverings.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR COMPONENTS

Wall Cladding:	●Vinyl Siding
Soffit, Eaves and Fascia:	●Aluminum
Window/Door Frames and Trim:	●Wood ●Metal
Driveways:	●Concrete
Walkways and Patios:	●Concrete
Porches, Decks and Steps:	●Concrete
Overhead Garage Door:	●Metal
Lot Grading:	●Level Grade
Fencing:	●Chain Link

EXTERIOR COMPONENT OBSERVATIONS

Positive Attributes

Generally speaking, the exterior of the home is in good condition. The exterior siding that has been installed on the house is relatively low maintenance. The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The driveway, patio, and walkways are in good condition. The wall cladding was observed to be in generally good condition. The eaves, soffits and fascia appear to be in good condition.

RECOMMENDATIONS / OBSERVATIONS

Garage Door Operator

- **Improve:** The overhead garage door operation was rough when testing automatic opener. Repairs or adjustments should be made as necessary to ensure smooth operation of the door. **See Photo 2**

Photo #2

LIMITATIONS OF EXTERIOR COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- Only a representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Interior finishes and/or insulation restricted the inspection of the garage.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM COMPONENTS

Size of Electric Service:	●120/240V Service: Size 200 Amp
Service Entrance Wires:	●Overhead
Main Disconnect:	●Located: Inside Main Panel
Service Ground:	●Aluminum
Main Distribution Panel:	●Panel Rating: 100 Amps ●Located: Basement
Distribution Wiring:	●Copper
Receptacles:	●Grounded and Ungrounded
Ground Fault Circuit Interrupter:	●Bathrooms ●Kitchen

ELECTRICAL SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. The majority of the older wiring within the home appears to have been updated, improving the safety of the system.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve:** Ungrounded 3-prong outlets should be improved in the right bedroom and in the kitchen. **See Photos 3-5**

LIMITATIONS OF ELECTRICAL SYSTEM COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM PHOTO SUMMARY

Photo 3: Ungrounded 3-prong Outlet.

Photo 4: Ungrounded 3-prong Outlet.

Photo 5: Ungrounded 3-prong Outlet.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM COMPONENTS

Primary Energy Source: ●Gas
Heating System Type: ●Forced Air
Heat Distribution Methods: ●Ductwork
Operating Controls: ●Wall Thermostat
Manufacturer: ●Goodman
System Description: ●Model: GMES800804BNAA ●Serial: 2110613512
●Manufacturer Date: Oct 2021 ●Approximate Age (in years): 5

HEATING SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

The system responded properly to operating controls.

Furnace will be operational prior to close.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The heating system requires servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than it is wise to engage a qualified HVAC technician to service and check the system. **See Photo 6**

Thermostat

- **Improve:** The thermostat was inoperative at time of inspection. As such the heating system could not be tested. **See Photo 7**

LIMITATIONS OF HEATING SYSTEM COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- The heat exchanger was inaccessible and is not part of this inspection.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM PHOTO SUMMARY

Photo 6: Service Heat/Maintance Lacking.

Photo 7: Thermostat Inoperative .

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM COMPONENTS

Energy Source:	●Electricity
System Type:	●Air Cooled Central Air
Distribution Methods:	●Ductwork
Manufacturer:	●Nordyne
System Description:	●Model: FS3BA-030KA ●Serial: FSA050705153 ●Manufacturer Date: Jul 2005 ●Approximate Age (in years): 21

COOLING SYSTEM COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** The air conditioning system(s) was not tested due to cold outdoor temperatures. The air conditioner(s) should be tested once the outside temperature permits and any necessary repairs completed prior to closing.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. **See Photo 8**

Photo #8

New AC condenser and A-Coil to be installed prior to close.

LIMITATIONS OF COOLING SYSTEM COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F during the past 24 hours.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION COMPONENTS

Attic Insulation:	●Loose Fill Cellulose
Basement Wall Insulation:	●Not Visible
Air / Vapor Barrier:	●Not Visible
Roof Ventilation:	●Roof Vents ●Soffit Vents
Exhaust Fans / Vent Locations:	●Bathroom (Hall Only) ●Kitchen

INSULATION / VENTILATION COMPONENT OBSERVATIONS

Positive Attributes

The insulation and ventilation systems that were observed are typical for a home of this age and construction. Adequate levels and proper distribution of the insulation materials was observed in the attic. The roof and interior ventilation systems that are in place are sufficient for a home of this age and configuration. The exhaust fans within the home functioned properly.

RECOMMENDATIONS / OBSERVATIONS

No improvements are necessary to this component of the home at this time.

LIMITATIONS OF INSULATION / VENTILATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM COMPONENTS

Water Supply Source:	●Public Water Supply
Service Pipe to House:	●Copper
Main Valve Location:	●Front Wall of Basement
Supply Piping:	●Copper ●PEX
Gas Valve Location:	●At Meter
Gas Piping:	●Black Pipe
Waste System:	●Public Sewer System
Drain / Waste / Vent Piping:	●PVC ●Cast Iron
Manufacturer Water Heater:	●Rheem
Water Heater Description:	●Model: XG40T06EC36U1 ●Serial: Q362029975 ●Manufacture Date: Aug 2020 ●Approximate Age: 6 years
Capacity:	●40 gallon
Water Heater Energy Source:	●Gas
Other Components:	●Expansion Tank

PLUMBING SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Toilets

- **Improve:** The toilet was not installed during the inspection. It should be tested once it is re-installed. **See Photo 9**

Photo #9

LIMITATIONS OF PLUMBING SYSTEM COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- The water supply to the house was shut off.
- Hose bibs cannot be tested during freezing temperatures.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR COMPONENTS

Wall and Ceiling Finishes:	●Drywall
Floor Surfaces:	●Laminate ●Vinyl Plank
Interior Window Style / Glazing:	●Sliders ●Single Pane with Storm Window
Doors:	●Wood ●Hollow Core

INTERIOR COMPONENT OBSERVATIONS

General Condition of Interior Finishes

There were no signs of previous water damage and/ or water penetration into the house. The walls are relatively plumb and in good condition. The ceilings are in good condition. On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of windows and doors throughout the house are considered to be average quality. The windows have been lacking maintenance.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

Broken window in basement has been repaired.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Safety Issue:** Windows will not lock in the left bedroom and in the rear bedroom. **See Photos 10-12**
- **Improve:** The windows in the garage and in the basement are broken. **See Photos 13-15**

Floors

- **Improve:** The laminate flooring in the left bedroom is damaged. It should be repaired or replaced as necessary. **See Photo 16**

Doors

- **Improve:** Damage was observed to the door frame in the left bedroom. Repairs should be undertaken as necessary. **See Photo 17**

LIMITATIONS OF INTERIOR COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.
- Potentially hazardous substances (such as carbon monoxide, mold, Chinese drywall, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR PHOTO SUMMARY

Photo 10: Windows Will Not Lock.

Photo 11: Windows Will Not Lock.

Photo 12: Windows Will Not Lock.

Photo 13: Window Broken.

Photo 14: Window Broken.

Photo 15: Window Broken.

Photo 16: Laminate Floor Damage .

Photo 17: Frame Damage.

APPLIANCES

DESCRIPTION OF APPLIANCES COMPONENTS

Appliances Tested: ●Refrigerator ●Dishwasher
Laundry Facility: ●240 Volt Circuit for Dryer ●Dryer Vents to Building Exterior ●120 Volt Circuit for Washer ●Hot/Cold Water Supply for Washer ●Waste Standpipe for Washer
Other Components Tested: ●Cooktop Exhaust Vent/Fan

APPLIANCES COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Improve:** The dishwasher is inoperative. **See Photo 18**


Photo #18

New stove installed.

LIMITATIONS OF APPLIANCES COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

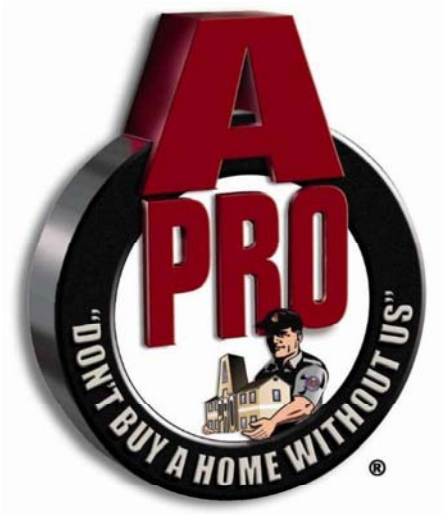
- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.
- The dishwasher toe kick panel was not removed during the inspection.
- Refrigerator icemakers are not tested and beyond the scope of this inspection.

Please refer to the ASHI Inspector Standards for a full explanation of the scope of the inspection.

THANK YOU!

It has been a pleasure working with you and we hope you think of us for your future inspection needs. As with all A-PRO inspections, yours was performed by a certified home inspector (CHI) under the strict guidelines of ASHI.

Please understand that there are limitations to such an inspection. The report does not reflect the results of an exhaustive technical evaluation, but rather a visual inspection. The distinction between the two is important. A technical evaluation requires exhaustive testing and analysis of a house's parts, taking more time and costing significantly more money. Our inspection does not consider components in the home that are not visible. Also understand that, even with an exhaustive inspection, there still may be defects in the home that are not revealed during the inspection. A visual inspection provides you with a solid, overall picture of the home, its problems, positive attributes, and areas where we recommended immediate attention. But with anything as complex as a home (a home has roughly 500 separate components), unexpected repairs are the norm, not the exception.



It Takes A-Pro to Know…
Don’t Buy a Home Without Us!

MAINTENANCE ADVICE

UPON TAKING OWNERSHIP

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

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

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.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- 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 showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

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.
- Ensure that the grade of the land around the house encourages 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, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- 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.

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.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true 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.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!

THE A-PRO HOME MAINTENANCE CHECKLIST

So you've just moved into your new home. You shopped around and did a lot of research to find the home that was just right for you. You signed a big pile of documents at closing, the moving trucks have left, all the boxes are unpacked, and all your belongings are in their proper places. What should you do now?

One of the most important things to remember is that you are responsible for certain routine maintenance items to keep your house functioning properly. These tasks tend to be relatively simple. For instance, many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. A homeowner should change these filters when necessary.

Cleanliness is a factor that will make your home last longer and work better. Dust and dirt, if allowed to accumulate, can harm the finishes on blinds, cabinets, countertops, floors, sinks, tubs, toilets, walls, tiles and other items. If dirt does accumulate, make sure to clean it with a substance that does not scratch or damage the finishes.

On the outside of your home, make sure that gutters and downspouts do not get clogged with leaves or other objects. The exterior of your house is built to withstand exposure to the elements, but a periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

Note: The following pages are a list of maintenance reminders; things you should take care of on a regular basis along with one-time tasks. It's a good idea to review the list from time to time, in order to make sure you're taking proper care of your property.