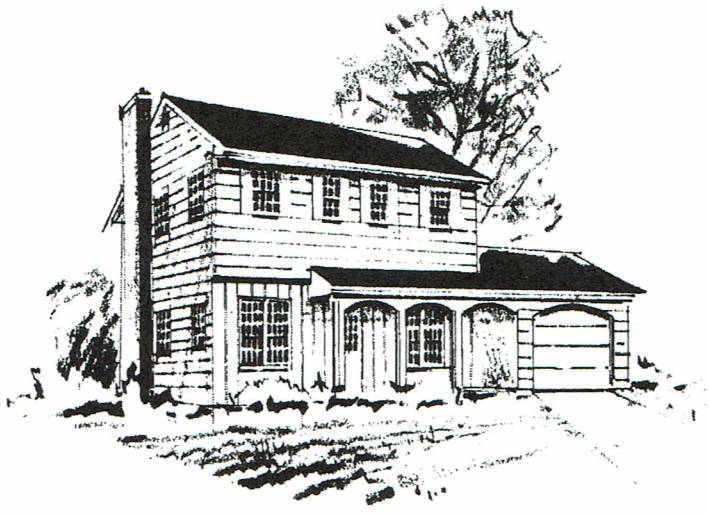
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Your Home
Maintenance Guide

A complete guide to understanding your Hancock Home Inspections Structural Report



The following comprehensive manual has been created by Gregory A. Hancock of Hancock Home Inspections (HHI) to assist you, the valued HHI client, in better understanding the home inspection report, as well as, extending and maximizing the life of your new home. Proper home maintenance is not optional but required with any structure in order to maximize the life of the structures' various components. An out-of- sight, out- of-mind, attitude is the quickest way to costly repairs. All homes both new and old need and require on-going care. This manual will first outline typical life expectancies of various components and provide you with a seasonal maintenance checklist in order to maintain your home. The seasonal maintenance checklist can be photocopied and used over and over again, providing you with a permanent record of your homes maintenance. The bulk of this manual is a supplemental aspect to the inspection checklist. It is extremely important information you need to know for a complete understanding of the inspection. A home inspection alone is not a guarantee against future maintenance and repairs. It is up to you, to understand the many maintenance requirements of your new home.

Hancock
HOME INSPECTIONS

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Providing thousands of quality home inspections since 1995.

Hancock
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Home Maintenance Guide / Checklist

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To effectively extend the life of your home, it is vitally important to perform periodical home maintenance. Preventive home maintenance not only extends the life of your home but prevents costly repairs and renovations from being prematurely needed.

The following pages of this section are designed to help you with home maintenance in regard to what should be done, how frequently it should be done, and to provide you the house owner with a permanent record of such repairs.

The enclosed checklist is designed to outline maintenance requirements into two seasonal requirements. 1) pre-winter and 2) spring maintenance. This is done since the majority of needed maintenance and repairs should be done at these intervals. The checklist is a guide to assist you in remembering what needs to be done, and provide areas for notation as to when repairs were made, who made them, etc. This type of information is invaluable when selling your home, should you choose to do so.

The checklist can be photocopied and used as an annual record each year. I hope you find this tool helpful and educational. This information is offered by Hancock Home Inspections as a way of saying thank you for allowing us to serve your inspection needs.

Also included in this section are some typical home maintenance repair and improvement costs. The costs have been fairly accurate in the greater Clinton County area; however, you are encouraged to verify all costs with a reputable contractor. Use this cost guide to monitor estimates you receive and ask questions when large cost differences occur.

Sincerely,
Gregory A. Hancock
Owner
Certified Master Inspector
Hancock Home Inspections

SEASONAL HOME MAINTENANCE CHECKLIST

Key Code S = Spring Maintenance F = Fall, Pre-Winter B = Both Spring & Pre-Winter

Code		
B	☐	Clean gutters and repair any damaged areas. Ensure extensions are used to divert water far away from the structure. Any leaking joints should be sealed.
B	☐	Inspect roofing areas and patch any areas requiring nailing, re-flashing, and / or shingle replacement. All exposed nail heads should be sealed using an appropriate sealant, ie: roof cement or caulking.
F	☐	Chimneys, fireplaces and flues should be inspected and cleaned if need be. Burn only dry seasoned hardwood. Do not use if there is any creosote present. It is best to have a certified chimney sweep perform this work.
F	☐	Review, clean, and service any wood or coal burning stoves. Burn only dry seasoned hardwood. Check your stove for cracks. Do not use if cracked. Any damaged firebrick should be replaced. Door gaskets need to be inspected and replaced as required. Make sure the connector pipe to the flue is solid and in good order. Make sure the male and female ends of the pipe are proper and not backwards. Any glass doors should be inspected , cleaned and replaced if broken.
B	☐	Ensure all smoke and carbon monoxide detectors are in good order. Replace batteries semi-annually. You should as a minimum have one on each floor and in the kitchen and bedroom areas.
F	☐	Air conditioning units, both window and central air should be shut down and prepared for winter. Disconnect the power source, and cover units with a weatherproof material such as a tarp to protect it from the elements. Clean out the outside compressor before covering.
F	☐	Have the heating system cleaned and serviced by an authorized technician familiar with servicing your type of unit. Don't wait until the last minute as often times companies get very busy late in the year.
F	☐	Shut off the water to your outside faucet and drain out any standing water within the shutoff as well as any hoses.
B	☐	Install storm window units and remove screens. Properly store screens in a safe place. If your windows utilize a combination storm unit, reverse the window and screen location depending on the season. Any broken window panes and/or missing glazing should be repaired.
F	☐	Install weather-stripping on all doors and any windows where a draft is likely to occur. Repair any damaged weather-stripping.
B	☐	Any siding which missing, broken, has paint peeling or damaged in anyway should be repaired. Repairing these areas before the long harsh winter, will extend the life of your home.
F	☐	Inspect all ventilation areas, both entrance and exit. Ensure these areas are not obstructed or damaged in any way. These areas include but are not limited to: the ridgevent, gable vents, roof turbines, soffit vents, exhaust fans and whole house fans. Block vents in crawlspaces need to be opened and closed seasonally. Open in the summer to allow proper air flow and closed in the winter to prevent cold air entering the structure.
B	☐	Review septic pumping records if it has been longer than 2.5 yrs pump your tank. Pumping date:_____ Company: _____ Note: Never use septic additives in your system. Before winter, inspect your system for any of the following. If any of the following exist, have the system reviewed by a qualified person. 1. Lush Vegetation over the drain field 2. Sewage/effluent visible in the drain field 3. Slow draining drains 4. Sewer gas odors when flushing 5. Drain back up

F ☐ Review insulated areas such as: walls, attics, subfloors, basement walls, around window jambs and electrical outlets. Replace and/or repair any deficient areas. Recommendations for insulation R value per area listed below:

Walls - Minimum R-13
Attic/Roof - R-38
Subfloors - R-19
Basement Walls - R-7

B ☐ Check the exterior grade for proper drainage around the structure. Negative drainage (Grade sloping back toward the structure) can cause severe water problem in the lower levels during the winter meltdown, and /or heavy rains. These areas should be re-graded to slope away from the structure for a recommended 20'. Slope should be a minimum 1" in 20'.

B ☐ Seal any cracks in foundation walls, concrete sidewalks, black top driveways, etc. These areas are very susceptible to water infiltration in the winter and ultimately severe damage from freezing and frost heaves.

B ☐ Inspect all porch and deck areas. Repair any rotted areas, replace any missing or damaged decking, roofing, supports and handrails. All exterior decks, even pressure treated wood require proper sealing. This can be done with either a good quality oil based exterior stain or wood preservative.

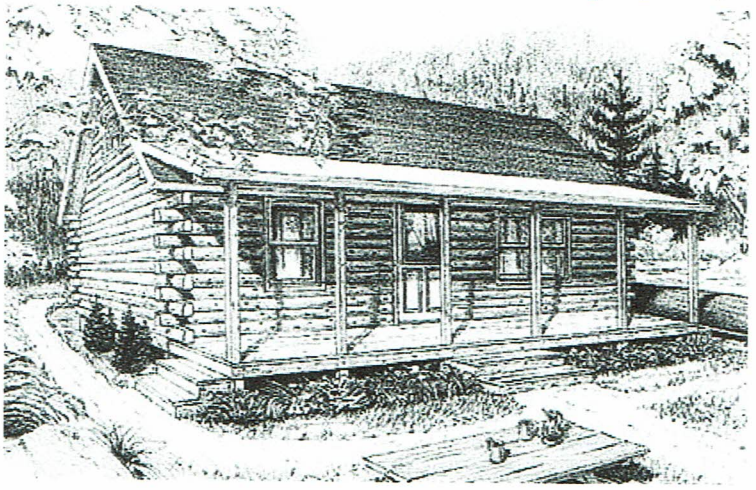
F ☐ Cover all scrubs, bushes and small trees with a proper covering. Solid board coverings or awning are recommended for scrubs and small trees. This will protect them from damage due to heaving ice and snows.

S ☐ Shut down the heating system, unless the system is still utilized for domestic hot water usage.

S ☐ Have your central air unit professionally serviced for the upcoming air-conditioning season. Only a qualified technician familiar with your specific unit should perform this work.

Log Home Maintenance

If you purchased a log home the following maintenance items are specific to your home



F ☐ Review all exposed wood areas for evidence of carpenter bee damage. Evidenced by perfectly round holes about 3/8" often with frass (sawdust) below the hole. Treat all holes with insecticide, stuff with steel or copper wool and putty or caulk with a product that will take stain to match the exterior.

S ☐ If you are not on a regular on-going preventive maintenance program with a reputable extermination company get on one. It is cheap insurance and protects your wood home from damaging insects. Your treatment company should be out starting in the spring to perform services.

B ☐ Wood and wood sided homes are often times a little more susceptible to bat infestations. Especially in homes that utilize chinking. Bats are a protected species and cannot be killed by your extermination company. The key to eliminating bats is preventing them from getting in to begin with. Review the entire exterior of your home to include vents. Soffits, around chimneys etc. Seal any areas the size of a pencil head as bats will enter these areas.

S ☐ Review all exterior wood areas. If your home is in a heavily wooded setting often times mildew has occurred. These areas will need to be thoroughly cleaned. Cleaning with a pressure washer is recommended. It is recommended to clean with a solution utilizing TSP, (Tri Sodium Phosphate) This can be purchased at most paint stores or home centers. Re-apply preservative to worn areas. Always stay with the same type of preservative you have been using as sometimes mixing stains and preservatives can have disastrous results. It is a good idea to add a mildew preventing additive to your stain such as a product called Add-2.

S ☐ Particularly important areas to review are the log end grain areas. End grain areas absorb more moisture than edge grain. Review all exposed end grain wood areas and ensure they are all properly sealed.

B ☐ Review all caulked and chinked wood areas. Any areas where caulking has separated, dried out, or pulled apart should be re-caulked. Never use silicone for this purpose. Use only an approved log home specific type caulking. This material will bond to the wood, stay flexible, and take your paint or stain to avoid an unsightly appearance. Re-chink any damaged areas with the same chinking previously used.

F ☐ Many log home systems utilize a "double roof " application that utilizes live air flow through the actual roof cavity. This air enters through fascia or soffit vents. It is crucially important to review all these event areas to ensure they are not obstructed in any one. They often become obstructed by wasp nests, dirt, leaf debris etc. Clean out any obstructed areas.

F ☐ It is not uncommon in many new log home systems to experience moisture issues during the first couple of years. This is often a result of the "curing process" of the materials used. This is often depicted by moisture collecting on window surfaces. Mold and mildew can occur as a result. The optimal humidity in your home during winter months is 35-40%. Make every effort to maintain this level by de-humidification efforts as needed. Elimination of moisture sources is also recommend. IE propane fired units, plants, etc.

Hancock Home Inspections

Life Expectancy Chart

Item:	Avg. Useful Life Expectancy (in years)			
Roof:				
Asphalt Shingles (Std. Grade)	15	-	20	
Asphalt Shingles (Premium)	20	-	30	
Rolled Roofing	5	-	10	
Wood Shingle/Shake	15	-	25	(depending on grade)
Metal Roofing	25	-	45	(depending on grade)
Slate Tile	40	-	65	
Asbestos	40	-	60	
Aluminum Spouting	15	-	25	
Plumbing:				
Electric Hot Water Heaters	12	-	15	
Gas/oil Hot Water Heaters	12	-	20	
Well Pumps	10	-	12	
Pressure/storage tank	10	-	15	
Septic Effluent/lift Pumps	5	-	7	
Galv. Piping	20	-	25	
Orangeburg sewer piping	30 years +/-			(Old piping may require upgrading)
Sump Pumps	5 years +/-			
Heating/Cooling Equipment:				
Hot air Furnace	20	-	25	
Cast Iron Boilers	25	-	30	
Steel Boilers	20	-	25	
Steel Oil Tanks	30	-	40	(These are not inspected)
Flame retention oil burner	15	-	20	
Circulator Pumps	10	-	20	
Expansion Tanks	15	-	25	
Heat Pumps	12	-	15	
Central Air Units	12	-	15	
Cast Iron Registers	40 years +/-			
Copper Tube Baseboard	40 years +/-			
Electric Baseboard units	15	-	25	
Underground Oil Tanks	40 years +/-			(These are not inspected)
Appliances:				
Dishwasher	5	-	10	
Garbage Disposal			10	
Stove/Oven	15	-	20	
Clothes Washer	10	-	15	
Clothes Dryer	15	-	20	
Trash Compactor	10	-	15	
Instant hot tap	5	-	10	