

THE OUTDOOR INSPECTION

EXTERIOR WALLS + FOUNDATION

LOOK FOR

- Water stains and any signs of water damage around walls & foundation
- Cracks in the walls, siding & chimney
- Sagging windowsills
- Signs of settling around the foundation
- Cracked or chipped paint around the walls
- Caulk that needs to be repaired or replaced around windows & doors
- Obstructions to the outdoor dryer vent pipe

TO DO

- Inspect around the foundation and ensure that drainage/water flows away from house. Use compacted soil to fill in any low areas next to the house
- Rinse down or power wash exterior walls
- Patch, replace & paint worn wood around corners & siding, as needed
- Apply touch up paint, as needed
- Remove debris from window wells

GARDENING + LANDSCAPING

TO DO

- Cut back & trim plants/vegetation
- Split fall-blooming perennials
- Re-mulch areas of the yard (Tip: use cedar or cypress mulch to repel termites)
- Dethatch & aerate lawn
- Pull weeds & clean up around plants
- Turn over garden soils & beds - use compost from compost barrel, if you have one
- Reseed bare spots if needed, with a heavier seeding in fall
- Fertilize lawn and plants if needed, with a heavier fertilization in fall

ROOF, EAVES + GUTTERS

LOOK FOR

- Loose, missing, or out of place shingles
- Holes or spots around the eaves where bugs and rodents can enter the house
- Evidence of wood rot around the rafters
- Any areas around the roof or eaves that are sagging or cracking
- Peeling or flaking paint
- Loose or broken areas along the gutters
- Any build up or blocked areas inside the gutters themselves
- Downspouts that are blocked or don't flow water away from the foundation

TO DO

- Clean out the gutters
- Patch or replace roof shingles, as needed
- Repair any damage identified in the inspection

WALKWAYS + PORCHES

LOOK FOR

- Freeze/thaw cracks in the walkways
- Walkways that drain water toward the house
- Water stained, discolored & warped wood
- Railings & stairs that need to be secured
- Nails that are loose, rusty, or sticking out
- Built up dirt, grime, and/or mildew
- Fence posts that are leaning

TO DO

- Wash down all areas with a power washer
- Patch & repair cracks in the walkways
- Reseal decks & porches for better water resistance
- Repair any damage identified in the inspection

THE INDOOR INSPECTION

BASEMENT

LOOK FOR

- Any leaks or water stains around windows and walls
- Signs of mold and/or mildew
- Any signs of insect and/or rodent activity
- If you have a crawl space, inspect for moisture

TO DO

- Remove any excess moisture and address causation
- Open up the water valves for the outdoor spigot
- Repair or replace caulk around windows

MAJOR HOME APPLIANCES

HOT WATER HEATER

- Check for leaks
- Check pressure relief valve
- Flush to remove built up sediment

HVAC

- Change air filter
- Consider having your A/C system serviced by a professional in the spring, and your heating system serviced in the fall

SUMP PUMP

- Test sump pump for proper function
- Check sump pump battery back up

HELPFUL TOOLS AND TIPS

Wet/dry vacuums - These are durable vacuums that can be used for heavy duty jobs, such as picking up large pieces of debris as well as water. They come in handy during home maintenance projects, as the “blow” function can be used to clear drains, gutters, and lawn debris.

Gutter guards - Consider installing gutter guards to keep leaves and debris out of your gutters. Reducing build up in your gutters will provide long term protection against clogs and cracks in your drainage system.

Cypress and cedar mulch - Mulch is used in landscaping to prevent weeds, protect plant roots, and even ward off insects. Both cypress and cedar mulches are long lasting, organic, natural insect repellents.

Sealing decks and porches - Resealing outdoor wooden surfaces will increase their water resistance, protect them from sun and mildew damage, and increase their overall lifespans. For best results, it's recommended that outdoor decks and porches are resealed on a yearly basis.

Borrowing and renting tools - Before buying that ladder or power washer, it can be helpful to check in with friends, family, and neighbors to see if you are able to borrow one. If not, consider renting one from a local tool library or a home improvement store near you.

Important safety information: When using a new tool or product, always make sure to read the product instructions and warning labels. While this checklist is meant to act as a guide for your springtime healthy home routines, we recommend that you call a professional if you come across anything that you are unsure or concerned about during your inspection.