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home inspection

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Easy ONLINE Inspection
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Home Maintenance Checklist

Foundation & Masonry

Exterior Walls, Basement: To prevent leakage and condensation problems

Keep under-floor crawlspace vents open as weather and climate permit.	<input type="checkbox"/> Periodically
Check basement for dampness and leakage after wet weather.	<input type="checkbox"/> Periodically
Maintain grading, sloping away from foundation walls.	<input type="checkbox"/> Annually
Check foundation walls, steps, retaining walls, patios, driveways, garage floors, etc., for cracks, crumbling, movement, and settlement.	<input type="checkbox"/> Spring
Check chimneys, deteriorated chimney caps, loose and missing mortar.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall

Exterior Walls

To prevent paint failure, decay, and moisture penetration problems

Check siding and trim for damage, looseness, warping and decay.	<input type="checkbox"/> Periodically
Check painted surfaces for paint flaking or paint failure.	<input type="checkbox"/> Spring
Check exterior masonry walls for cracks, looseness, missing or broken mortar.	<input type="checkbox"/> Spring
Cut trees away from exterior and trim shrubs from walls.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall

Roofs & Gutters

To prevent roof leaks, condensation, and decay problems

Check for damaged, loose or missing shingles and blisters. Pay special attention after major storms.	<input type="checkbox"/> Periodically
Clean gutters, downspouts, strainers, window wells and drains. Be sure downspouts direct water away from foundation.	<input type="checkbox"/> Periodically
Check antenna and satellite dish supports for sturdiness and possible sources of leakage.	<input type="checkbox"/> Annually
Check fascias and soffits for paint flaking, leakage, and decay.	<input type="checkbox"/> Spring
Check for leaking, misaligned or damaged gutters, downspouts, gutter guards, and strainers.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall
Check flashings around roof stacks, vents, skylights, and chimneys as sources of leakage.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall
Check vents, louvers, and chimneys for bird nests, squirrels, and insects.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall
Cut back tree limbs growing close to or touching roof.	<input type="checkbox"/> Fall

Doors & Windows

To prevent air and weather penetration problems

Check garage doors and safety devices on openers for proper operation. Monthly is recommended.	<input type="checkbox"/> Periodically
Check caulking for decay around doors, windows, and corners.	<input type="checkbox"/> Fall
Check glazing putty around windows.	<input type="checkbox"/> Fall
Check weather stripping.	<input type="checkbox"/> Fall

Electrical

For safe electrical performance

Learn location of electrical panel box for breakers or fuses. Never overfuse.	<input type="checkbox"/> Periodically
Trip circuit breakers every six months and Ground Fault Circuit Interrupters (GFCI) monthly.	<input type="checkbox"/> Periodically
Mark and label each circuit.	<input type="checkbox"/> Periodically
Check condition of lamp cords, extension cords, and plugs. Replace at first sign of wear and damage.	<input type="checkbox"/> Periodically
If fuses blow or breakers trip frequently, have a licensed electrician determine the cause.	<input type="checkbox"/> Periodically
If you experience slight tingling shocks from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.	<input type="checkbox"/> Periodically
Check exposed wiring and cable for wear or damage.	<input type="checkbox"/> Annually



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Heating & Cooling

For safety, comfort, efficiency, and energy conservation

Change or clean furnace filters, air conditioning filters, and electric filters per manufacturer's instructions.	<input type="checkbox"/> Periodically
Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery, and debris. <i>Be sure power is off!</i>	<input type="checkbox"/> Periodically
Clean and service humidifier.	<input type="checkbox"/> Periodically
Have gas and oil burning equipment serviced annually.	<input type="checkbox"/> Annually

Plumbing

For preventative maintenance

Check faucets, hose bibbs, and valves for leakage.	<input type="checkbox"/> Periodically
Drain exterior water lines, hose bibbs, sprinklers, and pool equipment in the fall. Disconnect hoses from hose bibbs.	<input type="checkbox"/> Fall
Check for leaks at sinks, house traps, and sewer cleanouts.	<input type="checkbox"/> Periodically
Perform safety checks and draw off sediment in water heaters per manufacturer's instructions.	<input type="checkbox"/> Periodically
Have septic tank cleaned every 2 to 5 years depending on tank size and use.	<input type="checkbox"/> Periodically

Interior

For general house maintenance.

Check bathroom tile joints and tub grouting. Check tub and sink caulking. Be sure all tile joints in bathrooms are kept sealed with tile grout to prevent damage to walls, floors, and ceilings below.	<input type="checkbox"/> Periodically
Keep attic louvers and vents open all year round. Check louver screening.	<input type="checkbox"/> Annually
Check slab for cracking or settlement.	<input type="checkbox"/> Annually
Check underside of roof for water stains, leaks, dampness, and condensation, particularly in attics and around chimneys.	<input type="checkbox"/> Spring & <input type="checkbox"/> Fall

Know Location of Main Shut Off Valve/Switch

- Electrical
- Heating System
- Hot Water Heater
- Natural Gas
- Water

Footnote: The checklist is intended to be used as a general guide based on the major components of your home and is not intended to be all inclusive.