



Spring Home Checkup Basics

Air Conditioner/Furnace: Schedule professional service on both units. A/C unit should be leveled and cleaned. Adjust duct dampers if needed. Furnace and A/C should get a full tune up

Humidifier: Turn off unit, shut off water supply and move damper to summer. Clean or replace drip screen.

High and low returns: Open high returns and close low returns for A/C operation. Clean return grills and duct.

Whole house fan: Check belt, lubricate and clean - professional service is available.

Gutters/downspouts: Clean and extend downspouts 6-8 feet. Check run for dips that collect water and correct. Replace bad guards and supports. Supports should be every two feet. Check for flow with a garden hose.

Roof: Check for damage and cracked, loose or missing tabs. Trim trees to 10 feet above roof surface and 10 feet from any flue. Clean debris and moss from roof.

Roof vents: Look for damage, dirt, insects and nests.

Chimney: Look for damage - cracks on the chase, cap, flue, rain cap and flashings. Seal nail heads and repair rust.

Sump pump: Test to make sure it works and test battery backup. Consider purchasing a backup pump. Extend exhaust 8 feet from home. Test check valve on pipe.

Exterior general: Check condition of trim, paint, caulk, siding and flashings. Check windows and sills for damage; cracked glass, fogging on thermal sealed windows and loose weather seals. Check all outlets and GFCI's.

Exterior grounds: Check landgrade and hardscaped drainage of water away from home. Repair cracks gaps and pitch. Seal driveways walkways and patios with concrete sealer.

Attic: Check for leaks, mildew, condensation, sheathing damage, evidence of rodents and insects & clean vents

Basement: Check for cracks, leaks, movement, rot, mildew, seepage, subfloor moisture and sillbox insulation.

Interior: Check walls for cracks and signs of leaks, stains and general damage. Look under windows for water stains.

Operate windows and doors.

Crawlspace: Check ventilation and clean vents. Check insulation for moisture and vapor retarder for damage.

Dehumidifier: Clean and start dehumidifier in basement and crawlspace. Drain into floor drain and empty often.

Plumbing: Look at supply and drain pipes for leaks and corrosion. Operate all shut offs.

Cloths dryer: Clean lint from dryer and vent of lint; check vent cap for damage.

Refrigerator: Clean the coils, clean and drain pan and check seals. Change inline water filter.

Kitchen: Clean grease filter and fan blades on range hood. Check GFCI's and check plumbing for leaks and corrosion.

Bathroom: Clean fan blades, grill and vent tube as far as you can. Check toilet for leaking. Check all GFCI's. Look for cracked tile and grout, holes, mildew and caulk - replace as needed. Reseal tile and grout.

Water heater: Look for leaks on floor, pipes and burner, rust on jacket and top, test TPR valve (Carefully) flush sediment. Have burner cleaned and tuned by a plumber.

Decks: Check nails/screws that have lifted. Clean and seal. Check ledger joists and posts for damage or rot and fasteners for corrosion.

Basement windows: Check wood damage, cracked glass, damaged screens, loose wells and well covers.

Walks: Cracking, settling, shifting, bricks/pavers - pitch walks away from home

Caulking: Gaps should be sealed around windows, doors, fascia, soffits and siding. Old caulk needs replacement.

Make your home a better place for you and your family with simple maintenance and regular check ups. You may even increase its marketability and value! If you don't have the time, call your friendly home inspector at Cellar to Ceiling Home Inspections.

Cellar to Ceiling Home Inspection Services, LLC

I REPORT- THEY DECIDE!

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