

Home Inspection Report

Provided by:

Acreage Property Inspections
Office (940) 391-5360 / Fax (940) 565-8014



2002 Sample St.
Anytown, TX

www.licensedinspector.com

Acreage Property Inspections
3105 Deerfield Drive Denton, TX 76208
(940) 391-5360
www.licensedinspector.com

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 2002 Sample St.
(Address or Other Identification of Inspected Property)

By: Ted Kruger / TREC # 5209 10/25/2004
(Name and License Number of Inspector) (Date)

Not Applicable
(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

******* ADDITIONAL INFORMATION PROVIDED BY: Acreage Property Inspections *******

- 1. Any pictures and/or additional information that has been provided with the report is intended to be part of the report and should be kept for future reference.**
- 2. This report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission at 1-800-250-8732.**
- 3. Acreage Property Inspections recommends that professionally licensed contractors complete all repairs listed in this report prior to closing. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector.**
- 4. If you have any problems or concerns with the inspection, please contact Acreage Property Inspections at 940-391-5360, as soon as possible.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.

- Slab on Grade
- Pier and Beam

Type of inspection Visual Only, by Home Inspector Engineer's Evaluation

Comments: (An opinion on performance is mandatory.):

PIER AND BEAM FOUNDATION

Solid concrete piers with solid concrete bases are present for proper vertical support of wood floor joist and wood beams – all woodwork appears to be in average condition and appears to be properly supported as intended with exception of one concrete pier at the front of house under porch area – this pier is not properly positioned under the wood triple 2" x 12" beams as designed – currently the triple beam is only being supported by one of triple beams – it is suggested to properly position this pier under the entire beam as designed for future performance.

Adequate ventilation is present today, however due to marginal drainage it is suggested to monitor under house for signs of excessively wet soils that may have a negative impact of foundation performance (improvements are being taken today to correct the negative grading slope away from foundation) – consideration may be given towards adding foundation vents or to install forced air ventilation as preventative measure – FYI.

Extensive foundation repairs have been installed as viewed from under house today – several steel "I" beams have been installed at the middle of foundation to assist in long term performance – repairs appear to be satisfactorily completed – FYI.



I	NI	NP	R	Inspection Item
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The insulation present under floor decking is in average condition, however several loose batt insulations sections are present and no insulation is present at area that has been improved with steel beams – FYI.

It is my opinion that the pier and beam foundation is performing its intended function at the time of inspection – no evidence of foundation failure was observed, however minor adjustments are needed at the pier to beam connection at the front porch area as described above – FYI.



GARAGE AREA ONLY

Minor hairline surface fractures are present in garage foundation which is typical of most foundations due to normal curing and settling of foundation – due to size and location of minor hairline surface fractures they are considered to be typical and cosmetic – not structurally related in my opinion.

The rebar-reinforced foundation at garage area appears to be performing its intended function at the time of inspection, no evidence of foundation failure was observed.

I	NI	NP	R	Inspection Item
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B. Grading & Drainage

It is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more than 24 hours) drainage corrections will be necessary.

Proper drainage Yes No - Front Rear Left Right

Soils near foundation overly dry during time of inspection Yes No

Comments:

Negative grading and drainage slope is present at the front and rear of foundation – currently this issue is being corrected to prevent water from transferring under foundation – FYI.

Install gutter downspout tail piece at the left front of garage as needed to prevent excessive amounts of water from being deposited at the edge of foundation.



C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type Composition Wood Metal Tile/Slate Built Up/Flat

General Overall Condition Good Average Aging Old

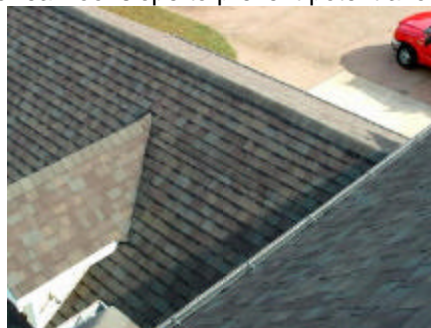
Observed from Roof Ground With Binoculars Ladder

Tree limbs within three feet of roof Yes No

Weather conditions Clear Rain Cloudy Snow

Comments:

The fiberglass composition shingle roof appears to be in good condition, all roof flashings and vent stacks have been properly installed, proper attic ventilation is present and no signs of water entrance were observed today – nice features – it is suggested to completely seal the entrance of cable for dish mounted on roofing at the rear roof slope to prevent potential of water entrance - FYI.



I	NI	NP	R	Inspection Item
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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Attic accessibility Full Partial Hatch only No Access
 Approximate level of insulation in attic 6 - 7 inches

Comments:

Average attic insulation present (rolled batt type insulation) and good vertical roof supports observed as well – FYI.

The attic fan at the right side does not have fan blades installed and no power is present to device – repair as needed.



E. Walls (Interior & Exterior)

I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. It is possible to find wood rot or even termite damage inside a wall if it is opened for the purposes of repairs or remodeling. I simply cannot report the condition of items that I cannot inspect.

The home is currently Occupied Vacant

Type of wall structure Wood Frame Metal Frame Concrete Block

Type of exterior veneer Brick Wood / Composite Siding Stucco

Comments: INTERIOR WALLS:

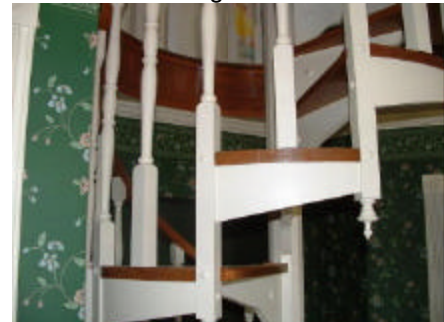
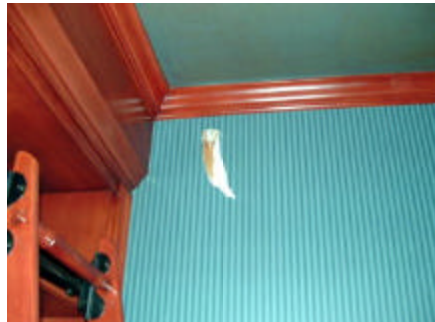
Several minor hairline surface sheetrock fractures are present in scattered locations of house, these minor hairline surface fractures are considered to be typical of most homes and are cosmetic due to size and locations – not structurally related in my opinion.

Minor sheetrock damage is present at the right side at front formal den – cosmetic. The handrail at the stairway area does not transfer completely in stairway as required by today's TREC standards – FYI.

The spacing between the stair rail spindles is greater than the 4" maximum allowed by today's TREC standards – child safety issue.

Repair the sheetrock cut-outs at the electric panel located in garage as needed.

Overall the interior of house is in average condition – no significant issues observed.



I	NI	NP	R	Inspection Item
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EXTERIOR WALLS:

Vinyl siding and aluminum fascia has been installed – product appears to be properly installed and is in average condition, however one siding section at the right side at porch area is short to cover as intended – repair as needed. The spacing between the rail spindles at front porch and 2-story balcony area is greater than the 4” maximum allowed by today’s TREC standards – child safety issue.



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F. Ceilings & Floors

Type of floor construction Concrete Wood

Comments:

No issues observed today other what is considered to be typical and normal wear – FYI.

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G. Doors (Interior & Exterior)

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

Comments:

All doors and locking devices functioned properly at the time of inspection, however several doors with etched glass inserts should be tempered glass as required by today’s TREC standards – Inspector could not verify glass inserts to be tempered due to etching – FYI.

I	NI	NP	R	Inspection Item
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H. Windows

It is important to understand that the seals in thermal pane windows can be bad without having a visible amount of condensation built up internally. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Replacement from time to time should be expected.

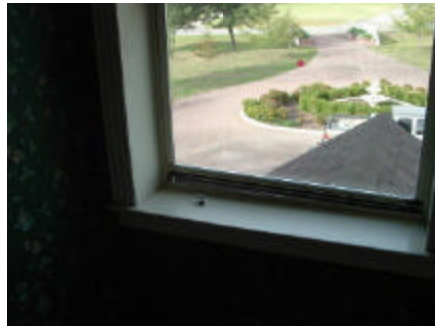
Comments:

Numerous windows do not open as intended – windows appear to be painted shut – FYI.

Several windows have defective lock devices, windows out of square windows present that do not close properly and one glass pane in garage is cracked and should be replaced as needed – repair all defective windows and locks and attempt to cut paint and caulk present at windows that do not open in all bedrooms for secondary fire escape route – FYI.

The stain glass windows at the stairway landing area could not be verified to be tempered glass as required by todays TREC standards – FYI.

Install all window screens as desired.



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I. Fireplace/Chimney

Interior (inaccessible) areas of the flue are not included as part of this inspection.

Type of fireplace Metal Insert/Prefab Masonry

Type of chimney Metal Insert Masonry

Number of units 2

Comments:

The fireplace unit at the right side of house is properly installed and vented as needed, however it is suggested to install a full coverage type chimney cap at the top of chimney to prevent water entrance into flu liner – FYI.

The front fireplace unit has been blocked at the flu area – this unit should not be used for wood burning products – FYI.



I	NI	NP	R	Inspection Item
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J. Porches, Decks and Carports (Attached Only)

Comments:

The spacing between the rail spindles at front porch and 2-story balcony area is greater than the 4" maximum allowed by today's TREC standards – child safety issue.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Load calculations are not performed as part of the home inspection.

Service on during time of inspection Yes No

Main disconnect present Yes No 200 Amp Service

Location of main panel: garage Service Voltage: 240

Type of wire Copper Aluminum

Comments:

A newer electrical and sub panel have been installed – no significant issues observed in main or sub panel other than miss matched wire to breaker sizes at the bottom 30 amp. breaker that is connected to 12 ga. wire (should be 10 ga. wire on 30 amp. breaker) – no evidence of overloading or burned wiring was observed today – FYI.



I	NI	NP	R	Inspection Item
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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Only accessible components of the electrical system are inspected.

Type of wire Copper Aluminum

Smoke detectors present: Yes **hallways only**

Comments:

By today's TREC standards all bedrooms and hallways are required to have smoke detectors installed – these items are considered to be grand fathered due to age of house – FYI.

Several outlets in upstairs left rear bedroom area have hot and neutral reversed – repair as needed – red dots.

Several wall switches at the front entry area do not have any apparent use or bulbs are burned out – FYI.

Decking has been installed over romex wiring in attic at the 3rd level attic area – safety concern – FYI.

Several outlets do not have covers present and there is “J” box in attic over garage area that does not have cover present as well – repair as needed.

Several circuits under the front section of house in “J” box are not properly terminated or tied to fixture as intended – repair as needed.

All other accessible electrical outlets and fixtures functioned properly at the time of inspection.

The outlets in master bathroom and kitchen at sink area are controlled off of GFCI reset located in main panel – FYI.



I	NI	NP	R	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Conventional / Forced Air Heat Pump

Gas Electric / Number of units 2

Heat exchanger fully accessible Yes No

Comments:

The downstairs electric heat unit appears to be newer unit and the upstairs unit appears to be older electric unit – both units functioned properly today producing 112-degree air during testing - FYI.



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B. Cooling Equipment

Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection. In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.

Type And Energy Source:

Conventional / Forced Central Air Window Unit Geo-Thermal

Electric / Number of units 2 / Exterior temperature 75 degrees

Service disconnect present Yes No

Comments: UPSTAIRS UNIT – Older exterior condenser unit and coil in attic – FYI. The supply vent is cooling at 51 degrees and the return vent temperature is 71 degrees with a temperature differential of 20 degrees. The unit is cooling within acceptable tolerances at this time, however loose tape seams are at the front of coil resulting in air loss into attic and there is no primary condensate drain line present at coil to deposit condensate water into “P” trap as required by todays TREC standards – currently water from coil deposits into metal emergency drain pan and is routed into PVC below house – FYI.



I	NI	NP	R	Inspection Item
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DOWNSTAIRS UNIT - Newer exterior condenser unit and coil under house – FYI. The supply vent is cooling at 60 degrees and the return vent temperature is 73 degrees with a temperature differential of 13 degrees. The unit is NOT cooling within acceptable tolerances at this time. It is suggested to contact licensed HVAC contractor for further evaluation of issues listed above and repair as needed.



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C. Ducts and Vents

Comments:

Several damaged vinyl faced flex ducts are present in 3rd level attic area and several metal ducts under house are damaged and elongated – this issue may allow poor air distribution to supply registers for downstairs area – damage appears to be from workers under house – FYI.

The HVAC filter should be replaced upon moving in and regularly.

Locations and sizes of air filters;

20" x 20" – upstairs ceiling mounted

20" x 25" – downstairs wall mounted – it is suggested to properly seal the return air chase as needed to prevent future filtration issues - FYI.



I	NI	NP	R	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Operations of safety/shut off valves is not included as part of this inspection.

Water service on time of inspection Yes No

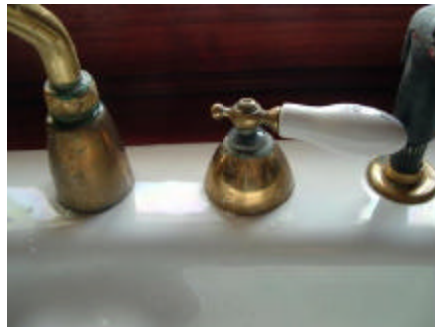
Location of water service shut off valve Near Street Near Alley

Type of visible supply lines Copper Plastic

Gas present at home Yes No

Comments:

All plumbing related water devices functioned properly at the time of inspection, however minor water leaks were observed at the cold water valve stem at kitchen sink area as well as at the washer box connections during testing - FYI.



B. Drains, Wastes, Vents

Inaccessible drain or waste lines are not inspected.

Overflow drain lines at plumbing fixtures are not included as part of this inspection.

Type of visible waste / vent lines Plastic Metal

Comments:

No water leaks were observed on visible drain lines at the time of inspection – newer PVC drain lines are present under house - FYI.

I	NI	NP	R	Inspection Item
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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
 Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.

Energy Source:

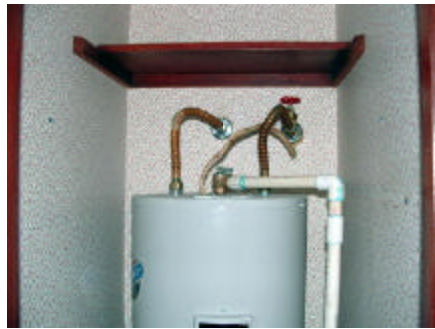
- Gas Electric

Location Garage Attic Interior Closet

Number of units 1 Gallons 40

Comments:

A newer unit has been recently installed – unit functioned properly today during testing, however by todays TREC standards the T & P drain line should be 3/4" copper and terminate to an exterior wall, exposed romex wiring at the top of unit should be routed in conduit and an electrical disconnect should be present – FYI.



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D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

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A Dishwasher

Comments:

All system components functioned properly at time of inspection.

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B. Food Waste Disposer

Comments:

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C. Range Hood

Comments:

All system components functioned properly at time of inspection.

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D. Ranges/Ovens/Cooktops

- Electric Gas

Comments:

The oven temperature was 370 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit.

All cook top burners and oven broiler feature functioned properly today during testing – FYI.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment <i>Comments:</i> All system components functioned properly at time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i> All system components functioned properly at time of inspection – older unit - FYI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> All system components functioned properly at time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> Both units functioned properly today, however one unit did not respond to auto reverse feature as required – adjust the setting at controller – FYI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i> All system components functioned properly at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i> All system components functioned properly at time of inspection.

VI. OPTIONAL SYSTEMS

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Lawn Sprinklers
<i>Comments:</i>
The sprinkler system is operated in the manual mode only from control box located in garage.
There are 3 controllers present in garage area – Box A did not respond to demand for water at all today during testing of system and Boxes B and C did activate during testing emitting water on several zones (several damaged heads observed) , however majority of zones did not function during testing.
Due to numerous issues observed with all control boxes it is suggested to contact a licensed irrigator for further evaluation and repairs as needed. |
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B. Swimming Pools and Equipment

Comments:

The home has a gunite pool present and appears to be properly installed and is in average condition – overall good water movement was observed during testing, no leaks were observed on visible pool supply lines, pool light functioned properly and is GFCI protected as needed.

Filter unit has appropriate head pressure, however the pressure gauge is defective and should be replaced as needed and pool pump motors are properly grounded as needed – freeze protection is present for pump motors - FYI.

Pool Polaris unit functioned properly today – propane heater unit was tested and auto ignite feature attempted to ignite gas during testing, however no flame was produced – it appears that the propane tank is empty – FYI.

If you are not familiar with maintaining a swimming pool/spa, I recommend that you have a professional service help you for at least the first two months.



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C. Outbuildings

Comments:

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G. Septic Systems

Comments:

Septic system was not inspected as part off todays Inspection at request of buyer, however a significant amount of water was run into system during testing of all water sources and no signs of slow drainage or miss directional water flow was observed today – FYI.

It is suggested to attempt to locate all information concerning septic tank installation, tanks and drain field locations or to collect all information regarding any previous inspections that may have been performed – if no documentation can be produced for servicing in recent years – it is suggested to have tanks service and cleaned of all solids that may be present as a precautionary measure – FYI.

I	NI	NP	R	Inspection Item
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ADDENDUM: 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-off valves for the plumbing, heating and electrical systems.

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. (every 4-6 weeks)
- 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. These steps will help reduce the possibility of future wood rot.
- 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. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.

I	NI	NP	R	Inspection Item
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- 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 by at least 5 feet. This precaution is critical to the performance of your 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 window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- 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. If you can not get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- 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. Exercise caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- 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).
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. 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 at 940-391-5360, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!