



Fire Safety:

- Verify the smoke detectors are not expired and installed on each floor and outside of bedrooms at minimum. Test the smoke detectors and change the batteries as needed. Some newer styles have a 10 year battery while older styles should be changed every 6 months.
- Homes with fuel burning appliances (Gas, Oil, Wood) or an attached garage should also be equipped with Carbon Monoxide detectors.
- Fire extinguishers are recommended in every home. Check extinguishers to make sure they are accessible and the gage is in the 'green'.

Fireplaces:

- Wood burning fireplaces should have their chimney swept annually before the winter.
- Gas fireplaces should be serviced annually before the winter for safety and best performance.

Heating:

- The furnace or heat pump should be serviced by and HVAC technician annually before the winter months.
- The filter should be checked monthly in the heating months and changed as needed.
- Electric baseboards should be vacuumed for dust and clear of all items such as furniture, drapes, toys and wires.

Venting:

- Furnace or heat pump ducting should be professionally cleaned at least every 2 years.
- Dryer venting should be professionally cleaned annually.
- Check all the venting connections for the kitchen fans, bathroom fans and dryer are tight and exterior vented.
- Clean the grease screen on the kitchen exhaust fan as often as needed.
- Clean dust from bathroom fans.

Exterior:

- Clean gutters. Review the downspouts to ensure water is either directed away from your home or into perimeter drains.
- Review the roof for deterioration. Roofs nearing the end of their useful life should be inspected annually.
- Review the grading around the perimeter. Soil should not be touching the siding and angled so water drains away from it.
- Trim trees that are in contact or close proximity to the home.
- Moss should be removed from the roof. Spray in late winter/ early spring for the best results.
- Check exterior siding and window frames. Seal gaps and paint any exposed wood. It's recommended to do this in dry months.
- Check walkways and driveway for tripping hazards and clear all moss and debris.
- Homes with septic should have the tanks inspected annually and pumped as needed.
- Homes on well water should have their water tested every 6 months.

Interior:

- Check bathroom and kitchen caulking around sinks, toilets, and bathtubs and replace the as needed.
- Check plumbing drains under sinks for leaks or deterioration.
- Clean window tracks, paint exposed wood and seal frames with caulking.
- Check exterior door seals and replace the weatherstripping as needed.
- Check all stairways have secure railings and proper lighting.

Appliances:

- Range/ Cooktops/ Oven - Clean grease and food debris for best and safe performance.
- Refrigerator - Clean dust and debris from the coils. Change the water filter as needed.
- Dishwasher - Clean the filter and top up the rinse aid.
- Washing Machine -Check plumbing connections; steel braided hose is recommended for water lines.
- Dryer - Clean lint trap after every cycle.
- Water Heater - Check the plumbing connections for rust or leaks. Tanks last 8-10yrs. Tankless last 20yrs.

Shoreline Home Inspections recommends insured professional service providers for all maintenance work.
Please note; homes built before 1991 should be tested for asbestos prior to any renovation.