



Limited Liability Company
Tod Harris
 Property Inspections

MAINTAINING YOUR HOME

541-554-2560 CCB #55673 OCHI #505

Due to the general nature and individual application of this advice, SightLine, LLC assumes no responsibility for any loss, cost, damage, injury or expense which may be incurred or suffered as a result of the use of this flyer.

	Periodically	Spring	Fall	Annually
FOUNDATION, CRAWL SPACES, EXTERIOR: To prevent seepage and condensation.				
a. Check crawl space or basement for dampness and leakage after wet weather.	✓			
b. Check foundation and concrete for cracks, heaving and crumbling.		✓		
c. Check chimneys, deteriorated chimney caps, loose and missing mortar.		✓	✓	
d. Maintain grading sloped away from foundation walls.				✓
e. Keep under-floor crawl space vents open.				✓
ROOFS & GUTTERS: To prevent roof leaks, condensation, seepage and decay problems.				
a. Check for damaged, loose or missing shingles.		✓	✓	
b. Check for leaking, misaligned or damaged gutters & downspouts.			✓	
c. Clean gutters & downspouts. Ensure downspouts direct water away from the foundation.	✓		✓	
d. Cut back tree limbs that are in contact with the roof or are overhanging and close to the roof.			✓	
e. Check flashing at roof vents, skylights, plumbing vents, chimneys and other roof penetrations.		✓	✓	
f. Check vents, louvers & chimneys for bird's & insect nests.		✓	✓	
g. Check eaves for paint peeling, leakage and decay.		✓		
EXTERIOR WALLS: To prevent paint failure, decay and moisture penetration problems.				
a. Check painted surfaces for paint peeling and loose or missing caulk.		✓		
b. Check siding and trim for damage, looseness, warping or decay.	✓			
c. Check exterior masonry walls for cracks, loose or missing mortar.		✓		
d. Cut back vegetation and shrubs from away from exterior walls.		✓	✓	
DOORS & WINDOWS: To prevent air and weather penetration problems.				
a. Check for loose or missing caulk or glazing compound around doors & windows.			✓	
b. Check weather-stripping.			✓	
c. Check garage overhead doors and automatic reverse on openers for proper operation.	✓			
ELECTRICAL: For safe electrical performance.				
a. Test circuit breakers and GFCI according to manufacturer recommendations.	✓			
b. Mark and label each circuit in the electric panel.	✓			
c. Check condition of lamp cords, extension cords and plugs.	✓			
d. Check exposed wiring for wear and damage.				✓
f. If circuit breakers trip or fuses blow frequently, have a licensed electrician determine the cause.	✓			
g. If you experience shocks from touching any appliance, have it repaired.	✓			
f. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.	✓			
PLUMBING: For preventive maintenance.				
a. Check faucets, hose faucets and valves for leaks.			✓	
b. Drain exterior water lines, sprinklers & pool equipment.			✓	
c. Check for leaks at sinks and waste traps and sewer cleanouts.	✓			
HEATING & COOLING: For comfort, efficiency, energy conservation and safety.				
a. Change or clean furnace filters.	✓			
b. Have furnace or heat pump serviced.				✓
c. Clean around exterior air conditioners & heat pumps. Remove leaves, soil, vegetation.				✓
INTERIOR: General house maintenance.				
a. Check caulk at bathroom tub/showers and bathroom grout joints.	✓			
b. Check underside of roof for water stains, leaks, and dampness.				✓
KNOW THE LOCATION OF:				
Main water shut off. The main electric disconnect. The shut off switch & valve for heating system.				