

# Annual Home Maintenance Checklist\*

CAMERON HOME INSPECTIONS

## 1 Roof

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Check for hail, branch, or wind damage. Asphalt shingle roofs are also more susceptible to UV damage over time.

## 2 Foundation

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Check for any cracks or deteriorating sections. Minor cracks are normal, but large cracks, some horizontal cracks, or cracks that expand in width could be signs of structural issues. Ensure the soil around the foundation is sloped away from the home for proper drainage. Check the inside of the foundation wall, if accessible, and look out for signs of moisture intrusion.

## 3 Gutters

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Ensure these are properly sloped so they drain to the downspout and don't hold water. Keep them clear of debris. Make sure your downspouts are extended 4-6' away from the home's foundation, if possible.

## 4 HVAC

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Annual maintenance by a qualified HVAC contractor for your heating and cooling equipment will ensure it functions optimally. Make sure you change your air filters every 1-3 months.

## 5 Exterior

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Keep vegetation trimmed away from the home - contact can degrade paint, sidings, etc. and can attract pests. Recommend ensuring paint and caulking are maintained and replaced every 5-10 years.

## 6 Appliances

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Clean any filters or grills for optimal airflow. Clean dryer vent to prevent lint build up - this can become a fire hazard and will also force the dryer to work harder than it needs to, decreasing its lifespan.

## 7 Windows & Doors

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Check all weather stripping and seals to ensure a tight fit. If double-paned windows develop condensation or haze, this is an indication of a failed hermetic seal. Replace window screens as necessary to keep bugs out.

## 8 Vapor Barriers

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If accessible, ensure they are fully sealed along the perimeter of the foundation wall and are free of any holes or damage (easily repaired with waterproof tape.) The barrier is responsible for keeping out moisture that can lead to mold growth, and it is often incorporated with a passive or active radon mitigation system.

## 9 Plumbing

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Check all fixtures and accessible drain pipes to ensure they are tight and not leaking. Flush your water heater annually to remove any debris or mineral deposits that may have collected. If you have an older sewer/septic system or have shrubs or trees above nearby, consider a sewer scope inspection to check for damaged underground pipes.

## 10 Wood Burning Fireplaces

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Clean/sweep chimney prior to the first use of the season. A camera inspection of the inside of the chimney (similar to a sewer scope) will identify any internal issues. Cracks, separations, or excessive build-up in the chimney are all fire hazards.

## 11 Radon

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Radon levels fluctuate day to day and are effected by the seasons, precipitation, and the house itself. According to the EPA, most of Montana is in Radon Zone 1, meaning most houses will experience elevated levels if unmitigated. Even mitigation system installers generally recommend re-testing their system every 1-2 years, so a radon measurement is prudent whether the home has a mitigation system installed or not.

\*A general rule is to budget 1-4% of your home's value every year for both routine maintenance and eventual replacement of larger systems. Depending on your desire or skill level, many home maintenance tasks can be DIY, but more technical or dangerous jobs should be left to qualified professionals.