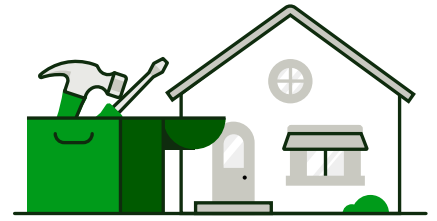


# PROACTIVE HOME REPAIR CHECKLIST



## Home foundations

- ☐ **Check for cracks:** Regularly inspect walls and ceilings for stair-step cracks, and floors for unevenness or sagging.

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- ☐ **Maintain proper drainage:** Make sure gutters are clean and downspouts direct water at least 6 to 10 feet away from your foundation.

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- ☐ **Address leaks immediately:** A small drip can lead to a big problem.

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- ☐ **Watch for sticking doors and windows:** Misaligned frames are a potential sign of foundation movement.

## Roofing

- ☐ **Inspect shingles:** Look for missing, cracked, or curling shingles. They are a clear sign of wear and tear.

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- ☐ **Clean your gutters:** Regularly clear gutters to prevent water backup, which can cause rot and leaks.

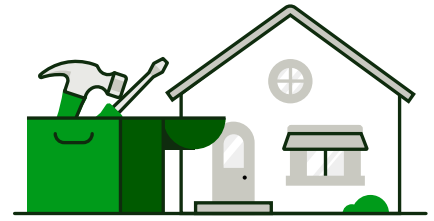
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- ☐ **Trim tree branches:** Keep tree limbs away from your roof to avoid damage from falling branches and prevent debris buildup.

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- ☐ **Schedule professional inspections:** Get your roof inspected annually, especially after severe weather, to catch small issues early.

# PROACTIVE HOME REPAIR CHECKLIST



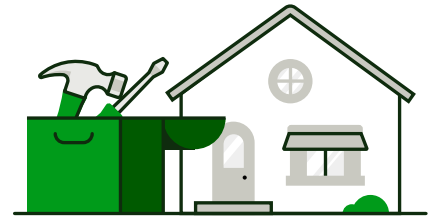
## HVAC systems

- ☐ **Change air filters monthly:** Clogged filters are a primary cause of system strain and inefficiency.
- ☐ **Schedule professional tune-ups:** Get your HVAC system serviced at least once a year by a certified technician.
- ☐ **Listen for unusual noises:** Grinding, squealing, or banging sounds often signal failing components. Address them promptly.
- ☐ **Keep outdoor units clear:** Ensure your outdoor AC unit is free of debris and has proper airflow around it.

## Plumbing

- ☐ **Monitor your water bill:** An unexplained increase could be a sign of a hidden leak.
- ☐ **Insulate pipes:** Protect pipes in cold areas like basements and crawl spaces to prevent them from freezing and bursting.
- ☐ **Know your shut-off valve:** Locate your main water shut-off valve and know how to use it in an emergency.
- ☐ **Check for signs of moisture:** Look for water stains, musty odors, or visible mold growth on ceilings, walls, and floors.

# PROACTIVE HOME REPAIR CHECKLIST



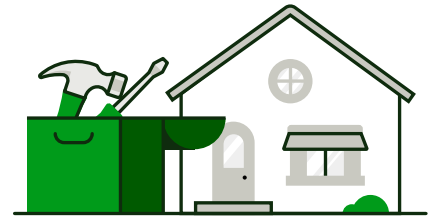
## Septic systems

- ☐ **Pump your tank regularly:** Schedule a professional pumping every 3 to 5 years.
- ☐ **Don't flush non-biodegradables:** Avoid flushing wipes, grease, or other items that can clog your system.
- ☐ **Keep off the drain field:** Do not drive or park heavy vehicles over the drain field to prevent soil compaction and damage.
- ☐ **Watch for signs of trouble:** Look for soggy ground, foul odors, or sewage backups in your drains.

## Electrical systems

- ☐ **Avoid overloading circuits:** Distribute high-wattage appliances across different circuits to prevent frequent breaker trips.
- ☐ **Check for warning signs:** Be on the lookout for flickering lights, outlets that are warm to the touch, or burning smells.
- ☐ **Schedule professional inspections:** Get a licensed electrician to inspect your system every few years, especially if your home is older.
- ☐ **Upgrade proactively:** Consider upgrading older electrical panels to safely meet modern power demands.

# PROACTIVE HOME REPAIR CHECKLIST



## Termites and mold

- ☐ **Annual termite inspections:** Schedule a professional inspection every year, especially if you live in a high-risk area.
- ☐ **Control moisture:** Fix all leaks and ensure proper drainage to eliminate the moisture that attracts both termites and mold.
- ☐ **Look for signs of termites:** Watch for mud tubes on your foundation, hollow-sounding wood, or piles of discarded wings.
- ☐ **Use exhaust fans:** Use exhaust fans in bathrooms and kitchens to vent humid air and prevent mold growth.

## Water heaters

- ☐ **Listen for unusual noises:** Popping or rumbling sounds can indicate sediment buildup in the tank.
- ☐ **Flush the tank annually:** Remove sediment buildup by having your water heater professionally flushed once a year.
- ☐ **Check for leaks:** Any puddles around the base of the unit are an immediate cause for concern.
- ☐ **Know the age of your unit:** Most water heaters last 10-15 years. Be prepared to replace it when it reaches the end of its lifespan.