

**MAINTENANCE CHECK LIST**  
**- Spring 2005 Homeowners Tip -**



The best way to assure keeping your home in good condition is to not attend haphazardly to each problem as it develops, but to have a maintenance check list and conduct a regular maintenance survey each season. If you do this each season and make the needed repairs you will minimize more costly repairs in the future and maintain the appearance and your home value.

SPRING SUMMER FALL   
 ANNUALLY AS NEEDED

(425) 508-0103

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EXTERIOR WALLS & OTHER AREAS					
Fill masonry cracks					
Re-caulk joints between siding & other materials					
Check window wells & basement stairs for debris					
Check all wood surface for paint failure & damage					
Re-nail loose siding and trim, replace decayed or damaged sections, paint as needed					
Check for carpenter ants & wasps, nests					
Check vinyl siding & trim for buckled, lose or damaged sectioned replace as needed					
Check aluminum siding & trim for dented, lose or damaged sectioned replace as needed					
Wash vinyl, aluminum, or painted wood siding					
Check deck or patio for loose boards, bricks or stones					
Check joint between porch roof & house for cracks, water stains					
ROOF					
Check for damaged shingles					
Inspect flashing at chimney, dormers, valleys, & vents: repair as needed					
Replace loose mortar between chimneys bricks, check condition of rain guard or chimney cap					
Clean gutters down spouts & leaf strainers check for damage and paint failure; check for pitch & leaks at seams					

(Roof Continued)					
Evaluate roof 15 years old or older for replacement					
Check vents & louvers for broken screens					
Check for birds nests					
Check fascia & soffits for paint failure and decay					
Check antenna, or TV dish & supports haven damaged roof					
DOORS AND WINDOWS					
Replace cracked window glass, re-putty loose windows					
Clean screens, check for damage					
Replace worn or damaged weather-stripping					
Apply new caulking around window & doors as needed					
Lubricate movable hardware (hinges, locks casement operators)					
Clean & lubricate tracks of gliding doors					
GROUNDS AND YARDS					
Check storm drains for debris					
Fill driveway cracks, seal blacktop or concrete, add gravel if needed					
Check porch foundation for uneven settling, replace footings if needed					
Check foundation for termite signs					
Check masonry walls & walks for cracks					
Check ground by house for standing water, a drip line beneath roof					
Sand rust from metal fences: paint					
Check wood fencing & posts for decay & wood boring insects					
Trim overgrown treed & shrubs that could damage siding, clog gutters or harbor pests					

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