



When Quality & Integrity Count...

## Fall Homeowner Checklist

### Exterior

- Clean all gutters and downspouts, make sure water drains away from the house.
- Remove all leaves and debris from the roof.
- Trim all trees so that they are not within 5-10 feet of the house or roof.
- Have all tree limbs trimmed within 10 feet of your overhead electrical power lines.
- Remove vegetation and soil that may cause water to backup against the house.
- Clear fence lines to allow proper drainage to street.
- Make sure all the brick weep holes are clear of vegetation, dirt and debris.
- Make sure that there is a rain cap and spark arrester on the chimney.
- Inspect roofing for missing, damaged shingles or loose flashings.
- Check all soffit and roof ventilation for damage, do not seal attic ventilation holes to keep out cold air.
- Check your hurricane preparedness kit to make sure it is up to date.

### Heating, Air Conditioning systems, & Fireplaces

- Check gas heating system for excessive rust and orange flame. Have system serviced yearly regardless of age.
- Clear excessive vegetation away from outside air conditioner.
- Make sure that smoke detectors and carbon monoxide detectors are installed in all bedrooms, at least one per floor.
- Replace all batteries in smoke detectors and carbon monoxide detectors.
- Make sure fireplace damper works and is partially open in case of gas leak.
- Inspect chimney flue for bird nests, loose bricks, cracks and excessive soot.
- Have chimney cleaned by a professional chimney sweep.

### Plumbing and Electrical

- Test all Ground Fault Circuit Interrupter (GFCI) receptacles, use a lamp to see if light goes off when the test button is pushed in.
- Test all Arc Fault Circuit Interrupter (AFCI) breakers in the main breaker box, push test button on AFCI breaker and see if any lights or receptacle work in all bedrooms.
- Check below all bathtubs, sinks and commodes for plumbing leaks.
- Check water heater for leaks from pipes or in the overflow pan.
- Check Temperature Pressure Relief Valve on the water heater, if it does not open or close (stops leaking) have it replaced immediately by a qualified plumber.

### Interior

- Check for cracked windows.
- Check all window and door weather stripping for damage or leakage.
- Check that the overhead garage door emergency disconnect (rope with red handle) is working properly.
- Check that the garage door opener safety devices are working, i.e. the optic sensors and the downward reversing mechanisms.

### Miscellaneous

- Locate and know how to operate the main gas valve at the gas meter.
- Locate and know how to operate the main water shut-off valve at the house and at the street main water meter.
- Locate and know how to operate the main electrical disconnect to shut off all the power to the house.
- Locate and know how to operate the gas shut-off valves at each gas appliance throughout the house.
- Locate and know how to operate the water shut-off valve at the water heater.

Information brought to you by:

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Mr. Goodspeed has been in the construction inspection industry since 1987. He has conducted thousands of quality fee paid residential real estate structural/mechanical inspections & light industrial inspections in the Houston metropolitan area since 1996.

### Memberships & Licenses held by Mr. Goodspeed:

Texas Real Estate Commission, Professional Inspector #4100  
American Society of Home Inspectors (ASHI), Member #204556  
Texas Structural Pest Control Board, Business License #12068  
Texas Structural Pest Control Board, Certified Applicator #41764  
Certified Pool/Spa Operator #77-54953  
Texas Association of Real Estate Inspectors, Advanced Inspector  
Fort Bend County Chapter of Texas Association of Real Estate Inspectors Board of Directors