



home maintenance

CHECKLIST



PROPERTY INSPECTIONS

Monthly Suggestions To Keep
Your Home Well Maintained

JANUARY



January is Radon Awareness Month! We have learned that radon testing can save lives. You can test your home for radon with a test kit or hire professionals to perform a test for you. At ALLY, our testing machines must run for 48 hours in the lowest living level. Test results are ready immediately and emailed to our client.



Inspect the lint buildup in your clothes dryer vent. A good clean out can have your dryer running more efficiently and help you avoid a potential fire hazard.



Protect your pipes in freezing temperatures. Insulate any exposed outdoor pipes with pipe wrap insulation. Frozen pipes can burst, and result in costly repairs. Locate your home's water shut-off valve so you can stop the water quickly in case of a pipe burst.



Start the year by organizing and decluttering your living space. Remove any unnecessary items and seize this opportunity to clean out your closets and make room for new clothes or shoes you received for Christmas!

FEBRUARY



February is a great time to change your HVAC filter - it's a little task with a large reward! Not only will this task improve your home air quality, but your energy efficiency will improve as well.



We've been inside, staying warm for months and dust is literally everywhere! Take time to shine up your ceiling fans and vacuum your curtains and/or window blinds for a fresh start to the coming Spring season!



Clean out gutters and downspouts from leaves and debris to prevent clogging and water damage.



Schedule an Annual Home Maintenance Inspection. Find small fixes before they become a large expense! Show your home some love in February.

MARCH



The time has come for Spring cleaning! Declutter, deep clean carpets, and wash windows to give your home a refresh after winter.



Clean your garage! Maybe it's a half-day project, maybe it takes all weekend. But whatever you put into it, you'll get out of it. You might even find something you thought you lost!



Schedule a professional tune-up of your HVAC system to maximize efficiency and prevent breakdowns during the warmer months.



Get your lawn equipment prepped and ready! Check the condition of your weed eater, edger and mower - replace twine, sharpen blades, check spark plugs and you'll be ready when mowing season arrives!

APRIL



April is a good time to turn on the sprinklers and make sure each zone is working, aligned and ready for the summer months. You may find broken or worn out parts during your inspection. If so, the hardware store should have what you need. You can also call a professional for any repairs and to perform a full tuneup.



Evaluate your exterior paint. Check the siding and trim for any cracks or chips that can be repaired easily before moisture seeps in and does damage.



Test and maintain smoke detectors and carbon monoxide detectors. Replace batteries as necessary.



Welcome Spring with clean windows! Clean the dirt and grime inside and out. Wipe the window frames and sills while you're already involved.

MAY



Gear up the grill! It's possible you didn't clean those grill grates before winter arrived, so now is the time. Check for any gas leaks or damaged parts. Soak, scrub, rinse your grates well and you'll be cooking to perfection all summer!



Check your outdoor lighting. Make repairs and replace bulbs as needed. With vacation season around the corner, this is a good time to consider motion sensing security lighting option upgrades.



Prepare your garden by trimming bushes and trees, fertilizing the soil, and planting new flowers or vegetables. Inspect your deck or patio for any signs of wear and tear.



Be prepared at home and in the car with an updated first-aid/emergency supply kit. Restock items running low and remember to include the pet supplies also.

JUNE



Keep mosquitos away naturally! Empty standing water- you may be surprised by the number of places water collects. Use fans - most mosquitos lack the strength to fly in the force of a fan! Citronella candles and torches can help too - it may take several to get the job done though!



Organize your kitchen for summertime! Consider creating an area for easy to reach, healthy snacks and cold drinks. Store the blender and ice cream maker within reach too help handle the next HOT months!



Watering your lawn in the early morning hours not only conserves water, but it also keeps your lawn healthy. It prevents scorching and allows for proper evaporation during the day. Set your irrigation system for savings!



Now that it's vacation season, you need to ensure your home is safe when you're away. Ask a friend or neighbor to check on your property often. Utilize motion sensing lights and interior lights on timers to be less appealing for potential break-ins.

JULY



A top tip for July is to check in on your air conditioning unit. Make sure it's cooling properly, replace the air filter if needed, clean the outdoor unit of debris and trim any vegetation around it. Get ahead of any issues you suspect before you find yourself in the heat!



July is the time to get outside and enjoy your yard! Take some safety measures first by giving your outdoor play equipment a good once over: tighten bolts, sand splintered wood and check for stinging and biting bugs.



It is that time of year for hazardous weather conditions. Be prepared for tornadoes and hurricanes with an updated emergency kit in your house and your car. And remember supplies for your pets!



Add shade to your yard. An umbrella or shade sail can make the air feel 10-15 degrees cooler than full sun exposure. With a nice shady spot available you can enjoy your outdoor spaces more often.

AUGUST



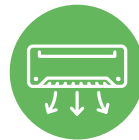
Assess the condition of your roof. Check for piles of leaves, growing moss and curled, damaged or missing shingles. Arrange for maintenance or repairs if needed to avoid costly damage.



Prepare your home for hurricanes or strong winds by securing loose outdoor furniture and trimming tree branches near your house.



Your shower heads can fall victim to a build up of mineral deposits in your water causing clogs. Improve your overall shower experience by cleaning your shower heads. Usually a good vinegar bath is all it takes to clear those clogs and get back to a full power shower.



When is the last time you cleaned your bathroom vent fans? To work at their best, vent fans need a thorough cleaning once a year and a check on the fan motor. Great maintenance item to take care of in August --in the air conditioning!

SEPTEMBER



It's Mold Awareness Month! Not all mold in a home is visible. Mold can grow behind walls, in ductwork and many places that can't be seen in every day living. Have the air quality of your home tested this month!



Inspect your garage door for loose or missing parts as well as rust and debris buildup. With general maintenance like cleaning and lubrication, you can maintain proper operations for quite a while.



Inspect your fire extinguishers for damage and make sure they aren't expired. Ensure fire extinguishers are placed near the kitchen and the fireplace. Replace fire extinguishers as necessary - they can save lives and homes!



Before you store your lawn equipment for the winter season, make sure you leave it in good condition. Check your equipment manuals and perform the recommended winterizing maintenance. Next spring you'll be glad you did!

OCTOBER



Problems can start before you even know you have one. This is why every homeowner should schedule a sewer/septic line inspection every 3-5 years. Our camera inspection system can help identify issues before they become major, costly problems.



October is a great time to check on your existing weather stripping. If it's time for an update on your windows and/or doors, you can do it now and not freeze your fingers later!



Test and inspect electrical outlets and switches for any signs of wear or faulty wiring. Outlets should not have cracked plastic housing and they should have a ground to avoid a potential fire hazard. Call in professional help when necessary.



Prepare your landscaping for winter by raking leaves, trimming trees and shrubs and lay mulch for winter protection. If you have seasonal outdoor furniture, pull that in for storage until Spring.

NOVEMBER



Clean and winterize your outdoor tools and equipment. Drain hoses, bring in delicate plants, and prepare your garden for the colder months.



Check the caulk in the bathrooms. Cracked or worn out caulk can cause damage if water seeps into the home's framing. If you spot a problem, get it replaced as soon as possible.



Have your chimney cleaned. Creosote builds up in wood-burning fireplaces and increases the risk of fire. Schedule a certified chimney cleaner to get you ready for the season's first fire.



Don't allow plumbing issues to ruin your holiday gatherings. If you've already noticed a slow drain or a misbehaving toilet, address it before it gets difficult to find an available plumber.

DECEMBER



Holiday lights are beautiful and fun and don't have to be a safety hazard if used correctly. Make sure to use plastic holders designed just for holiday lights--not tacks, staples or nails that could damage the lights and cause harm. Also, unplug the lights on the tree overnight and whenever away from home.



If you're a big fan of the live Christmas tree...remember to water it! Keeping your tree hydrated daily will keep it fresh and lovely throughout the holiday season. It is possible for a freshly cut tree to absorb as much as a gallon of water a day. Add a reminder on your phone to help you remember.



Stock the pantry with plenty of canned and dry foods. Winter can bring with it storms and power outages no matter what climate you live in. Being prepared is your first line of defense.



Inspect and clean out the attic and basement for pests, mold, and proper insulation. Check and replace any burnt-out light bulbs.



ALLY PROPERTY INSPECTIONS SETS OURSELVES APART IN THE HOME INSPECTION INDUSTRY. EVERYTHING WE DO IS STRUCTURED TO HELP OUR CLIENTS BE WELL INFORMED AND COMFORTABLE WITH THEIR HOME BUYING DECISION.



ALLY AT HOME

We created a **FREE** online home buyers course, **Ally At Home**, in which we thoroughly explain the home inspection process. We present what a home inspection is, what to expect for your home inspector, how to perform your own due diligence and so much more. Completing the course provides the opportunity to receive discounts on our inspections.



FREE WARRANTIES

Our clients receive a 120-Day Home Warranty from Complete Protection. This warranty provides coverage for the major systems in the home, as well as the foundation, framework, and the roof. Complete Protection pays 100% of the repair costs (parts and labor) and there is no deductible. This warranty is **FREE** and covers the items for the first 120 days after the inspection is complete.



REPAIR PRICER

ALLY partners with Repair Pricer to provide home repair estimates in 24 hours or less. Repair Pricer provides detailed, zip code accurate repair estimates for any recommended repair listed on your home inspection report. This service is a **\$79 value provided for FREE** with every full home inspection we perform.



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HomeBinder is an online application that helps you maintain and manage your largest investment. We provide you a **lifetime subscription for FREE**. HomeBinder will never sell your personal data so you can feel safe opening email from them. In HomeBinder, you will always have access to your home inspection report, maintenance reminders, access to our recommended contractors and much more.