

## INTERIOR INTERIOR INSPECTION (every 3-6 months)

- Check ceilings and walls for water stains, dark spots, bubbling paint - signs of leaks or excess humidity.
- Inspect plumbing areas (bathrooms, kitchens, basement) for:
  - Musty odors
  - Soft or swollen drywall
  - Peeling paint
  - Dark patches
- Check tile and grout for cracks, chips, or missing joints - water can seep in and damage the base layers.
- Check transitions between tile and drywall - no cracks, lifting, or discoloration. Moisture at these spots can lead to mold and structural damage.
- Test smoke and carbon monoxide detectors, and replace batteries if needed.
- Look for mold or mildew on tile, around tubs and sinks.
- Check the silicone sealant around tubs, showers, and sinks - should be intact and mold-free.
- Test all outlets and light switches - no overheating, sparks, or burnt smell.
- Inspect door and window seals - there should be no drafts or gaps.
- Check door locks, hinges, and handles - no looseness or sagging.
- Examine under sinks and around toilets for leaks.
- Check flooring and baseboards - look for warping, cracks, or separation.
- Test exhaust fans in the kitchen and bathroom - ensure they function properly.
- Vacuum or clean HVAC and vent grilles.
- Inspect attic (if accessible) for signs of leaks, pests, or damaged insulation.

## EXTERIOR EXTERIOR INSPECTION

Every month:

- Check gutters: water should flow freely and exit through downspouts, not overflow.
- If water runs under the roof edge or fascia - that's a red flag. Gutters may be clogged or broken.
- Make sure gutters and downspouts are securely attached, especially after storms or winter.

## GENERAL TIPS

- Keep a log: date - issue - action taken.
- Take photos of small issues - useful for tracking changes over time.
- Fixing problems early is always cheaper than dealing with major repairs later.
- If unsure - call a professional. Don't wait until it's too late.
- Regular inspections protect your comfort, safety, and property value.

Don't want to deal with it? Hire me for a full inspection and maintenance support - with warranty, clear communication, and reliable service.