



Proper maintenance of your house includes periodic inspections to identify problems before they cause significant damage. Regular maintenance will stop any deterioration already begun and provides an easy and less expensive way to maintain the physical condition of your building. It is a good idea to keep documentation of yearly maintenance for present and future homeowners.

Perform this maintenance check once each year, preferably after a moderate rainfall.

A. Roof

What to look for...

- Materials: Is there warping, severe wear, cracking, lumps, curling, decay, splitting, rusting, loose pieces, missing pieces, broken pieces, thin material?
- Structure: Is the roof level, or does it sag?
- Roof flashing, Gutters, Downspouts: Is there rusting, paint loss, sagging, missing, or torn pieces, blockages, poor drainage?
- Chimney: Is the chimney sagging, leaning, or bowing? Are the mortar joints tight? Is the chimney cap rusting or missing? Are bricks loose or missing?

Estimated Life Span and Repairs Required

1. Repair roof materials every 5-10 years.
2. Metal roofing should be painted every 5-10 years.

B. Exterior Walls

What to look for...

- Structure: Are the walls leaning, bowing, bulging? Are cracks evident? Are the door and window openings square?

- Materials: Is the surface of masonry flaking, crumbling, or are units missing? Is the mortar loose or crumbling? Is the wood siding cracked, loose, rotted, or split? Do courses of siding appear straight or wavy? Are the walls stained? Is paint peeling, cracking, blistering, or chalking?
- Porch floors: Are there cracks, splits, loose boards, missing boards, rot?
- Trim elements: Is there peeling paint, cracks, or loose pieces?

Estimated Life Span and Repairs Required

1. Dry, properly maintained wall structure should last indefinitely.
2. Masonry units can last for centuries with proper maintenance.
3. Painted surfaces may require repainting every 5-10 years.
4. Paint previously painted masonry surfaces approximately every 10 years.
5. Repaint wood surfaces every 5-8 years.
6. Wood floorboards should last 50 years or more.



C. Windows and Doors

What to look for...

- Operation: Do windows and doors open and close smoothly?
- Glass: Is the glass broken? Is the glazing secure? Do the glass panes fit securely? Are the stops and putty secure?
- Frames, etc.: Do the frame, muntins, sash, and door show signs of rot or insect damage? Is the threshold rotted? Are there open joints around the frames and trim?
- Hardware: Is the hardware operational and in good repair?
- Weatherization: Is the weatherstripping in good repair? Do storm windows fit tightly? Are the screens damaged?

Estimated Life Span and Repairs Required

1. Windows should last 100 years or more.
2. Repaint every 5-8 years, as necessary depending on weathering.
3. Window glass should last indefinitely.
4. Hardware, properly treated, should last indefinitely.
5. Putty should last 10-15 years.
6. Caulking should last 15-20 years.

D. Exterior Features

What to look for...

- Exterior Elements: Are porches, stairs, railings, cornices, and other exterior features in good repair? Are elements missing?
- Paint: Is the paint cracked, faded, or peeling?

Estimated Life Span and Repairs Required

- Repaint every 5-10 years, depending on surface and conditions.

E. Foundation

What to look for...

- Masonry: Does water drain away from the foundation? Is masonry flaking, crumbling, spalling, cracking? Is masonry loose or missing? Is the mortar secure?
- Structure: Is the wall bulging or bowing?
- Vegetation: Are algae, moss, vines growing on the foundation?
- Water Control: Do downspouts have splash blocks?

Estimated Life Span and Repairs Required

1. Properly maintained masonry should last indefinitely.
2. Pointing should last 50 years or more.