

STONEHOLLOW, INC.

FINE HOME INSPECTIONS & TESTING/ RADON TESTING
WATER TESTING/ FORENSIC HOME DIAGNOSTICS
CONSULTING SERVICES / MAINTENANCE INSPECTIONS
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Stonehollow's Cold Weather Maintenance & Honey Do List:

Kitchen:

- Temperature of the water at the sink no higher than 125° F.
- Deodorize the waste disposal (lemons work great).
- Check for leaks under the sink (especially on the sprayer hose, the wand itself, and dishwasher lines).
- Upgrade the outlets by the sink with GFCI safety outlets.
- Clean the filters in your cook-top hood and de-grease the hood surfaces.
- Clean that oven- when it is cool out, enjoy the heat!
- Vacuum and clean the drip tray under the fridge (usually behind front grill).

Bathrooms:

- Disinfect the tile, clean the grout, and clean any hidden surfaces.
- Lower the fan covers on bath vent fans and vacuum them.
- Lubricate shower door wheels (clean & check them).
- Caulk & silicone around tiles and fixtures.
- Check for loose bathroom tiles.
- Feel around the toilet for any signs of leakage.
- See if the toilet wobbles, or if it is loose and tighten bolts & seat bolts.
- Look for water stains below all the fixtures.
- Look under sink for dangerous or poisonous items, move them out of the reach of kids & pets.

Fireplaces:

- Look to see if the dampers are open (save heat... close them).
- Look for signs of soot and creosote (if so, hire a certified sweep).
- Look up the chimney- for nesting materials, debris, and any signs of blockage.
- Install chimney caps on top, screens, and glass doors inside.
- Make sure combustibles are moved away from the fireplace areas and wood stoves (if something is apt to melt... move it).
- Change batteries in the smoke detectors and test CO and other detectors in the house (smoke alarms last 10 years, CO alarms 5, extinguishers 12 years).
 - Not sure? --Replace them for safety.
- While you are at it, have a fire drill and discuss where you will meet outside in case of a fire (teach kids how to use an extinguisher).

Heating Systems:

- Clean boilers & furnaces before heating season begins. All heating systems need checking annually. Change furnace filters, clean dehumidifiers and have the service company check all safety components.
- Make sure chimneys and smoke pipes on water heaters and furnaces are screwed together and exhaust gases flow up the chimney, and not into the house. Have them check seal at the exhaust pipe. Vacuum the fins on the baseboard radiators. Move combustibles away from electric heaters and radiators.

Exterior:

- Shut off and drain the outside hose faucets to avoid freeze-ups.
- Remove the screens and install the storm windows and storm doors.
- If you have irrigation systems, freeze prone plumbing, decorative ponds, pools, and fountains... get them properly winterized.
- Put away the lawn furniture, and outside umbrellas and tables.
- Clean gutters & leaders and make sure the water is running away from the foundation and not directed onto walks and driveways.
- Fix loose stair treads and handrails.
- Buy a bag of ice melt. Find the car ice scrapers and spare gloves for each car before you need them. Check outdoor lighting & replace dead bulbs- especially with Halloween and Christmas guests coming.
- Put the pool and spa chemicals away in cool dry places... away from metal and heating systems.
- Time to organize the shed and store away the summer tools- a light coat of oil on saws and hand tools can reduce rust and moisture damages.
- Check your chimney and exterior mortar on masonry work for damage.
- Check your roof flashing and details for obvious damages, call for help if found.
- Clean skylights and check for cracks, sealant needs, and leak potential. Clean window glass & storm panels.
- Check entry doors for weather-stripping, bottom of door sweeps, and any gaps, damages, or drafts.
- Look at phone lines & cable lines outside. Make sure they are securely fastened to the house. Prune trees and shrubs near them.
- Turn off and cover A/C outdoor units (but not heat pumps.)
- Add window well domes on basement windows that are close to grade.
- Make sure house numbers are lit and legible from the street.

Attics:

- Check your attic for leaks. Leave venting open. Do not block vents and make sure insect screening is intact. Look to see how much insulation you have and consider more if you have less than 9".
- Make an insulating box for above fans, hatch covers and any pull-down stairs. Tighten the screws & nuts on the pull-down stairs or replace if broken.

Laundry:

- Clean lint in dryer vent line and upgrade plastic vent lines to smooth metal.
- Check washer hoses for soft spots and leaks. Upgrade old hoses to metal braided type. Turn off the washer when not in use. Make sure the washer is grounded. Run a little water into laundry sinks and rarely used sinks to avoid odors.

Odds & Ends:

- If you have a well with water treatment equipment, make sure the timers have the correct time and that your chemicals are correctly added.
- Test garage door openers and safety devices. Make sure your fire extinguishers are charged, and up to date. Older than 12? Replace.
- Get rid of any old carbon tetrachloride (antique, brass & glass fire extinguishers). These can be very dangerous. (Bring to dump Haz-mat day)
- Close-up any openings into the attic or basement, that could allow rodents to enter. Clean out debris in garage and stairwell drains.
- Check sump pumps, and make sure the pumps work. Consider a back-up pump.
- Stock up on canned goods, water and batteries. Buy some good lanterns or flashlights...don't use candles in power outages. Have lots of fresh batteries for each unit. Add water alarms by washer, water heater, condensate pumps and sump pumps (about \$12 each). Prepare an important number list.
- Keep an updated list of any medications you take.

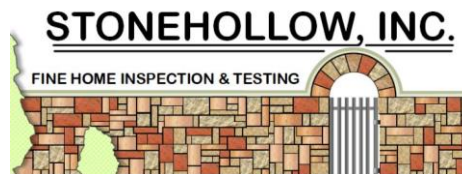
Remember for your safety... if you are not sure how to do something, or if it is beyond your scope or capability...call in an expert.

A Home Wellness inspection can tell you how your home is doing. We can help you to set up a maintenance priority list and maintenance schedule. Call us for a quote.

Make sure your home is safe for cold weather.

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All Full Home Inspections follow both the CT & A.S.H.I7 Standards of Practice, and The Code Of Ethics of The American Society of Home Inspectors7

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