

Benchmark Property Inspection LTD.

Jeff Barnes, CRMI, CEI, CES, CTS, CEC

Reg. # 0110-0001

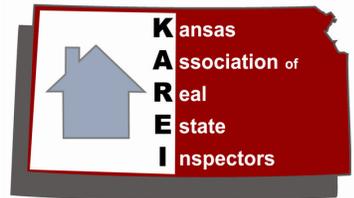
South Central Kansas' Most
Credentialed Inspector

316-393-0735

www.jeffinspects.com resinspect@aol.com



Maintenance Schedule



Recommended Seasonal Maintenance Schedule	Periodically	Spring	Fall	Annually
Foundation, Basements and Exterior Masonry walls				
1. Check basements for dampness or leaking after wet weather	X			
2. Check foundation walls, retaining and wing walls, walks, driveways etc. for cracking or heaving				X
3. Check chimneys and caps and crowns for cracking or loose or missing mortar				X
4. Insure the grade is sloping away from the foundation walls				X
5. Check in crawlspaces for excess moisture, foundation movement and plumbing issues				X
6. Check for cracking or spalling of brick and mortar				X
Roofs and Guttering				
1. Check for damaged, loose or missing shingles and rusting flashing				X
2. Check for clogged, leaking or damaged gutters, downspouts or leaders and extensions		X	X	
3. Clean gutters, downspouts, window wells and drains.		X	X	
4. Insure drains lead away from the foundation and no areas of ponding water are present	X			
5. Insure trees are trimmed at least 4' to 5' from the roof				X
6. Check vent boots, skylights and other penetrations for damage				X
7. Check roof vents, both intake and exhaust and clean as needed				X
Exterior Walls and Structures				
1. Check painted surfaces for missing or cracked caulking and peeling paint				X
2. Check siding and trim for moisture damage and rot				X
3. Check vinyl or other permanent siding for damage				X
4. Insure shrubs and other plantings are trimmed back at least 3" from the siding		X	X	
5. Check decks for moisture damage and clean and reseal as needed				X
6. Review detached sheds and other out buildings for maintenance needs				X
7. Check fences for moisture or termite damage		X	X	
Doors, Windows and Storm Doors and Windows				
1. Check trim and framing for moisture damage, failed caulking and other damage		X	X	
2. Check weather stripping for damage or deterioration				X
3. Check glazing for cracking and damage				X
4. Check the garage door safety devices for proper operation		X	X	
5. Check for cracked glass				X
6. Check for clogged weep holes		X	X	
7. Check for proper automatic closer operation on storm doors	X			
Electrical				
1. Check Ground Fault Circuit Interrupters (GFCI) for proper operation	X			
2. Check condition of lamp cords , extension cords and plugs	X			
3. Check exposed wiring and cables for wear or damage				X
4. Review the location of the electrical panel(s) and insure it is properly labeled				X

	Periodically	Spring	Fall	Annually
Electrical continued				
5. Review the breakers and look for evidence of over heating or discoloration				X
6. Review outlets for evidence of over heating or discoloration	X			
7. If you notice flickering lights or experience tingling or shocks when touching any device contact an electrician immediately	X	X	X	X
8. If breakers trip or fuses blow more than two times consult an electrician	X	X	X	X
Plumbing				
1. Check interior and exterior water faucets and valves for leaking	X			
2. Check under sinks and behind toilets for leaking pipes and valves	X			
3. Drain water heaters per the manufacturers instructions				X
4. Have the septic tank cleaned every 2 - 5 years depending on the tank and family size	X			
5. Check all exposed supply plumbing and drain lines for leaking or other damage	X			
6. De-scale tankless water heaters				X
Heating and Cooling				
1. Change the filter(s) (reusable filters are not recommended)	X			
2. Clean and service humidifier			X	
3. Clean and service gas burning furnace			X	
4. Clean and service electric furnace			X	
5. Check around the furnace and air conditioner and make sure there is at least a 3' clearance	X			
6. Clean and service air conditioning units		X		
7. Check accessible duct work for damage and leaking				X
Interior				
1. Check for cracking or other movement in the walls	X			
2. Check tile and other masonry surfaces for cracking or missing grout	X			
3. Check the underside of the roof deck for evidence of leaking or other damage				X
4. Check the attic for clogged ventilation or evidence of pest infestation				X
5. Check appliances for proper function	X			
6. Check doors to insure they close and latch properly				X
7. Check around windows and exterior doors for evidence of moisture intrusion	X			
8. Test smoke detectors and carbon monoxide detectors		X	X	
Know the Location of				
1. The main water shutoff valve, if this valve is not a ball valve, consider having it replaced				X
2. The main electrical disconnect				X
3. The main gas shutoff				X
4. The main disconnect for the furnace and air conditioner				X
5. The gas shutoff for any gas burning appliance				X
6. The water meter				X
7. Emergency shelter and supplies	X			

WHY DO I NEED A HOME INSPECTION?

The purchase or construction of a home is probably the largest and most frightening single investment you will ever make. You should learn as much as you can about the condition of the property and the need for any major repairs **before** you buy.

The report and inspection is an observation of condition at the time of the inspection, and is in no way to be considered as a guarantee or warranty.

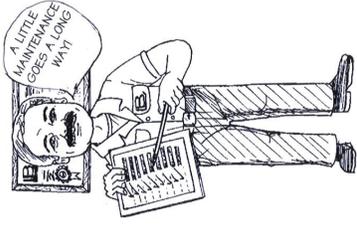
A **BENCHMARK** home inspection also points out the positive aspects of a home, as well as the maintenance that will be necessary to keep your new home in good condition. After the inspection, you will have a much clearer understanding of the home you are about to purchase.

Make sure your home inspector is ASHI certified.

- More than 90% of our business is from repeat clients and referrals.
- Insured
- Bonded
- MLS key
- WAAR
- NEHA
- EAA
- IESO
- KAREI

WHAT SHOULD I EXPECT?

Often, what we expect and what we get are not the same thing. At **BENCHMARK** we try to give you **more** than you expect. We start by treating you with good old fashioned respect and courtesy and take the time to answer all your questions before, during, and after the inspection.



A **BENCHMARK** inspection is complete and comprehensive and includes:

- Heating and air systems (temperature permitting)
- Plumbing systems
- Electrical systems
- Roof and attic
- Walls, ceilings, floors, windows and doors
- Foundation, basement and visible structural components
- Many other exterior and interior components



Now **that's** truly a **comprehensive inspection.**

Registration number: 0110-0001

WHY CHOOSE BENCHMARK?

THAT'S EASY

- INTEGRITY
- CHARACTER
- EXPERIENCE
- CREDENTIALS

With a proven track record of quality and customer satisfaction, my total focus is on protecting your investment and your interests, by providing your first line of defense. I depend on repeat business and client referrals for most of my business, so providing less than full service each and every time I go out is as unacceptable to me as it would be to you.



Jeff Barnes is the Wichita areas only Great Plains ASHI Certified Master Inspector AND Wichita's most credentialed home inspector. Providing on-site comprehensive reports and after inspection consultation.

BENCHMARK PROPERTY INSPECTIONS LTD. makes no representations regarding compliance with any governmental building, electrical or other codes. It shall be understood that no structural members, covers, exterior barriers, natural or man-made shall be disturbed for the purposes of the inspection.