



Stoffer Inspections'

Insight

Insight from the Area's Leader in Home Inspections

**Stoffer
Inspections, L.C.**



Dave Stoffer
Professional Home Inspector

(785) 766-0600

MAINTENANCE CALENDAR

For Home and Yard

It's no secret that a maintenance routine keeps a house in working order and can prevent expensive repair work. During our experience with hundreds of home inspections, we have seen many situations where poor maintenance has had a very detrimental and deteriorating effect on a home - thus, decreasing its value. The suggestions on the calendar below can help you maintain your residence as well as prepare a home for listing.

January

1. Repair squeaky stairs, floors, and doors.
2. Check for leaks and wear in plumbing fixtures and water appliances (aerators, garbage disposal, dishwasher, clothes washer, water-treatment system).
3. Clean refrigerator coils, range hood filter and vent, and clothes-dryer vent.
4. Patch wallboard and woodwork as needed.

February

1. Check for signs of moisture condensation on the windows. Condensation forms when the relative humidity is high and there is a significant temperature differential.
2. Inspect the underside of roof for frost or condensation staining in the attic, especially in colder regions of the country.
3. Check the sump pump, if possible. Clean out any debris.
4. Inspect for water damage and install waterproof underlayment if you need to install tile in wet areas.

March

1. Update or establish a home-maintenance file.
2. Inspect storm doors and window screens and make repairs as needed.
3. Inspect basement walls for seepage or staining.



4. Tune up and clean the blades of portable fans.
5. Maintain indoor air filter or cleaner.

April

1. Inspect roof flashings for leaks and check the condition of roofing materials.
2. Clean, stain, and seal wooden decks as needed.
3. Turn on outside spigot after last hard freeze.
4. Wash windows and wash and replace storm windows with screens.
5. Clean out fireplace or wood stove and stovepipe.

May

1. Install, clean, and/or service central or window air conditioners and attic fan.
2. Clean out attic before hot weather arrives.
3. Repair damage to porches and decks, such as loose nails and warped wood.
4. Clean interior walls, woodwork, and floors.

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Cracks In Stucco

Question: *My stucco siding has many small cracks in it. Is this a problem?*

Answer: Cracks in stucco are usually no cause for alarm, particularly if they are hairline cracks. Stucco is much more rigid than the underlying wood framing and commonly develops hairline cracks as the wood framing seasons and settles.

Common crack locations are at the corners of doors and windows where stress concentrations occur and occasionally vertical cracks appear at the framing stud locations. Such cracks are cosmetic in nature and may be patched if you wish. Water is kept out of the stucco by the underlying asphalt felt paper. 🏠 🏠 🏠



Home On The Web

Check out these ideas to help your clients increase the inside "curb-side" appeal of their homes before they list their home!



➔ Decorating Ideas

www.getdecorating.com

➔ Decorating Secrets

www.decoratorsecrets.com

➔ Budget Decorating

www.suite101.com/welcome.cfm/budget_decorating

ENERGY EFFICIENT

Checklist

ENERGYGUIDE labels can save money. Although many energy-efficient products are more expensive to purchase, these products will cost less to operate over the lifetime of the appliance. Consider the following example of comparing labels when shopping for a refrigerator. These steps will calculate how long it will take for the more expensive and energy-efficient refrigerator to pay for itself.

Model A's purchase price is \$775 and costs \$100 per year to operate. Model B's purchase price is \$600 and costs \$150 per year to operate.

1. Subtract the purchase price of the cheaper refrigerator (B) from the price of the costlier model (A): $\$775 - \$600 = \$175$.
2. Subtract the lower annual operating cost (\$100) from the higher (\$150): $\$150 - \$100 = \$50$.
3. Divide the difference in purchase price (Step 1) by the difference in the annual operating expense (Step 2) to come up with the number of years it will take Model A to recoup the difference in the initial purchase price: $\$175 / \$50 = 3.5$ years.

In just a little over three years, Model A, the more efficient refrigerator, will cancel out the difference in the original price in energy savings. And at a savings of \$50 per year in operating expenses (Step 2), \$750 will be saved over the 15-year life of the refrigerator! Since Model B is \$175 cheaper than Model A, subtract that from the \$750 energy savings to find out how much will be saved with Model A — it's still \$575 over the lifetime of the appliance. 🏠 🏠 🏠



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5. Reset programmable thermostat, if necessary.
6. Clean and check awnings and outdoor furniture.
7. Prune trees and shrubs away from home.

June

1. Inspect crawlspace or basement for water problems.
2. Touch up peeling exterior paint.
3. Repair leaky faucets, deteriorating sink traps, etc.
4. Search house, basement, crawlspace, and attic for pest problems like wasp or hornet nests and termite tunnels.
5. Check the grading for settling or erosion, standing water, and drainage problems to see that soil around the house drains away, and make sure the gutters and downspouts are managing rainwater properly. 🏠 🏠 🏠



This newsletter contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. © 1996-2004. All rights reserved.(ISJF04)

Stoffer Inspections, L.C. Information

Dave Stoffer provides inspections and is able to explain them to all clients on the most common terms. Stoffer Inspections, L.C. provides 3-D computer generated narrative reports that are both quick and comprehensive. My service also provides digital photography services for complete record keeping. Each Home Inspection includes an evaluation of roofing, electrical, heating and a/c, built in appliances that stay with the home, plumbing and visual structure. Radon screening and septic system inspections are available.

Dave is a certified member of the American Society of Home Inspectors (ASHI) #11750, a charter member and former board member of the Great Plains Chapter of ASHI, and a member of the Pro ASHI Chapter. To obtain certification, members must perform a minimum of 250 home inspections and pass a series of written tests that cover both mechanical and structural aspects of a home. Once certified, members must maintain at least 20 hours of continuing education each year. All of these requirements ensure that your clients will receive a thorough, experienced, ethical and knowledgeable home inspection.



Certified Member of the
American Society of Home Inspectors

Stoffer Inspections, L.C.
3910 W. 13th, Lawrence, Kansas 66049
(785) 766-0600 or (800) 966-0601
e-mail: dave@stofferinspections.com

**Meet Your Home
Inspector
Dave Stoffer**

Visit our web page at
www.stofferinspections.com