LEGACY
HOME INSPECTIONS

HOMEOWNER'S GUIDE



PRACTICAL TIPS FOR A SAFER, MORE COMFORTABLE AND LONGER LASTING HOME

1

WELCOME

From Our Family to Yours

Your home is one of the biggest investments you will ever make. This guide provides practical tips to help you maintain your home, prevent costly repairs and keep your family safe and comfortable.

At Legacy Home Inspections, our goal is to provide clear information and helpful resources long after your inspection is complete.



Thank you for trusting Legacy Home Inspections.

SEASONAL MAINTENANCE CHECKLIST



SPRING

- Check roof and gutters
- Clean exterior areas
- Test smoke and CO detectors
- Inspect HVAC systems
- Check for water leaks

SUMMER

- Clean gutters
- Check deck and wood
- Inspect windows and doors
- Service HVAC system
- Check irrigation systems

FALL

- Clean gutters
- Check heating system
- Inspect chimney if applicable
- Seal cracks and gaps
- Prepare for colder weather

WINTER

- Check for ice dams
- Monitor indoor humidity
- Inspect for drafts
- Keep exterior vents clear
- Check carbon monoxide detectors

ROOF

Protection from the Elements



- Keep gutters clean and free of debris.
- Look for missing, cracked or curling shingles.
- Check for signs of leaks inside the attic.
- Ensure proper flashing around chimneys, vents and skylights.
- Trim tree branches away from the roof.
- Have your roof professionally inspected as needed.

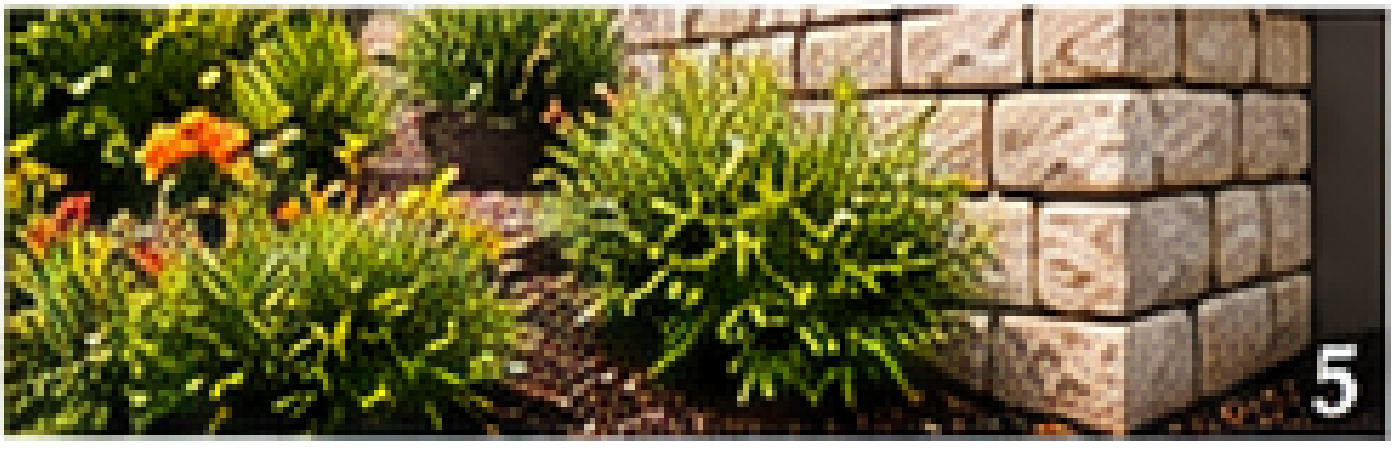


GUTTERS AND DRAINAGE

Keep Water Moving Away from Your Home



- Clean gutters at least twice per year.
- Make sure downspouts direct water 5 to 10 feet away from the foundation.
- Check for leaks, sagging or loose fasteners.
- Consider gutter guards to reduce debris.
- Keep the area around your home graded to slope away from the foundation.



EXTERIOR

Curb Appeal and Protection

- Inspect siding, brick and trim for cracks or damage.
- Keep paint and caulk in good condition.
- Check windows and doors for proper sealing.
- Look for signs of moisture, wood rot or insect activity.
- Keep shrubs and landscaping trimmed back.
- Check retaining walls, steps and walkways.



WINDOWS AND DOORS

Efficiency and Security

- Check for damaged or broken glass.
- Ensure proper sealing and weatherstripping.
- Keep tracks clean and operating smoothly.
- Look for signs of moisture or condensation.
- Make sure locks and hardware are working properly.



FOUNDATION

A Strong Base for Your Home



- Look for cracks, settling or uneven areas.
- Check for signs of water intrusion or moisture.
- Keep soil sloped away from the foundation.
- Ensure downspouts discharge away from the house.
- Monitor basement or crawl space for moisture.

HEATING AND COOLING

Comfort Year Round



- Change filters regularly (every 1 to 3 months).
- Keep outdoor units clear of debris and vegetation.
- Have the system profossionally serviced annually.
- Check for unusual noises or reduced performance.
- Keep supply and return vents clear.

PLUMBING

Clean Water and Proper Drainage



- Check for leaks under sinks, around toilets and at visible pipes.
- Look for signs of corrosion or water stains.
- Test water pressure and ensure proper drainage.
- Avoid pouring grease down drains.
- Know where your main water shutoff valve is loc

ELECTRICAL

Safety and Reliability



- Look for tripped breakers or frequent issues.
- Check outlets and switches for proper operation.
- Avoid using damaged cords or overloaded outlets.
- Make sure GFCI outlets are working (kitchen, bathrooms, exterior).
- Have a licensed electrician address any concerns.

FIRE AND CARBON MONOXIDE SAFETY

Protect What Matters Most



- Test smoke and carbon monoxide detectors monthly.
- Replace batteries at least once per year.
- Replace smoke detectors every 10 years.
- Keep a fire extinguisher accessible.
- Develop and practice a home fire escape plan.

INSULATION AND VENTILATION

Energy Efficiency and Comfort



- Proper insulation helps keep your home comfortable and energy efficient.
- Check attic insulation for adequate depth.
- Ensure attic and crawl space ventilation is clear.
- Seal gaps and penetrations to reduce air leaks.
- Recommended insulation R-values for South Central Virginia:

Attic: R-38 to R-49

Walls: R-13 to R-21

Floors (over unconditioned space): R-25 to R-30

DECKS, PORCHES AND STAIRS

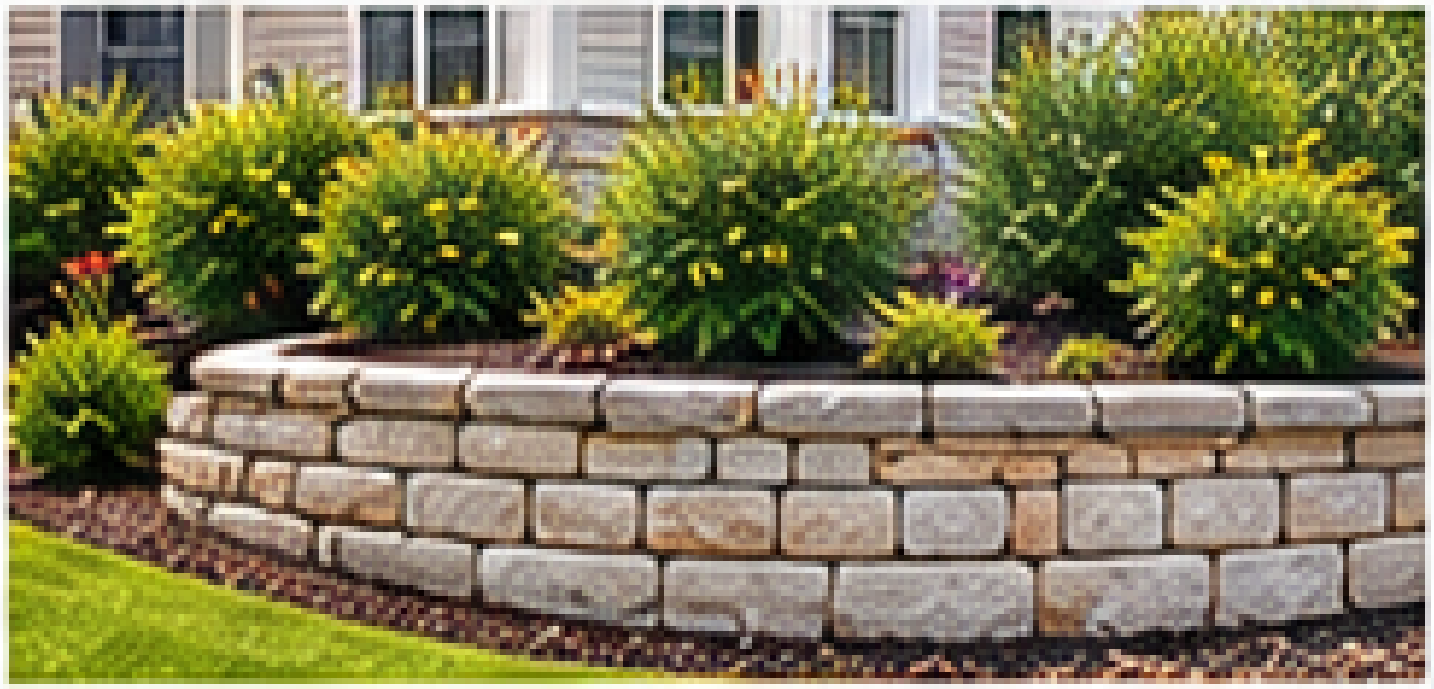
Safe and Enjoyable Outdoor Living



- Check for loose or damaged boards.
- Ensure railings are secure and properly spaced.
- Look for signs of rot, corrosion or insect activity.
- Keep surfaces clean and sealed as needed.
- Verify stairs are in good condition with consistent step height.

YARD AND GRADING

Direct Water Away from Your Home



- Maintain a slope away from the foundation (6 inches drop in the first 10 feet).
- Keep grass and vegetation trimmed.
- Avoid planting trees too close to the home.
- Ensure proper drainage around retaining walls and low areas.
- Address standing water after heavy rains.

PESTS

Keep Unwanted Guests Out



- Look for signs of termites, carpenter ants or other wood destroying insects.
- Keep wood and mulch away from the foundation.
- Seal cracks and openings around the exterior.
- Keep food sources and standing water to a minimum.
- Consider a professional pest inspection if needed.

WATER QUALITY AND WELL SYSTEMS

Safe and Reliable Water



- Consider testing your water for bacteria, nitrates and other contaminants.
- Have your well system inspected and serviced as recommended.
- Keep the well area clean and free of debris.
- Monitor water pressure and flow.
- Address any changes in taste, odor or clarity.

APPLIANCES AND MAJOR SYSTEMS

Keep Things Running Smoothly



- Follow manufacturer maintenance recommendations.
- Keep appliances clean and in good working order.
- Check hoses and connections for leaks.
- Replace aging appliances before they become a problem.
- Keep manuals and warranty information.

WHEN TO CALL A PROFESSIONAL



- Significant water leaks or foundation concerns.
- Electrical issues or frequent breaker trips.
- HVAC system not heating or cooling properly.
- Roof damage or signs of interior leaks.
- Plumbing problems or low water pressure.
- Unusual noises or odors.
- Any safety concerns you are unsure about.

THANK YOU

We Appreciate Your Business



Our goal is to help you maintain a safe,
comfortable and long lasting home.
If you ever have questions, we are here to help.

LEGACY

HOME INSPECTIONS

434-489-1624

shane@legacyhomeinspectionsva.com

legacyhomeinspectionsva.com