



Maggie Walker Community Land Trust's Homeowner Welcome Packet

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Rowhouses on the 2200 block of E Marshall St (Morgan Riley via Wikimedia Commons)

INTRODUCTION

Congratulations on joining the Maggie Walker Community Land Trust! You have put in a lot of work to get to this point and it has paid off. Now, the fun part begins: making your house truly your own space. This Homeowner Welcome Packet contains information on home warranties, maintenance, safety precautions, cleaning, and general tips to ease the transition into MWCLT homeownership. The MWCLT staff is an additional resource for your questions.

Your new MWCLT home was designed to be durable, energy efficient and comfortable; however, all homes age over time so taking a proactive approach to maintenance is recommended. It is important to do regular home maintenance for a variety of reasons: A well-maintained home is simply more comfortable to live in for a homeowner; Regular care minimizes unexpected repair work and keeps costs from becoming larger; And lastly, a well-kept house maintains the property value. It's best to perform maintenance on your home as soon as you notice the issue. This helps to prevent further damage from occurring and can help keep repair costs down. It's a good idea to inspect your house and yard once every six months to identify any items needing work.



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HOME WARRANTIES

Each MWCLT home has a specific builder's warranty. Please see your home manufacturer's warranty packet provided to you at closing to review the details. If you did not receive a warranty packet at closing, please contact info@mwclt.org.

UTILITIES

MWCLT homeowners are responsible for setting up and paying all utilities associated with their property. For more information, please call or visit the website of your jurisdiction. Below is the utilities department contact information for the following jurisdictions:

CITY OF RICHMOND

Gas, Water, Sewer

Phone: (804) 646-4646 or 311 for emergencies

Mailing Address: 900 E. Broad St., Room 115

Email: dpucustserv@richmondgov.com

Website: <http://www.richmondgov.com/PublicUtilities/services.aspx>

Trash

Phone: (804) 646-7000 or 311

Mailing Address: 900 E. Broad St., Suite 704

Email: askpublicworks@richmondgov.com

Website: <http://www.richmondgov.com/PublicWorks/services.aspx>

Recycling

To obtain a recycling bin and start pick-up service, call: (804) 340-0900

Website: <http://cvwma.com/cvwma-locations/richmond/>

COUNTY OF HENRICO

Water, Sewer, and Trash:

Phone: (804) 501-4275

Phone After Hours (Emergency Only): (804) 501-5025

Mailing Address: P. O. Box 90775, Henrico, VA 23273-0775

Email: utilities@henrico.us

Website: <https://henrico.us/services/categories/utilities/>

COUNTY OF HENRICO

Gas

Phone: (804) 646-4646

Email: [dpucustserv @richmondgov.com](mailto:dpucustserv@richmondgov.com)

Recycling

To obtain a recycling bin and start pick-up service, call: (804) 340-0900

Website: <http://cvwma.com/cvwma-locations/henrico-2/>

COUNTY OF CHESTERFIELD

Water and Wastewater

To set up utilities, call: (804) 748-1291

Gas

Phone: (804) 646-4646

Email: dpucustserv@richmondgov.com

Trash

Chesterfield residents are responsible for contracting with private haulers for trash pickup; check with neighbors or call the general utilities number for more information.

Recycling

To obtain a recycling bin and start pick-up service, call: (804) 340-0900

Website: <http://cvwma.com/cvwma-locations/chesterfield/>

For general utilities information

Phone: (804) 748-1271

Water / Wastewater Emergencies: (804) 748-1310

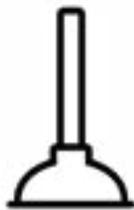
Billing & Accounts: (804) 748-1291

Mailing Address: P.O. Box 608, Chesterfield, VA 23832-0009

Email: utilities@chesterfield.gov

Website: <https://www.chesterfield.gov/448/Residential-Customers-Homeowners-Tenants>

MAINTENANCE



HEATING SYSTEM

FURNACE & HVAC FILTERS

Check Your Furnace and HVAC Filters

Why: Clogged filters make heating and cooling systems run less efficiently, which wastes energy and costs you money. They can also trap harmful pollutants and allergens that you don't want lurking around your home.

How: To check your furnace and HVAC filters, turn off your system, pull out your filters and inspect them for dirt and grime. If they're dark and dirty-looking, get suitable replacements at your local hardware store. Just remove the old filter (with the system turned off), slide the new one in and turn everything back on.

When: Right after you move in and every year at the same time afterward.

FURNACE

Service and Clean the Furnace

Why: When your furnace isn't running properly, it will suck energy and can even emit harmful carbon monoxide. Warning signs that your furnace may not be functioning properly include an increased heating bill, failure to maintain temperature, cold air, yellow pilot light, strange noises, and more.

How: Call a pro. If you don't have one you trust, call the manufacturer or installer and ask for a recommendation. Just be sure to use a licensed heating, ventilation and air conditioning specialist.

When: Having your furnace inspected every fall will prolong the life of your appliance and could save you money on your heating bill.

COOLING SYSTEM

ENERGY EFFICIENCY TIPS

- Buy energy efficient cooling units and set your air conditioner to no cooler than 74 degrees to keep costs down.
- Every year, clean your air conditioner's filter or cooling system.
- Fans can also be useful for added comfort. They use small amounts of energy and can make you feel four to eight degrees cooler. To conserve energy, do not leave fans on while you are not in the room.
- Check the integrity and seal of weather stripping on your windows and doors. If necessary, replace weather stripping to help keep your home cool.
- Program your thermostat to reduce the heat in your home when you're at work, and set it to turn the heat back up right before you get home. Energy Star suggests keeping your thermostat on these settings:

Setting	Time	Set Point Temperature (Heat)	Set Point Temperature (Cool)
Wake	6:00 am	$\leq 70^{\circ} \text{ F}$	$\geq 78^{\circ} \text{ F}$
Day	8:00 am	Setback at least 8° F	Setback at least 7° F
Evening	6:00 pm	$\leq 70^{\circ} \text{ F}$	$\geq 78^{\circ} \text{ F}$
Sleep	10:00 pm	Setback at least 8° F	Setback at least 7° F

EXTERIOR

EXTERIOR PAINT

Check and Touch up Exterior Paint

Why: Besides contributing to curb appeal, paint and stain serve as important protectants, preventing your gutters from rusting and wood siding from rotting.

How: Walk around your home – and get up on a ladder if needed – and look for chipping, peeling, blistering or cracking on every part, including the trim. Touching things up could just mean sanding, scraping, patching, priming and repainting small areas. But if you see widespread areas of damage, it might be wise to repaint the whole thing.

When: Every summer.

WATER & MOISTURE

Check Your Crawl Space for Water

Why: To avoid mold and water damage to the bones of your house.

How: It's as simple as grabbing a flashlight and putting on some clothes you don't mind getting a little dirty. Start by doing a scan with your flashlight from the entrance to check for any signs of wildlife or standing water. If you see or hear evidence of critters, or see standing water, DO NOT enter the crawlspace. If not, you can crawl inside to take a close, careful look. Pay attention to corners, edges and changes in color, and use your fingers to test for dampness if you aren't sure. If you find any water, call a home inspector immediately to figure out where it's coming from. Condensation on the ground-facing side of your vapor barrier is normal, as long as the upper surface is dry. Make sure you properly secure the door to the crawl space after exiting to prevent any critters from seeking shelter inside.

When: Every fall before it rains. The key is to fix existing water damage before any more water gets in.

Check Wood Decks for Moisture

Why: Wood decks – including redwood and pressure-treated woods – need to be sealed and stained to prevent water damage and rot.

How: A quick splash test will tell you if the last seal is still working. If you fill a glass of water and spill it on your deck, you should see tiny beads of moisture form on the surface – a sign that the sealant is still repelling the water. If that doesn't happen, then it's time to reseal your deck.

When: You should do a splash test at the beginning of every summer and expect to reseal your deck every two or three years.

FIREPLACES & CHIMNEYS

Have Wood-Burning Fireplaces and Chimneys Inspected and Cleaned

Why: Creosote, a flammable byproduct of wood burning, can build up in fireplaces and chimneys. This creates a fire hazard and elevates the risk of carbon monoxide poisoning.

How: This is not a DIY project. Call a trained chimney sweep. They'll use specialized equipment – and even get up on your roof, à la Mary Poppins – to ensure another season of safe wood burning. You can find a chimney sweep through the Chimney Safety Institute of America or the National Chimney Sweep Guild.

When: Every fall before fire-burning season.

TIPS

Vinyl Siding

The only maintenance required for siding is an occasional washing with a hose. The siding can dent if it is struck so try to limit the activity that might potentially damage the siding.

Hardiplank Siding

Hardiplank siding should be cleaned of dirt, chalk, oil, grease, organic contaminants, and mold and mildew. Use a soft cloth or sponge with water to clean this surface. Avoid using hard-bristle brushes and harsh chemicals as they will damage the siding. Do not clean hardiplank siding with high pressure water blasts.

Brick

Once a year use a garden hose with a spray nozzle, or a spray bottle to remove any loose dirt. If you notice mold or mildew growth on an area of brick, apply a solution of one cup bleach mixed with one gallon of water using a scrub brush to clean the area. It is recommended to soak the area with water before applying the solution so the brick doesn't absorb all of the bleach.

Concrete

Various materials are used for driveways, sidewalks, and steps. Concrete and asphalt are most common for driveways and sidewalks, whereas steps are usually concrete. Oil, gasoline, or similar substances can cause serious damage if dropped or spilled on a black-topped driveway, sidewalk, or parking area. Wash the surface immediately with soapy water and rinse. Do not rest sharp objects on asphalt because they can poke holes in it.

FIXTURES

TIPS

Countertops

Countertops are generally heat and stain-resistant under normal use, but they should be protected from hot pots, pans or baking dishes. Do not use knives directly on the countertop because the knife can scratch the surface. These scratches provide housing for bacteria to thrive. Do not use abrasives or strong chemical cleansers; they can damage the finish on countertops, as well as cabinets.

Caulking

Caulk is the flexible material used to join your bathtub, sink, and backsplash to the surrounding wall. If the caulking around your bathtub, sink, or backsplash dries out or cracks, remove the old caulking and replace it with low VOC caulk. VOCs, or Volatile Organic Compounds, are sealants or thinners.

FLOORING

TIPS

Carpeting

Most carpeting has built-in stain resistance which prevents spills and dirt from setting in the fibers. While most stain resistant treatments are effective, proper clean-up still needs to occur. Make sure weight from all furniture is evenly distributed on each leg to help protect the carpet. When using a carpet stain removal product, test the product by applying a small amount of the stain removal product to an out-of-sight area of the carpet to check for color fading. If you're in a pinch, plain soda water can be poured onto fresh stains and blotted with an absorbent cloth or towel.

→ **Green Cleaning Tip**

A vacuum cleaner with attachments is an excellent way to get rid of deep dirt. Dirt embedded in carpet fibers will shorten the use and attractiveness of your carpet. Sprinkle a little baking soda on your carpets. Allow it to sink in and vacuum it up. Odors will attach themselves to the baking soda particles and be vacuumed away. Vacuum the dust off of light shades, window sills, and other surfaces.

Hardwood Floors

For frequent care, remove loose dirt with a broom, dust mop, and/or vacuum. How often you clean and wax your hardwood floors will depend on the amount of traffic that they receive. If you spill a liquid on your hardwood floors, be sure to clean it immediately to prevent water stains. Make sure that all cleaning and waxing products used are made for hardwood floors. Attaching furniture pads to the bottom of furniture legs protects your floors from being scratched while also distributing furniture weight better.

Hardwood Gaps

Gaps between hardwood floors are a normal result of your home settling. When seasonal changes result in decreased moisture, wood contracts and can leave gaps between planks. The return of humid weather may be sufficient to fix the gaps. If there are still cracks during humid weather, wood filler or putty can be used to fill them.

Engineered Hardwood Floors

Maintenance for engineered hardwood floors is almost the same as traditional hardwood floors. Brooms and vacuums should be used to clean your floors, just be sure to use soft-bristled attachments. Spills should be wiped up immediately to avoid irreversible damage to engineered hardwood. Wax-based cleaners, harsh detergents, and steel wool can scratch and degrade engineered hardwood flooring so they are best not to be used.

Laminate Floors

A soft-bristle broom is the best cleaner for debris on your laminate floors. Water and moisture can damage your laminate, so avoid wet mops and steam cleaners, and be sure to wipe up spills immediately. A slightly damp mop or a gentle laminate cleaner can be used on your floors for more stubborn dirt. Wax, polishers, and oil can leave streaks and build-up on laminate, so it's best to stick with mild cleaners. Pet nails, stiletto heels, hard-bristled mops and vacuums, and furniture can scrape off the protective layer on your laminate so make sure to take precautionary measures to avoid scraping.

Linoleum Roll Flooring

Start by vacuuming or sweeping your linoleum floors. Then mix a few drops of dish soap in a bucket of water and mop the floors. You can also make a solution using 1³/₄ cups baking soda, 2 tablespoons of vinegar, and ½ cup of water to clean your floors. After letting the solution sit for a couple of minutes, mop your floors with warm water. Make sure you go over your floors with clean water to finish.

Vinyl Flooring

To remove dust and dirt, vacuum, sweep, or dry mop your vinyl floors. To make a cleaning solution for stains and spills, mix one cup of apple cider vinegar with a gallon of hot water. You can also add a few drops of liquid dish soap for extra cleaning power. To clean really dirty vinyl floors, make a mixture of baking soda and water and rub it on the floor with a soft towel until the stain lifts. Remove the baking soda off the floor with a vinegar and water solution. Rubbing alcohol can be used to remove makeup, crayons, paint, or ink from the flooring with a soft-bristle brush. For scuff marks, spray WD-40 on a towel and wipe the marks away. Follow with the vinegar and water solution to remove the WD-40.

Luxury Vinyl Tile

Luxury Vinyl Tile, or LVT, should be cleaned with a product designed for LVT flooring. Use a damp mop with the cleaning spray to remove dirt and stains. Soft-bristle brushes and brooms are preferred for LVT.

Ceramic Tile

For frequent care, remove loose dirt with a broom, dust mop, and/or vacuum. Ceramic tile can be thoroughly cleaned with a ceramic tile cleaner or detergent. A solution of one part ammonia to three parts water is also an effective cleaner.

Porcelain Tile

To maintain your glazed/polished porcelain tile floors, begin by sweeping with a dust mop, soft-bristled broom, or vacuum. Then use a soft, nylon brush to scrub any dirt with hot water. If you notice stains on your tile, apply a home cleaning solution of ¼ cup white vinegar and 2 gallons of warm water (or a professional cleaning solution) with a mop. Let it sit for 5-10 minutes, then mop the tiles again. Next, apply a floor cleaner safe for glazed tiles, mopping it away with hot water. Finish by drying the tiles with a microfiber cloth, and then buffing the tiles with a cheesecloth for a nice shine. Be sure to avoid cleaning products with bleach, ammonia, coloring or dye.

→ Green Cleaning Tip

Vinegar is a terrific glass cleaner. Pour vinegar in a spray bottle and clean your windows using a rag. Squeeze half a lemon into a bucket of water with a quarter cup of vinegar and mop your vinyl sheet, LVT, or ceramic tile floors.

PLUMBING

TIPS

Basement Flooding

Basement floods are most often caused by bad weather. Floods can also result from degraded sewer pipes, foundation drainage problems, and water supply-line breaks. Once the source has been identified, turn off all power sources. Do not attempt to turn off power sources if they are in the flooded area. Call a professional, or use a submersible pump to remove the water and be sure to clean all the areas touched by the water.

Back-Ups

Back-ups can occur in different ways. One sign of a back-up is water coming up the tub or shower drain when you flush the toilet. Another sign is the appearance of bubbles in the toilet when running the sink. If your drains are backing-up, you likely have a clogged sewer or waste line and need to call a licensed plumber and ask for professional assistance.

If your in-sink disposal is clogged, use the self-service wrench that comes with your unit to gently wriggle from side to side until you are able to crank all the way around in both directions.

Remember:

- Do not flush baby wipes, dental floss, Q-tips, or other paper products down the toilet.
- Do not pour grease or hot oil down the drain.
- Do not put food down the sink, even if you have a garbage disposal.

→ Green Cleaning Tip

Using a natural bacteria powder that helps to break-down hair in tub drains is also a good way to prevent clogs in the tub. A tablespoon of bacteria powder mixed with warm water and poured down the drain every couple of weeks is a good way to prevent tub clogs. Regularly pouring boiling water mixed with baking soda down your sink and tub drain is a good way to clean out your plumbing. However, if your drain does not clear, call a plumber. Do not use chemical drain clearing products as they can wear away at pipes and cause pipe leaks.

Frozen Pipes

To prevent pipes from freezing, never leave a house unheated during cold weather. During an extended period of severe cold, provide minimal heat for unused rooms and bathrooms that are generally not heated. If you leave your home for extended trips during cold weather months, consider leaving cabinet doors to all sinks open. Be sure that all entrances to crawl spaces are closed during cold weather. If your pipes do freeze, proper defrosting may prevent damage. The frozen pipes must be thawed slowly to prevent the formation of steam, which could cause the pipes to burst. You should contact a licensed plumber if you believe that you have a frozen pipe.

Leaks

If you have an under-sink leak, it is important to find the source. If there is water spraying or actively dripping, compression fittings need to be tightened. Leaks can also be a sign of a blockage. If there is a blockage, clear the drain with an auger or another snaking tool. If neither of these solutions work, contact a licensed plumber.

No Hot Water

Make sure the water temperature dial is on the right setting. There are multiple other causes for a lack of hot water. If several people are showering one after the other, you may have used up all the hot water in your hot water heater. For example, a 10 minute shower is thought to use around 20 gallons of water. If this is the case, wait for your hot water heater to re-heat the new water. If there is no hot water after waiting, your pilot light may have gone off. Follow the instructions in your manufacturer's maintenance manual to turn it back on. If your pilot light is not off, contact a licensed plumber.

Plumbing Fixtures

Faucets will require occasional maintenance and repair. If water from your faucet has slowed to a trickle, a clogged aerator may be to blame. To clean an aerator, you must unscrew it from the mouth of the faucet, remove any deposits, remove and rinse the washers and screens, replace them in their original order, and put the aerator back on the faucet. The frequency of the need for cleaning will depend on the condition of the water, but generally, every three to four months is adequate.

Preventing Water Waste

In order to prevent water waste, occasionally test toilets for leaks by adding food coloring to the water in the tank without flushing. Watch to see if the coloring appears in the bowl within a few minutes. If it does, the toilet has a silent leak that needs to be repaired. Another way to prevent water waste is by taking short showers instead of baths. Not running water while brushing your teeth, shaving, and doing dishes can also save money and prevent water waste.

Sanitary System

The sanitary system collects waste water from sinks, toilets, and bathtubs. In order to prevent sanitary lines from clogging, homeowners and tenants must not pour grease, oil, or large objects down the drain. Disposing of these items down the drain will eventually slow down and clog the lines, causing potential backups and flooding in your home. We strongly recommend hiring a professional to snake the line when you begin to notice a slight delay in the draining of sinks and tubs.

ROOF

GUTTERS & ROOF VALLEYS

Clean Your Gutters and Roof Valleys

Why: Mucked-up gutters and roof valleys can cause water to back up and potentially enter your home via the foundation, roof or crawl space, or even freeze inside your gutters and wreck them altogether.

How: Grab a sturdy ladder and take a peek. Use gloved hands or even a trowel to remove debris from gutters before flushing them with a garden hose to make sure there aren't any hidden clogs. Remove debris on the roof by hand and check out the flashing while you're up there to make sure it's free of rust and holes.

When: Every fall or even twice annually if you live in a wooded area.

TIPS

Water Stains

Water stains or marks on your top floor ceiling or walls are a sign of a roof leak. If you discover water stains, call a professional roofer. They will be able to identify the source of the leak and repair it. Once the leak has been repaired, water stains can be primed and painted over. As stated above, be sure to clean your gutters and verify that they do not have any holes to prevent roof leaks. If you need to seal the seams of your gutters, you can use butyl caulking.

WALLS & WINDOWS

WINDOWS

Recaulk Your Windows

Why: Cracks in a home may contribute substantially to winter heat loss. Sealing the spaces around windows with caulk goes a long way toward solving this problem.

How: Caulking processes and products will vary depending on the type of windows and siding you have. Check with an expert before purchasing a particular product. When applying the caulk, make sure all surfaces are clean and dry, and pay attention to the temperature specifications in the product information. Since temperatures change most in the morning, it's smart to start your project after they have leveled out.

When: As needed. Inspect the caulking around your windows at the end of every summer so you can touch up any damaged caulking while the weather is still dry.

TIPS

Cracking Grout

Grout is a material used to fill joints and voids between ceramic tiles. If your grout is cracking, it is likely due to your tiles moving or due to age. It can also be due to the settling of your home, which is normal. To address this problem, remove the old grout and reseal the joints and voids.

Cracks in Walls

Temperature changes cause your home's framing to expand, contract, and settle. This results in small cracks in drywall and plaster walls. These cracks are normal and do not indicate that there is a structural problem in your home. To repair the cracks, simply patch them with spackle and repaint the area.

Leaking Windows

If water is coming in through your windows, verify that the caulk around the window is not damaged. Cracks and holes can allow water to come into your home when it rains. Water can also enter from window frame corners. If the water appears to be coming in, remove the old caulk and re-caulk the corners and window frame. If the leak persists, then have a window professional assess the situation.

WASHER & DRYER

TIPS

Washer and Dryer Connections

If you purchase an electric dryer, please make sure that the dryer rating and plug is compatible with the circuit and outlet in your home. Not all electric dryers are alike. With any dryer installation, frequent cleaning of lint from the vent line is recommended to ensure proper dryer operation and safety. This reduces indoor air moisture, which can lead to mold growth.

→ Green Cleaning Tip

When your laundry items are only slightly dirty, you can select the cold or warm water settings to save energy. Choosing to do several loads of laundry in a row also saves energy because you are able to recover some heat from your dryer for the next load. When you are done drying your clothes, be sure to clean the lint out of the filter. This will help the dryer work better for the next load.

Energy Star washers and dryers are recommended. You can research your potential purchases on the Energy Star Appliances Guide website.

ANNUAL CHECKLIST

Year-Round Maintenance

- Fuses and breakers, which can trip frequently. Click [here](#) for a maintenance explanation.
- Do periodic childproofing if there are children in the home
- Ensure that air vents (indoors and outdoors) are not blocked by snow or debris

Fall

- Replace screen windows with storm windows
- Clean leaves from gutters and roofs
- Check downspouts to ensure proper drainage
- Check chimneys for obstructions
- Heating system check up: Gas furnace serviced every 2 years, oil furnace serviced every year
- Check for tree limbs that are touching or close to your home
- Clean and change air meters, gas appliance vents, and basement windows

Winter

- Make sure you have working fire extinguishers
- Check ceilings and attics for water stains or damage
- Keep vents clear of snow
- Get your home weatherized: Make your home more resistant to cold weather by adding insulation, storm windows, etc.

Spring

- Replace storm windows with screens
- Clean and check air filters
- Check eaves and downspouts for clogged debris and structural damage
- Check smoke, carbon monoxide and security alarms and replace batteries

Summer

- Paint the exterior of your house once every 5 years, or when you see peeling, cracking, or blistering of the paint
- Repair driveways, walkways, and damaged steps
- Monitor basement humidity and avoid relative humidity above 60%
- Check basement pipes for condensation and dripping

BUDGETING

MAINTENANCE BUDGETING TIPS

It's important to have a plan for maintenance and repairs, and to start saving early. Some appliances and systems are covered by your home manufacturer's warranty. Check your warranty guide, provided to you at closing, for specifics. After these warranties end, however, it is up to you, the homeowner, to get them fixed. This section details some tips and suggestions for maintenance budgeting, including a handy chart to keep track of appliance and system repairs.

The 1% Rule

One method of calculating an average yearly maintenance budget is to take 1% of your home's value, and set it aside for repair costs. So if the total appraised value of your home is \$200,000, you should budget approximately \$2,000 a year for ongoing maintenance. Remember, this is just an approximate calculation, and doesn't account for the age of your home or cost of labor in your area.

The Square Foot Rule

Another general calculation is to budget \$1 per square foot per year for maintenance costs. If your home is 1500 square feet, then you should budget \$1,500 a year. Remember, this is just an approximate calculation.

Appliance Replacement Chart

Household Item	Average Useful Life (years)	Avg. Cost for Re-placement	Year Installed	Estimated REmaining Life (years)	Monthly Budget
Appliances					
Refrigerator	14-17 years	\$600-\$1300			
Stove and Oven	13-15 years	\$500-\$1200			
Dishwasher	6-12 years	\$300-\$700			
Clothes Dryer	10-15 years	\$500-\$800			
Clothes Washer	7-10 years	\$400-\$700			
Garbage Disposal	8-13 years	\$100-\$200			
HVAC System					
Gas Furnace	15-20 years	\$1800-\$3200			
A/C Compressor	10-15 years	\$600-\$1200			
A/C Condenser	10-15 years	\$400-\$1200			
Bath Fan	8-10 years	\$75-\$150			
Plumbing					
Gas Water Heater	8-12 years	\$500-\$700			
Sump Pump	6-8 years	\$250-\$500			
Interior					
Paint	5-10 years	\$10-\$40 / gallon			
Laminate Flooring	8-15 years	\$2-\$10/ sq. ft.			
Carpet	8-12 years	\$2-\$10/ sq. ft.			
Tile	75-100 years	\$5-\$15/ sq. ft.			
Windows	15-30 years	\$150-\$500 each			
Exterior					
Shingle Roof	15-25 years	\$4000-\$6000			
Siding	60-100 years	\$1-\$3/ sq. ft.			

SAFETY CHECKLIST

Fire Prevention

- Install smoke detectors on each floor and test them every month to make sure they are in working condition.
- Dust smoke detectors occasionally, dust can cause a nuisance alarm.
- Have at least one fire extinguisher in the house (preferably in the kitchen), and understand how to operate it.
- All household members must understand that a grease fire should be smothered with a pan lid or powder like baking soda or salt. Never pour water on a grease fire; that just makes it worse.
- Store all flammable liquids properly outdoors in approved containers away from appliances, heaters, or open flame.
- Do not use unvented space heaters.
- Keep portable heaters away from paper, bedding, clothes, and curtains. Shut them off when family members are out of the house or asleep.

Electrical

- Know where your breaker box is located and how to shut off the electricity in case of emergency. If you need to shut off power to the entire house, flip each individual breaker OFF before turning the main breaker off (two large switches at top of panel). To restore power to the home, turn ON the main breaker before flipping each individual circuit breaker on.
- Make sure all appliances are approved by an independent testing agency (UL) and are in good working condition.
- Make sure all electrical outlets and switches have cover plates and that plastic child protector covers are installed.
- Test Ground Fault Interrupter (GFI) electrical outlets in the bathroom to make sure that they are in good working condition.
- Make sure the electrical system is free of frequent circuit breaker trips. All circuit breakers are oriented to be ON when facing the centerline of the panel, so a tripped breaker will be easily visible.
- Make sure everyone understands that electrical appliances are not to be used near water (tubs, sinks, pools, etc.) or outdoors unless they are designed for such use. (If the inside of an appliance does get wet, have it serviced.)

Water Shutoff

- In plumbing-related emergency, or if your water heater is leaking, shut off the water supply
- Know where your water shut-off is located. This information should be covered during your home inspection, and will be available for reference in your home inspection report.
- If the problem is local, use the individual valves (ex: kitchen sinks valves, toilet valves, dishwasher valves)

Gas Shutoff

- Know where your gas meter is located, generally on the exterior of your house; the shut off valve is attached to your gas meter
- If you smell gas, leave your home immediately, then:
 - Extinguish all open flames
 - Do not try to light an appliances
 - Do not touch any electric switches or use any telephones
 - Call your gas company or your fire department immediately
 - Check eaves and downspouts for clogged debris and structural damage
 - Check smoke, carbon monoxide and security alarms and replace batteries



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