



MKC ASSOCIATES LLC  
HOME INSPECTION  
BUILDING CONSULTATION

20 Brattle Place  
Arlington, MA 02474  
1-888-652-4677  
morgan@mkchi.com  
www.mkchomeinspection.com

### HOME MAINTENANCE, MINOR UPKEEP/REPAIR CONCERNS, and ENERGY EFFICIENCY UPGRADES

As part of our comprehensive analysis, we'd like to point out that there are several areas of homeownership and homebuying that are minor concerns and regular maintenance concerns. Additionally, there are some safety upgrades that we'd like to point out so that you may improve the home. Here's a checklist of minor improvements and maintenance items:

#### EXTERIOR:

- ☐ Fill and seal any holes and gaps around piping and wires where they run through the siding on the home.
- ☐ Keep gutters clear of debris. Clean them at least once per year, more if there is a large amount of tree cover.
- ☐ Test all exterior GFCI receptacles monthly.
- ☐ Maintain downspout extensions or in-ground drainage to ensure water flow away from the home.
- ☐ Take care of any flaking and peeling paint, failing caulking, or other exterior finish to help prevent further rot to the exterior siding or water, air and pest infiltration.

#### INTERIOR:

- ☐ Fill and seal holes around piping under all sinks and inside cabinets.
- ☐ Fill and seal holes around piping and wires where they run up through the subfloor in the basement or crawlspace.
- ☐ Test all GFCI receptacles and/or breakers as well as all AFCI breakers monthly.
- ☐ Change any air filters immediately when moving into home and regularly thereafter (Manufacturer of filter has a suggested time period i.e. 90 Days)
- ☐ Have ducting cleaned immediately when moving into home and regularly thereafter (every few years if you do not have pets or allergies, more regularly if you have pets)
- ☐ Have a regular annual maintenance to the heating system performed.
- ☐ Install doorstops to any doors where missing.
- ☐ Make sure that your water temperature is kept at a safe level. Water temperatures above 125 degrees F can be scalding. Keep your hot water temperature below 125 degrees F.
- ☐ Regularly clean the dryer vent piping and the vent hood on the exterior of the home. Vent piping should be annually cleaned, and more frequently if you wash more than an average family.
- ☐ Install a dehumidifier in the basement or crawlspace to minimize moisture content in the air. Maintaining a level below 60% rH is recommended.



MKC ASSOCIATES LLC  
HOME INSPECTION  
BUILDING CONSULTATION

20 Brattle Place  
Arlington, MA 02474  
1-888-652-4677  
morgan@mkchi.com  
www.mkchomeinspection.com

#### SUGGESTED UPGRADES TO THE HOME FOR ADDED SAFETY AND CONVENIENCE:

If the home was not built to today's building codes, there are likely several components that are not considered as safe as they would be if built to today's standards. Significant items will be mentioned in the body of the home inspection report. Also keep in mind that prior codes or preexisting conditions are not required to be changed to meet today's building codes. Here are some upgrades you may want to do to the home to improve the safety- keep in mind that any repairs or upgrades should be done following all applicable local building codes:

- ☐ Add receptacles as needed so that there is one every 6 feet in rooms and at least one on each wall.
- ☐ Add GFCI receptacles in kitchen as needed so that there is one every 24 inches and at least one on each wall above countertops.
- ☐ Replace any living area circuit breakers in the electric service panel(s) to AFCI breakers.
- ☐ Upgrade window glazing to safety glazing on stairs and on window seat areas, or above tubs.
- ☐ Increase railing height on interior and exterior stair handrails and guardrails. (Minimum 36-38" is suggested).
- ☐ Add handrails to any stair areas where missing.

#### ENERGY EFFICIENCY UPGRADES:

- ☐ Upgrade your thermostat(s) to a programmable unit if not programmable.
- ☐ Improve insulation in all applicable areas of the home (basement, crawlspace, walls, attic).
- ☐ Improve insulation on any heating system distribution (ducting, piping, etc...) and ensure that there is no leakage to ducting.
- ☐ Improve doors and windows (improve weather stripping, storm windows and doors, or upgrade systems).
- ☐ Seal any gaps in the exterior of the home (around piping and wires, etc...) and along the interior sill areas.
- ☐ Minimize heat moving upwards in the home (i.e. gaps that allow air leakage around piping and wiring up into the attic, at chases around chimney, plumbing stack, and wall cavities in the home, other areas). This will help prevent the stack effect from resulting in heat loss upwards in the home and increasing cold air infiltration at the lower areas of the home.
- ☐ Upgrade to energy efficient appliances, building materials, heating systems and other components wherever possible.
- ☐ Check [www.massave.org](http://www.massave.org) as well as other agencies for information about energy efficient upgrades and programs/incentives.