



IMPORTANT LIST TO KEEP FOR FUTURE NEEDS

**Appliance Manufacturers
Customer Service Phone Numbers**

NAME	NUMBER	NAME	NUMBER
AMANA	800-843-0304	KITCHEN AID	888-222-8608
BOSCH	800-921-9622	MAYTAG	800-688-9900
CREDA	800-800-2733	MIELE	800-843-7231
FRIGIDAIRE	800-374-4432	ROPER	800-447-6737
GARLAND	800-424-2411	RUSSELL/HOBBS	888-462-2720
GENERAL ELECTRIC	800-626-2000	SHARP	866-205-5850
HOBART	800-825-8220	SUB ZERO	800-222-7820
HOTPOINT	800-626-2000	THERMADOR	800-656-9226
I.S.E.	800-558-5700	TRAUlsen	800-825-8220
JENN AIR	800-688-1100	VENT A HOOD	972-235-5201
KENMORE	800-349-4358	WHIRLPOOL	888-235-1301

8010 N. UNIVERSITY DRIVE, 2ND FLOOR
 TAMARAC, FLORIDA 33321
 OFFICE: 954-718-9100 FAX: 954-720-9881



APPLIANCES AVERAGE LIFE EXPECTANCY

Appliances

	Expectancy	Est. Life Comments
Dishwasher	5-10 years	Routinely remove food particles and debris from sump pump area in the bottom of the tub.
Garbage Disposal	5-10 years	Should be used sparingly when the building is served with a private waste disposal system.
Ranges/ Ovens	10-15 years	Ranges and ovens may become cosmetically obsolete long before they are functionally defective.
Refrigerator	10-15 years	Clean the refrigerator back and bottom yearly.
Exhaust Fan	15-20 years	Many newer installations have ductless model fans, which seem to do a relatively good job of removing smoke. The charcoal filters need to be washed regularly, depending on the amount of use.
Clothes Washer	5-8 years	Check shut off valves periodically for leaks and keep both supply valves shut off when the washer is not in use to prevent burst hose flooding.
Clothes Dryer	5-10 years	Dryers should be vented to the exterior to prevent excessive moisture conditions. Clean dryer vents and ducts periodically.

Estimated life expectancies represent averages and can be greatly effected by the usage, relative care, the mineral content or acidity of the water and luck.

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MAINTENANCE ADVICE

Upon Taking Ownership

Change the locks on all exterior entrances, for improved security.

Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

Install smoke detectors on each level of the house. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.

Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.

Install rain caps and vermin screens on all chimney flues, as necessary.

Investigate the location of the main shut offs for the plumbing, heating and electrical systems. If you attended the inspection, these items would have been pointed out to you.

Ensure that the grade of the land around the house encourages water a flow away from the foundation.

Inspect all driveways. Walkways, decks, porches and landscapes components for evidence of deterioration, movement or safety hazards.

Clean windows and test their operation. Improve caulking and weather stripping as necessary. Watch for evidence of rot in window frames. Paint and repair windowsills and frames as necessary.

Test all ground fault interrupter (GFCI) devices.

Test the temperature and pressure relief (TPR) valve on water heaters.

Eliminate any wood / soil contact around the perimeter of the home.

Test the overhead garage door opener, to assure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.

Replace or clean exhaust hood filters.

ANNUALLY

Replace smoke detector batteries.

Have the heating, cooling and water heater systems cleaned and serviced.

Have the chimneys inspected and cleaned. Ensure the rain caps and vermin screens are secure.

Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticking.

If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic tank, have the tank inspected (and pumped as needed).

If your home is in an area prone to wood destroying insects, (termites, carpenter ants, etc.) have the home inspected by a licensed professional. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure". Preventative maintenance is the best way to keep your house in great shape. It reduces the risk of unexpected repairs and improves the odds of selling your house at a fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

ENJOY YOUR HOME.

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MAINTENANCE ADVICE

Regular Maintenance

EVERY MONTH

Check that fire extinguisher(s) are fully charged. Recharge if necessary.

Examine heating / cooling air filters and replace or clean as necessary.

Inspect and clean humidifiers and electronic air cleaners.

Clean gutters and down spouts. Ensure that down spouts are secure and that the discharge of the down spouts is appropriate.

Carefully inspect the conditions of the shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

Repair or replace leaking faucets or showerheads.

Secure loose toilets or repair flush mechanisms that become troublesome.

SPRING AND FALL

Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

Trim back tree branches and shrubs to ensure that they are not in contact with the house and / or equipment.

Inspect the exterior walls and foundations for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

Look at overhead wires coming to the house from the utility company. They should be secure and clear of trees and other obstructions.

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ROOFING SYSTEMS Average Life Expectancy

<u>Life</u>		
Roof Covering:	Expectancy:	Remarks:
Asphalt Shingles	15-20 years in the North. 12-15 years in the south/S.W.	Approximate weight 235#. ** From the 1920's to present, asphalt shingles are used on more than 80% of all homes today. Usually a 3-tab design with self-sealing strips to protect against blow-off. Replacement costs are about \$1.00 to \$1.50 per sq. ft. ***
Asphalt Multi-Thickness Shingles*	20-25 years in the North.. 15-18 years in the South/S.W.	Approximate weight is 245# to 400#. ** Multi-thickness shingles are of heavier weight, are more expensive, have somewhat longer life expectancies, and are usually used for architectural effect. Replacement costs are about \$1.25 to \$2.00 per sq. ft. ***
Asphalt/Fiberglass Shingles*	15-20 years in the North. 12-15 years in the South/S/W	Approximate weight is 215#. ** Used from the mid 1970's to present. In general usage today as replacement for asphalt shingles. The mat is of a fiberglass material that is impregnated with asphalt and covered with fine stone granules in various colors. Replacement costs are about \$1.00 to \$150.00 per sq. ft. ***
Asphalt Roll Roofing	8-12 years in the North. 6-10 years in the South/S.W.	Approximate weight is 90#. ** Used from the 1930's to present. Usually used on low-slope roofs. Each roll covers one square. May be single cover type, 3 foot wide strips, mineral covered, or double coverage type (called Selvage) with granules over half the roll. Replacement costs are \$1.00 to \$150.00 per sq. ft. ***
Built-up Roofing	15-20 years in the North. 8-12 years in the South/S.W.	Approximate weight is 400# to 650#. ** Used on low-slope or flat roofs. Usually applied in a minimum of 3 alternating layers of hot tar and 15# felt paper. Covered with hot tar and gravel, slag or sometimes painted with aluminum coating to repel ultra-violet sun rays. Replacement costs are \$2.50 to \$3.50 per sq. ft. ***
Wood Shingles/Shakes	15-30 years in the North. 10-15 years in the South/S.W.	Approximate weight is 200# to 300#. ** Used from the 1800's to present. May be redwood, cypress or cedar; with cedar being the most common, and No. 1 handsplit being the best. Requires periodic maintenance and treatment with a preservative. The recommended minimum slope for applications is 4/12. Best if installed with hot dipped galvanized or copper nails. Staples are used in cheaper construction. Replacement costs are \$3.00 to \$4.50 per sq. ft. ***
Clay or Concrete	20-25 years.	Approximate weight is 900# to 1,600#. ** Used from

Tiles	40-60 years for some Types	the 1800's to present. Manufactured in flat, half barrel (mission) or "S" shape (Spanish). May be nailed down or set in mortar with all joints mortared. May last 50 years or more. Other types are not water proof and depend on sub-surface roofing (usually 90# rolled) for water tightness. Replacement costs are \$3.00 to \$4.00 per sq. ft. ***
Slate Shingles	30-100 years	Approximate weight is 800# to 1,300#. ** Used from the 1800's to present. Buckingham and Vermont slates are the longest lasting. Bangor or Pennsylvania have a shorter life expectancy. Very expensive, heavy, brittle material. Should be installed with hot dipped galvanized or copper nails. Do not walk on surface. Replacement costs are \$3.00 to \$12.00 per sq. ft. ***
Asbestos Cement Shingles	30-60 years	Approximate weight is 300# to 600#. ** Used from the 1940's to the late 1960's. Durable and brittle. Repairs may not be feasible. Replacement materials are not readily available.
Metal Roofing	15-40+ years	Approximate weight is 150# to 250#. ** May be standing, flat or batten seam type and either galvanized, painted steel or copper. Aluminum is less common, but is growing in popularity. Metal roofing can also be found as individual shingles or sheets stamped to resemble individual shingles. Can be used successfully on low pitches and may be used on flat roofs as flat metal with soldered joints. Steel must be kept painted or coated to prevent rust. If coated with tar, expect early replacement, as the real condition of the metal cannot be determined. Replacement costs are \$4.00 to \$6.00 per sq. ft. ***
Single-Ply Membranes	15-25 years	Approximate weigh is 150# to 300#. ** Almost as many products as there are letters in the alphabet. CPE, CSPE, PVC, EPDM, PIB, Neoprene and modified Bitumen. These are commonly called rubber roofs. May be sealed down with adhesive and/or heat, or laid loose and covered with stones for ballast. Some early technology materials are showing signs of significant failures, known as shattering. These materials have not stood the test of time. Replacement costs are \$2.00 to \$4.00 per sq. ft. ***

- * Not recommended on slope of less than 3/12
- ** Approximate weight per 100 square foot of coverage. (one square means 100 square feet)
- *** Replacement costs vary with degree of difficulty, disposal fees of removed materials and amount of preparation of roof deck.

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