

South Dakota State University

Open PRAIRIE: Open Public Research Access Institutional Repository and Information Exchange

SDSU Extension Fact Sheets

SDSU Extension

1979

Home Repair Checklist

Cooperative Extension South Dakota State University

Follow this and additional works at: https://openprairie.sdstate.edu/extension_fact

Recommended Citation

South Dakota State University, Cooperative Extension, "Home Repair Checklist" (1979). *SDSU Extension Fact Sheets*. 780.

https://openprairie.sdstate.edu/extension_fact/780

This Fact Sheet is brought to you for free and open access by the SDSU Extension at Open PRAIRIE: Open Public Research Access Institutional Repository and Information Exchange. It has been accepted for inclusion in SDSU Extension Fact Sheets by an authorized administrator of Open PRAIRIE: Open Public Research Access Institutional Repository and Information Exchange. For more information, please contact michael.biondo@sdstate.edu.

Historic, archived document

Do not assume content reflects current scientific knowledge, policies, or practices.



For current policies and practices, contact SDSU Extension

Website: extension.sdstate.edu

Phone: 605-688-4792

Email: sdsu.extension@sdstate.edu

SDSU Extension is an equal opportunity provider and employer in accordance with the nondiscrimination policies of South Dakota State University, the South Dakota Board of Regents and the United States Department of Agriculture.

Home Repair Checklist

Mary Ann Sward
Extension housing specialist

Home ownership is part of the American Dream.

Unfortunately, most of us don't realize the Dream costs more than its purchase price. We forget the continuous costs of maintenance and repair.

You can't ignore repair, and you will even want to improve the condition of your home, to increase its value when you sell. Timely maintenance is not repair; it is investment.

There are two ways to reduce the expensiveness of repair. One is to recognize and treat minor symptoms before you're forced into major surgery. Another is to do many of these repair jobs yourself.

This fact sheet is to help you decide what must be done, who will do it, and how it will be done.

Do not do repairs and maintenance piecemeal. Make a plan. The parts of a house depend on and affect each other. The following lists provide seasonal guidelines for checking the condition of your home. Draw up your own list, adding special features found in your own home.

The items marked with an asterisk (*) are not simple. You should consider getting help for them.

Check off as you go along. We started the lists out for you.

SPRING

List of items to check.

- Doors, windows, and trim for finish failures such as chipping and cracking.
- Windows for loose putty.
- Windows and screens for replacement, repair, and cleaning.
- Hardware (hinges, doorknobs, window mechanisms) to lubricate moving parts.
- Weatherstripping for tightness of fit.
- Caulking at doors, windows, and other openings and at joints between materials of different types (between wood and metal and/or masonry, for example).
- Exterior masonry for cracks and loose joints.

- Exterior painted surfaces for paint failure.
- Siding and trim for damage and decay.
- Exterior trim for tightness.
- Roof for damaged or loose shingles, blisters (air bubbles or pockets caused by heat distortion), damaged flashing.
- Underside of roof for water stains or dampness.
- Gutters, downspouts, hangers, and strainers for cleaning and repair.
- Vents and louvers for bird nests, etc.
- Fascias and soffits for paint failure and decay.
- Masonry or metal chimneys for obstructions and creosote buildup.*
- Interior painted and natural finished surfaces for dirt, finish failure.
- Joints in ceramic tile, laminated plastic, and similiar surfaces. Check caulking around sinks, bathtubs, and showers.
- Lamp cords, extension cords, plugs. Replace at once if they show signs of wear and damage.
- Exposed electrical wiring. Replace at first sign of wear and damage.
- Furnaces to clean dirt and dust from condensing unit, air grilles, and ducts.
- Heating/cooling system, for checkup by qualified serviceman.*
- Window wells, area wells, and storm drains for cleaning.
- Driveways and walks for cracks and soil erosion.

FALL

List of items to check.

- Weatherstripping and caulking for damage and tightness of fit.

- _____ Exterior trim for tightness of fit.
- _____ Gutter strainers, gutters, and downspouts for cleaning.
- _____ Joints in ceramic tile, laminated plastic, and similar surfaces. Check caulking around sinks, bathtubs, and showers.
- _____ Lamp cords, extension cords, and plugs. Replace at first sign of wear and damage.
- _____ Exposed electrical wiring. Replace at first sign of wear and damage.
- _____ Heating/cooling system, for checkup by qualified serviceman.*
- _____ Furnace, to clean dirt and dust from condensing unit, air grilles, and ducts.
- _____ Window air conditioners. Remove for winter.
- _____ Area wells, window wells, storm drains for cleaning.
- _____ Outside water lines and hoses. Drain and store.

ANNUALLY

- ✓ _____ List of items to check.
- _____ Foundation and basement for signs of termite infestation.
- _____ Grading around home. Water must drain away.
- _____ Basement for dampness and/or leakage following wet weather.
- _____ Gutters, downspouts, and other sheet metal for repainting.
- _____ Antenna guy wires and support.
- _____ Floors for excessive wear. Check particularly where one floor material joins another.
- _____ Humidifier and/or dehumidifier for cleaning and servicing.
- _____ Septic tank for buildup of scum and sludge.*
- _____ Water heater for heating efficiency.*
- _____ Outbuildings and fences for decay and termite damage.

AS NEEDED

- ✓ _____ List of items to check.
- _____ Masonry or metal chimneys for obstructions and creosote buildup.*
- _____ Roof for replacement estimate.*
- _____ If fuses blow or breakers trip frequently, electrician should be contacted to determine cause and make necessary repairs.
- _____ If you get a slight, tingling shock from handling or touching any appliance, disconnect and repair.
- _____ Clean or change filter on furnace and on air conditioning units.
- _____ Faucets, hose bibbs, and valves in the plumbing system for leakage.
- _____ Clean area wells, window wells and storm drains.
- _____ Clean and repair out-of-season equipment.

WHICH JOBS WILL YOU DO?

Many things enter into your decisions about whether or not you do any of these jobs yourself.

First off, don't underestimate yourself. You **can** do many of these jobs, as well as any paid professional.

But before you begin any maintenance or repair job, check out the following.

1. Statements in the **warranty** accompanying your equipment, appliances, and products. You may not have warranty coverage if you do your own work. Remember that some houses now have a warranty period.

2. Conditions stated in your **service contract**. You may have access to professional help for maintenance and repair.

3. **Local codes and regulations**. They may require that work be done by a licensed craftsman, particularly if the work is on electrical wiring, plumbing, or other items related to health, safety, and general well-being of the family and community.

Home Repair Checklist

4. Statements in your **lease or contract**. It may designate who is responsible for maintenance and repair work in rented or multi-family dwellings. And it may impose other limitations on work done by tenants or residents.

Then consider yourself.

1. **Your resources** of energy, time, and money.

Does the job require immediate attention?

Is it one that must be taken care of regularly?

Would buying a replacement be cheaper than repairing?

Do you have the necessary tools and supplies on hand? Can you rent them, or improvise them? Can you afford to buy them? Would a tool for a one-time repair cost more than hiring the task done?

2. **Your interest and experience.**

Do you have the knowledge and skill necessary to do the job?

Do you enjoy doing the work?

Is the job difficult or dangerous to do? Will you need help? Can you handle tools and supplies properly, according to directions and safety precautions?

3. The **comparative cost** of doing the job yourself or of hiring a professional.

Is prompt, satisfactory local service available? Is emergency service available? Does the job require immediate attention?

BEFORE YOU CALL A SERVICEMAN

Keep a record of odd jobs which must be done. Then, when you do call a serviceman for a specific job, you can have him take care of other small jobs at the same time. The total cost of a service call usually consists of the basic service call charge plus the hourly wage of the serviceman plus the cost of any parts or supplies used in making the repairs.

If you have a service contract or warranty, it will state which portion of the charges are covered under the contract and which portion you will have to assume.

KEEP A RECORD OF MAINTENANCE

Recording what you have had done and when it was done is essential. Include the type and cost of materials used. If you used a professional for part or all of the work, keep the name and telephone number for easier reference in the future. Keep all contracts and warranties to add to your records.

U.S. DEPARTMENT OF AGRICULTURE
SOUTH DAKOTA STATE UNIVERSITY
COOPERATIVE EXTENSION SERVICE

One of a series on home maintenance. Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the USDA. Hollis D. Hall, Director of Cooperative Extension Service, South Dakota State University, Brookings. Educational programs and materials offered without regard to age, race, color, religion, sex, handicap or national origin. An Equal Opportunity Employer. File 18 54-5M-79-5M-81-445

Cooperative Extension Service
U.S. Department of Agriculture
South Dakota State University
Brookings, South Dakota 57007

OFFICIAL BUSINESS
Penalty for Private Use \$300

Postage and Fees Paid
U.S. Department of Agriculture
AGR 101



Home Repair Checklist

FS 730

COOPERATIVE EXTENSION SERVICE
SOUTH DAKOTA STATE UNIVERSITY
U.S. DEPARTMENT OF AGRICULTURE