



## **Shoreline's Standard Detection and Maintenance Plan**

During our three visits per year (unless otherwise contracted), our technician will re-inspect previously noted or repaired items in your Property Analysis Report, check all the major building components and systems, and perform the standard and optional maintenance items according to your contract. Our standard package includes both detection and maintenance and will include documentation of the following work items:

### Site and Exterior Building Surfaces

Check all site-related items for signs of insect infestation, soil erosion, metal corrosion, and proper operation of mechanical items and hardware. Clean and lubricate hardware and connectors on gates, railings, handrails, screen enclosures, irrigation pumps, and pool equipment.

Check all building surfaces and systems for signs of water infiltration, corrosion, peeling paint, cracks, shrinkage, and deterioration. Check roof system both inside and outside. Clean gutters, check and tighten joints, clean downspout discharge area. Caulk and seal windows and doors, caulk around soffits, cupola, and trim; remove loose caulk and replace with new high performance caulk when necessary. Check for loose or rusted nails; reset and seal. Check window screens and screen enclosure for damage to frames, cables, structural components and fabric.

### Interior Finishes, Cabinets, and Countertops

Check for signs of water infiltration, mold, staining, mold, insects, pests, material deterioration, and excessive wear. Check attic area for water infiltration, pests, and proper insulation. Caulk cracks and voids around doors, windows, baseboards, ceiling moldings, and any other trim. Check operation of all cabinet doors, drawers, and hardware. Adjust and lubricate cabinet hardware and caulk baseboards and backsplash.

### Doors, Windows, Hardware

Check each interior and exterior door, window, louver, and shutter for proper operation. Clean and lubricate all hardware including locks, key holes, dead bolts, levers, knobs, hinges, slider tracks, slider rollers, guides, window cranks, and door hold opens.



### Equipment and Mechanical Systems

Check all appliances and equipment for proper operation. Check all hoses, washers, and valves. Clean and lubricate all connections and moving parts as recommended by the manufacturer. Inspect and clean any obstructing lint from dryer duct and termination.

Check all components of the heating, ventilating, and air-conditioning systems for safe and proper operation, including correct temperature differentials, positive ventilation, and absence of any fluid leaks. Check condensate drain system and vacuum AC condensate drain lines. Change air filters as necessary; vacuum air supply grilles. Clean and lubricate all interior and exterior connections and moving parts per manufacture's recommendations.

### Electrical

Check panel and sub panels for fault protection and proper grounding; tighten wire connections at circuit breakers. Check, clean and lubricate all exterior mounted lighting fixtures, bulbs, and connections. Check operation, grounding, and tripping of all GFCI and AFCI breakers and receptacles. Check for safe operation of all smoke and heat detectors; check connections and replace batteries when required. Check all switches, relays, intercom, low voltage systems, and door chimes. Replace all interior, exterior, landscape, and difficult to reach light bulbs when necessary.

### Plumbing

Check all interior and exterior visible water supply pipe connections, hose connections, and shut off and drain valves. Check all sink, tub, and shower faucets and drains for proper operation and absence of leaks. Check and tighten connections at all sink drains, P-traps, and drain and waste pipes. Check garbage disposal system; tighten or adjust connections. Drain and flush water heater to remove sediment; check, clean and lubricate heater connections, pressure relief valve, and drain valve. Refill heater and check for leaks and proper operation.