SAMPLE

HORUS HOME INSPECTIONS
SEE THE DETAILS. CLOSE WITH CONFIDENCE.

INCLUDED WITH YOUR INSPECTION REPORT

Home Manual

Sample home · Sugar Land, TX · Your home's main systems and how to care for them

See the details. Close with confidence.

HEATING & COOLING

Photo of your unit from the inspection

Air conditioner · west side

Goodman GLXS5BA6010AA · 5 ton · R-32 refrigerant · built 2025

- Service every spring, before the heat arrives
- Keep 2 ft clear on all sides: no shrubs, mulch or fencing
- Tell technicians it's **R-32** before they come out

Photo of your unit from the inspection

Furnace · attic

Daikin GR9S80-series · 80,000 BTU/h · natural gas · built 2025

- Service every fall, before the first cold snap
- Have the condensate drain flushed yearly; clogged drains are a leading cause of attic leaks

Photo of your filter from the inspection

Air filter · in the attic, at the furnace

20 × 25 × 5 in · MERV 11

Deep pleated media filter in a rack on the side of the furnace

- **Check** monthly in summer; **replace** every 6 months, or every 3 with pets or dust
- The arrow on the frame points **toward the furnace**
- Keep 2 spares; write the date on the frame when you install one
- A clean filter is the cheapest way to protect a new system

WATER HEATER & PLUMBING

Photo of your unit from the inspection

Water heater · attic

A.O. Smith G6-S4040NVR 400 · 40 gal · natural gas · 40,000 BTU/h · built 2025

- **Yearly:** flush a few gallons from the drain valve; Houston water is hard
- **T&P relief valve:** have it tested by a plumber or per the manufacturer's manual. Testing can release scalding water, and an older valve may not reseat
- **Every 3–4 yrs:** have the anode rod checked
- Set to about 120°F; check the drain pan for water

Photo of your main valve from the inspection

Water supply

Main valve: garage · meter: north side · copper supply, PVC drains · 60 psi (healthy: 40–80)

- Turn the main valve once a year so it doesn't seize
- Washer hoses: braided steel, replaced every 5 years
- No chemical drain cleaners; use a hand snake
- Watch ceilings under the attic units for stains

ELECTRICAL & GAS

Photo of your panel from the inspection

Electrical panel · garage

150-amp service · labeled main disconnect · copper wiring · meter: west side

- Press TEST/RESET on GFCI outlets monthly
- Test smoke alarms monthly; replace alarms at 10 years
- Label breakers to match the rooms
- Have an electrician check the panel every few years

Natural gas

Meter: west side · serves furnace, water heater, range and fireplace · individual valves at each appliance

- Put a **CO alarm** on each sleeping level and near the living area
- Have the gas fireplace serviced before first use each winter; open the damper when it's in use
- **Smell gas?** Leave the house, then call the gas utility and 911 from outside. Don't flip switches.

APPLIANCES

Appliance	Brand / model	Care that matters
Dishwasher	GE GDT535PYV6FS	Clean the tub-floor filter monthly; run the sink hot before starting
Disposer	InSinkErator Badger 500	Red reset button underneath; hex key unjams it. No grease, rice or peels
Range	Whirlpool, gas	Keep the anti-tip bracket engaged, especially after moving the range; clean the burner caps so the flame stays blue
Over-range microwave	Recirculating hood	Wash the grease filter monthly; replace the charcoal filter every 6 months
Refrigerator	Frigidaire side-by-side	Water filter every 6 months; vacuum the coils yearly; check the supply line for drips
Washer / Dryer	Roper RTW4340SQ0 / RED4340SQ1 (electric)	Clean the lint screen every load; have the vent line cleaned end to end yearly; leave the washer lid open to dry
Garage door opener	Craftsman	Test the auto-reverse monthly with a paper-towel roll under the door; lube the rollers yearly
Irrigation	5 zones · controller, rain sensor and backflow on the east side	Water early morning; aim heads away from the brick; shut off and insulate the backflow before a freeze

MAINTENANCE CALENDAR

Monthly
- Check the HVAC filter
- Test smoke/CO alarms and GFCIs
- Dishwasher and hood filters
- Garage door auto-reverse

Spring
- AC tune-up; flush the condensate drain
- Clean gutters
- Restart and check irrigation

Summer · hurricane season
- Water evenly near the foundation in dry spells
- Clear gutters and drains before storms
- Walk the roof line from the ground after storms

Fall
- Furnace and fireplace service
- Flush the water heater; T&P test by a pro or per the manual
- Clean gutters after the leaves drop
- Fridge water filter

Before a freeze
- Disconnect and cover the hose bibs
- Shut off irrigation; wrap the backflow
- Open sink cabinets on exterior walls

Every year
- Clean the dryer vent line end to end
- Turn the main water valve
- Re-caulk exterior pipe and wire gaps

IMPORTANT INFORMATION

Your slab foundation
Fort Bend clay swells when wet and shrinks in drought; steady moisture protects a slab. Keep soil sloping away (about 6 in over 10 ft), downspouts discharging away, and water evenly in dry spells. Keep any foundation records and transferable warranties with your closing papers.

Warranties & records
The HVAC system and water heater are 2025 equipment. Confirm warranty registration with the manufacturers and keep every service receipt; many warranties require proof of maintenance.

Planning horizon	Built	Typical service life	Start budgeting around*
Air conditioner & furnace	2025	15–20 yrs with regular service	2040
Water heater	2025	10–12 yrs	2035
Composition roof	Not documented	Varies with age, storms and ventilation	Ask the seller; have a roofer confirm

*General planning guidance based on typical service life, not a prediction of failure. Actual life depends on use and maintenance.

In an emergency: water leak → main valve in the garage · electrical → main disconnect at the garage panel · gas smell → get out, then call from outside. **Questions about your home?** Call or text (713) 300-1442, in English or Spanish.

Equipment data from the inspection report and equipment labels. Maintenance guidance only; follow manufacturer instructions and use licensed professionals for gas, electrical and refrigerant work.