



The Home Record

The plan for the house, and the details behind it

THE HOUSE

18 Quiet Hollow Court, The Woodlands, TX 77382

PREPARED FOR

The Whitmore household

THE VISIT

September 18, 2026

TECHNICIAN

Luis Franco

5

to fix now

15

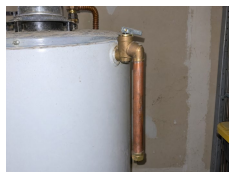
to plan this year

34

in good shape

A sample Home Record. The family and the address are invented.

01 THE THREE THAT MATTER MOST



The relief valve line is capped.

Water heater 1 (Garage, gas tank)

1

A capped line disables the safety valve. A tank that overheats has no way to relieve pressure.

A licensed plumber, arranged by Almanac. The contractor quotes it.



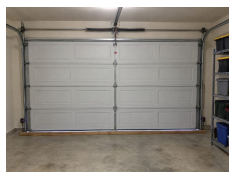
The water pressure is 86 psi, above the 80 psi limit.

Water pressure

2

High pressure wears plumbing faster and can cause leaking water heaters, dripping faucets and appliance breakdowns.

A licensed plumber, arranged by Almanac. The contractor quotes it.



The garage door does not reverse when it closes onto a board on the floor.

Garage door auto-reverse · Garage

3

A door that does not reverse can trap a child beneath it. CPSC advises disengaging the opener until it is adjusted or repaired.

Almanac quotes it after the visit.

02 FIX NOW

Things that do not wait

5 findings that are safety or damage risks. Every photograph and source is in Part 2.

**FIX NOW****The relief valve line is capped.**

Water heater 1 (Garage, gas tank)

If it is left A capped line disables the safety valve. A tank that overheats has no way to relieve pressure.

A licensed plumber, arranged by Almanac. The contractor quotes it.

**FIX NOW****The water pressure is 86 psi, above the 80 psi limit.**

Water pressure

If it is left High pressure wears plumbing faster and can cause leaking water heaters, dripping faucets and appliance breakdowns.

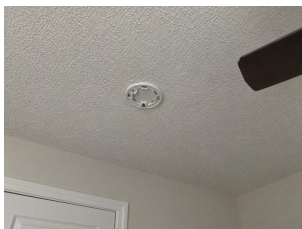
A licensed plumber, arranged by Almanac. The contractor quotes it.

**FIX NOW****There is standing water in the air conditioner's secondary pan.**

HVAC system 1 (Attic, Whole house)

If it is left This usually means the primary drain is blocked; an overflow here can cause water damage.

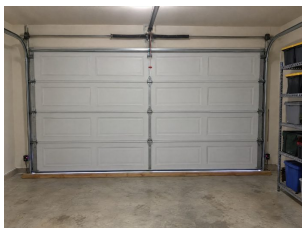
A licensed HVAC contractor, arranged by Almanac. The contractor quotes it.

**FIX NOW****The primary bedroom has no smoke alarm. The nearest one is in the hall outside it.**

Smoke alarm in a bedroom · Primary bedroom

If it is left With the door closed, smoke from a fire in the room reaches the hall alarm later. An alarm inside each bedroom is the standard.

A licensed electrician, arranged by Almanac. The contractor quotes it.

**FIX NOW****The garage door does not reverse when it closes onto a board on the floor.**

Garage door auto-reverse · Garage

If it is left A door that does not reverse can trap a child beneath it. CPSC advises disengaging the opener until it is adjusted or repaired.

Almanac quotes it after the visit.

03 THIS YEAR, JOB BY JOB

15 findings, gathered into the visits that do them

Almanac arranges every licensed trade and never performs electrical, plumbing, HVAC or gas work itself. Each job is priced on request, once you choose what to include. Part 2 shows every finding with its photographs, in this order.

-
- 01 A licensed plumber, arranged by Almanac** THE CONTRACTOR QUOTES IT
 3 findings. The contractor does the work and quotes it.
 – The water heater is 11 years old, near the end of its expected life. Water heater 1 (Garage, gas tank)
 – The anode rod has never been checked. Water heater 1 (Garage, gas tank)
 – The water heater has not been flushed in over a year. Water heater 1 (Garage, gas tank)
-
- 02 A licensed electrician, arranged by Almanac** THE CONTRACTOR QUOTES IT
 1 finding. The contractor does the work and quotes it.
 – The two garage wall receptacles are not GFCI protected. Garage receptacles · Garage
-
- 03 Envelope, by Almanac** PRICE ON REQUEST
 1 finding. Almanac does the work.
 – The caulk around the hose bib, the dryer vent and the gas line on the west wall has split. Caulk at penetrations · West wall
-
- 04 Foundation, by Almanac** PRICE ON REQUEST
 1 finding. Almanac does the work.
 – At the back east corner the ground slopes toward the house, and mulch sits against the brick above the slab edge. Grading at the foundation · Back of the house, east corner
-
- 05 Attic, by Almanac** PRICE ON REQUEST
 2 findings. Almanac does the work.
 – Blown-in insulation has been pushed into the eaves and blocks the soffit vents along the north side. Soffit vents · Attic, north eave
 – The blown-in insulation measures about 6 inches, roughly R-19, against the R-38 to R-49 recommended for this climate. Attic insulation depth · Attic
-
- 06 Plumbing, by Almanac** PRICE ON REQUEST
 1 finding. Almanac does the work.
 – The washing machine hoses are rubber or over eight years old. Laundry 1 (Laundry room)
-
- 07 Kitchen and baths, by Almanac** PRICE ON REQUEST
 1 finding. Almanac does the work.
 – The caulk between the tub and the tile wall in the hall bathroom has cracked and gone black. Tub and shower caulk · Hall bathroom

08 Doors and windows, by Almanac

PRICE ON REQUEST

1 finding. Almanac does the work.

– Four interior doors bind or do not latch: bedrooms 2 and 3, the hall bathroom and the pantry. Interior doors ·
Bedrooms 2 and 3, hall bathroom, pantry

09 Safety, by Almanac

PRICE ON REQUEST

2 findings. Almanac does the work.

– The dryer connects with a foil transition duct. Laundry 1 (Laundry room)
– The dryer duct is crushed or lint has built up at the connection. Laundry 1 (Laundry room)

04 THINGS YOU CAN DO YOURSELF

Small jobs that need no special tool

You can do this yourself. Almanac can also do it, at \$165 an hour (\$125 for members).

YOU CAN DO IT**The 20x25x1 air filter is due for a change.**

HVAC system 1 (Attic, Whole house)

YOU CAN DO IT**The range hood filter is greasy or missing.**

Kitchen 1 (Main kitchen)

YOU CAN DO IT**The refrigerator's water filter is due for a change.**

Kitchen 1 (Main kitchen)

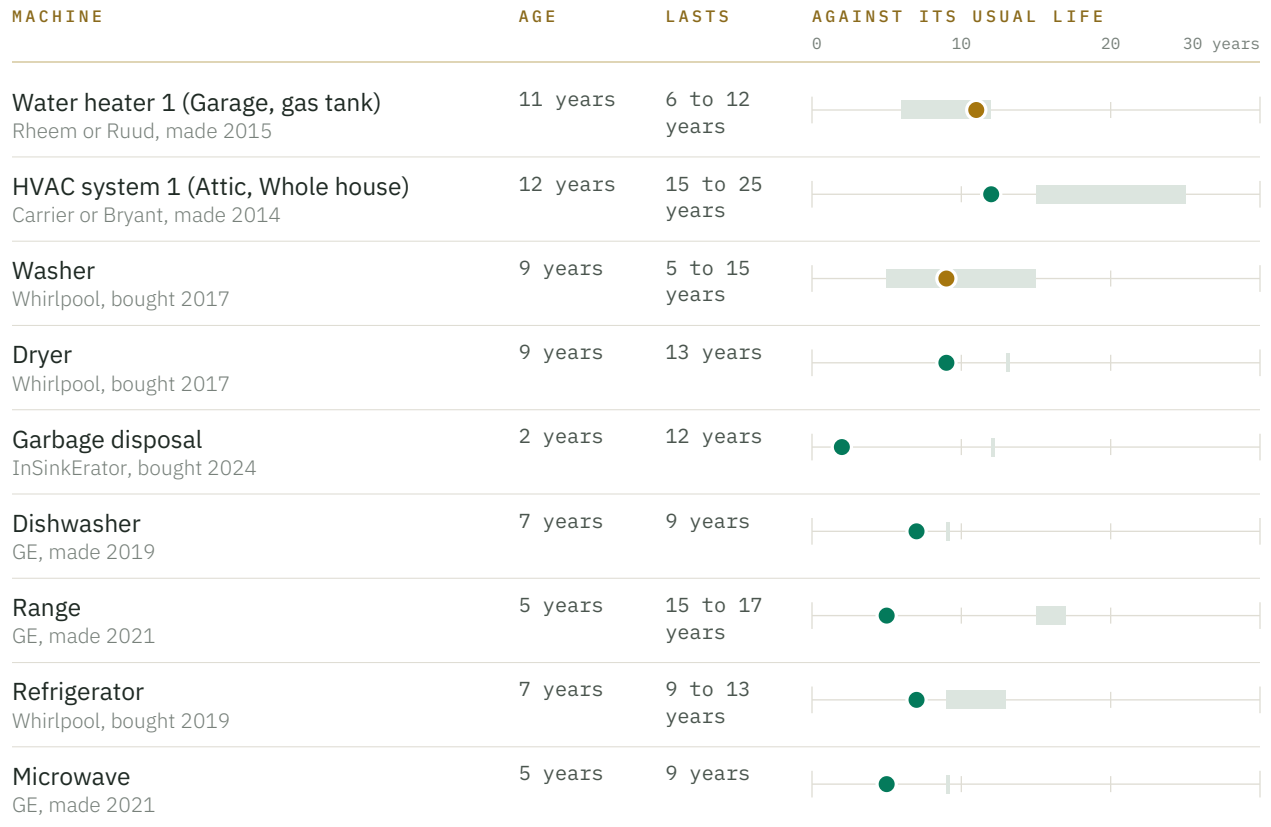
FOR MEMBERS

Members pay \$125 an hour instead of \$165, and about 23% less on fixed-price jobs.

Membership starts at \$165 a month (The Cornerstone), the yearly Home Record included.

05 YOUR EQUIPMENT

Each machine against its usual life



The band is the range of years a machine like this usually lasts, from InterNACHI, the 2007 NAHB / Bank of America study and, for pool equipment, the U.S. Department of Energy. The dot is this machine: green before the range, amber within it, red past it. These are published averages, not a prediction for your machine. The age comes from the machine's own plate, or from the year it was bought.

06 THE NEXT THREE YEARS

What to expect, year by year

YEAR	WHAT	PRICE
2026	5 items to fix now, arranged by Almanac	The contractor quotes it
	This year's work: 15 findings in 9 jobs	Priced on request
	Plan the replacement: Water heater 1 (Garage, gas tank), Rheem or Ruud, 11 years old	Depends on the model chosen
	Plan the replacement: Washer, Whirlpool, 9 years old	Depends on the model chosen
2027	Plan the replacement: Dishwasher, GE, 7 years old	Depends on the model chosen
	Dryer vent run cleaned, once a year	\$225, members \$175
2028	Dryer vent run cleaned, once a year	\$225, members \$175

07 YOUR MAINTENANCE CALENDAR

The small routine that keeps the house

WHAT	HOW OFTEN	WHO
Washer cleaning cycle	Monthly	You
Washer hoses replaced	By year five	Almanac
Dryer lint screen cleaned	Every load	You
Dryer vent run cleaned	At least once a year	Almanac
Dishwasher filter cleaned	Monthly	You
Range hood grease filter washed	Monthly	You
Range hood charcoal filter (recirculating hoods)	Every 3 to 6 months	You
Refrigerator water filter (if it has a water or ice dispenser)	Every 6 months	You
Refrigerator condenser coils cleaned	Once or twice a year	Almanac
Over-the-range microwave grease filter washed	Monthly	You
Over-the-range microwave charcoal filter	Every 6 months	You
Air filter: check	Monthly; change every 30 to 90 days (1 in) or 6 to 12 months (4 in)	You
HVAC professional tune-up	Once a year	Arranged by Almanac

Water heater flush	Once a year; every six months on hard water	Arranged by Almanac
Anode rod check	Once a year	Arranged by Almanac
Relief valve: operate	Once a year	Arranged by Almanac
Water pressure: gauge	At every Home Record visit	Almanac
The Home Record	Every year, revised after every visit	Almanac

ALMANAC HOME CO.

PART 2 THE DETAILS

Every finding, with its photographs

In the same order as the plan: what to fix now, then this year's work job by job, then the things you can do yourself. Each finding carries what happens if it is left, who does the work, and the published source behind the check. What is in good shape is listed at the back.

FIX NOW 5 FINDINGS



FIX NOW

The relief valve line is capped.

Water heater 1 (Garage, gas tank)

If it is left A capped line disables the safety valve. A tank that overheats has no way to relieve pressure.

A licensed plumber, arranged by Almanac. The contractor quotes it.

A.O. Smith manual [1]



FIX NOW

The water pressure is 86 psi, above the 80 psi limit.

Water pressure

If it is left High pressure wears plumbing faster and can cause leaking water heaters, dripping faucets and appliance breakdowns.

A licensed plumber, arranged by Almanac. The contractor quotes it.

Watts [2]



FIX NOW

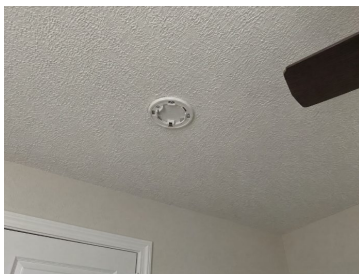
There is standing water in the air conditioner's secondary pan.

HVAC system 1 (Attic, Whole house)

If it is left This usually means the primary drain is blocked; an overflow here can cause water damage.

A licensed HVAC contractor, arranged by Almanac. The contractor quotes it.

ENERGY STAR [11] · Carrier [12]



FIX NOW

The primary bedroom has no smoke alarm. The nearest one is in the hall outside it.

Smoke alarm in a bedroom · Primary bedroom

If it is left With the door closed, smoke from a fire in the room reaches the hall alarm later. An alarm inside each bedroom is the standard.

A licensed electrician, arranged by Almanac. The contractor quotes it.

U.S. Fire Administration [25] · NFPA [26]



FIX NOW

The garage door does not reverse when it closes onto a board on the floor.

Garage door auto-reverse · Garage

If it is left A door that does not reverse can trap a child beneath it. CPSC advises disengaging the opener until it is adjusted or repaired.

Almanac quotes it after the visit.

CPSC [3]

01 A LICENSED PLUMBER, ARRANGED BY ALMANAC

3 findings. The contractor does the work and quotes it.

**THIS YEAR**

The water heater is 11 years old, near the end of its expected life.

Water heater 1 (Garage, gas tank)

If it is left Tanks this age can leak or burst. Budgeting now avoids an emergency replacement.

IBHS [13] · NAHB / Bank of America, 2007 [14]

THIS YEAR

The anode rod has never been checked.

Water heater 1 (Garage, gas tank)

If it is left The anode corrodes in place of the tank. Once it is used up, the tank itself can corrode.

IBHS [13] · A.O. Smith service handbook [15]

**THIS YEAR**

The water heater has not been flushed in over a year.

Water heater 1 (Garage, gas tank)

If it is left Sediment builds on the tank bottom and can shorten its life.

Rheem [16] · A.O. Smith manual [1]

02 A LICENSED ELECTRICIAN, ARRANGED BY ALMANAC

1 finding. The contractor does the work and quotes it.

**THIS YEAR**

The two garage wall receptacles are not GFCI protected.

Garage receptacles · Garage

If it is left Garage floors can be wet, and tools plug in here. GFCI protection is the standard for garage receptacles.

CPSC [19]

03 ENVELOPE, BY ALMANAC

1 finding. Almanac does the work. Price on request.



THIS YEAR

The caulk around the hose bib, the dryer vent and the gas line on the west wall has split.

Caulk at penetrations · West wall

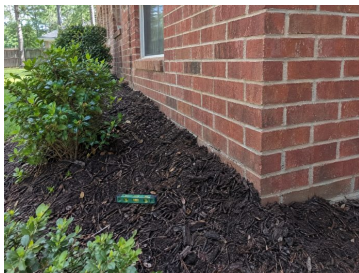
If it is left Open joints let in water, air and insects; Almanac recommends resealing the whole house as one job.

Almanac: Exterior caulking and penetrations sealed, per 30 linear ft.

EPA [4] · U.S. DOE [5]

04 FOUNDATION, BY ALMANAC

1 finding. Almanac does the work. Price on request.



THIS YEAR

At the back east corner the ground slopes toward the house, and mulch sits against the brick above the slab edge.

Grading at the foundation · Back of the house, east corner

If it is left Water held at the slab wets the clay under that corner. Regrading and lowering the mulch let it drain away.

Almanac quotes it after the visit.

Foundation Performance Association [6]

05 ATTIC, BY ALMANAC

2 findings. Almanac does the work. Price on request.



THIS YEAR

Blown-in insulation has been pushed into the eaves and blocks the soffit vents along the north side.

Soffit vents · Attic, north eave

If it is left Ridge vents need intake at the eaves to work as designed. With the soffits blocked, the attic vents poorly and cooling use can rise.

Almanac quotes it after the visit.

U.S. DOE [5] · NRCA Professional Roofing [7]



THIS YEAR

The blown-in insulation measures about 6 inches, roughly R-19, against the R-38 to R-49 recommended for this climate.

Attic insulation depth · Attic

If it is left Thin insulation raises heating and cooling bills every month. EPA estimates that sealing and insulating save an average of 15 percent on them.

Almanac: Attic insulation topped up, per 500 sq ft.

ENERGY STAR [8] · Owens Corning [9]

06 PLUMBING, BY ALMANAC

1 finding. Almanac does the work. Price on request.



THIS YEAR

The washing machine hoses are rubber or over eight years old.

Laundry 1 (Laundry room)

If it is left A burst hose releases water at full pressure until someone shuts it off.

Almanac: Washer and dryer connected to existing hookups.

IBHS [17] · AIG [18]

07 KITCHEN AND BATHS, BY ALMANAC

1 finding. Almanac does the work. Price on request.



THIS YEAR

The caulk between the tub and the tile wall in the hall bathroom has cracked and gone black.

Tub and shower caulk · Hall bathroom

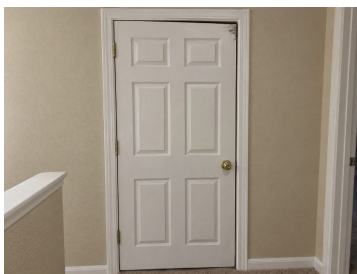
If it is left Shower water can leak through the gap into the wall and floor, where it cannot be seen.

Almanac: Full bathroom caulk and re-seal, tub or shower surround.

U.S. DOE [5]

08 DOORS AND WINDOWS, BY ALMANAC

1 finding. Almanac does the work. Price on request.



THIS YEAR

Four interior doors bind or do not latch: bedrooms 2 and 3, the hall bathroom and the pantry.

Interior doors · Bedrooms 2 and 3, hall bathroom, pantry

If it is left Almanac records several binding doors in one house as a pattern. Each is photographed before it is eased, and the count is compared next year.

Almanac: Sticking interior door adjusted, planed and re-hung.

Foundation Performance Association [22]

09 SAFETY, BY ALMANAC

2 findings. Almanac does the work. Price on request.

**THIS YEAR****The dryer connects with a foil transition duct.**

Laundry 1 (Laundry room)

If it is left Foil and plastic ducts trap more lint and crush easily; uncleaned lint is the leading factor in home dryer fires.

Almanac: Dryer vent run cleaned.

CPSC [23] · U.S. Fire Administration [24]

**THIS YEAR****The dryer duct is crushed or lint has built up at the connection.**

Laundry 1 (Laundry room)

If it is left Restricted airflow lengthens drying; overheating can start a fire.

Done in the same job: Dryer vent run cleaned.

CPSC [23] · U.S. Fire Administration [24]

10 THINGS YOU CAN DO YOURSELF

You can do this yourself. Almanac can also do it, at \$165 an hour (\$125 for members).

**YOU CAN DO IT****The 20x25x1 air filter is due for a change.**

HVAC system 1 (Attic, Whole house)

If it is left A dirty filter makes the system work harder and cool less.

Carrier [10]

**YOU CAN DO IT****The range hood filter is greasy or missing.**

Kitchen 1 (Main kitchen)

If it is left Built-up grease reduces airflow and raises the fire risk.

CPSC [20] · Broan-NuTone [21]

YOU CAN DO IT**The refrigerator's water filter is due for a change.**

Kitchen 1 (Main kitchen)

PART 3 WHAT IS IN GOOD SHAPE

Checked and sound

33 items checked and sound, or noted to look at again at the next visit. Their photographs are in the photo album.

Roof and drainage

- The architectural shingles, about 12 years old, lie flat with no lifted tabs, and the flashing at the chimney and walls is sound. Roof covering · From the ladder at the eave
- The gutters are clear and fall to the downspouts; the downspouts discharge five feet from the slab. Gutters

Envelope

- The weep holes along the base of the brick are open. Brick weep holes

Foundation

- A crack 1/32 inch wide runs diagonally from the corner of the patio door, photographed with a tape for next year's comparison. Wall crack, measured · Living room, above the patio door

Mechanical

- The HVAC system in the attic was made in 2014. HVAC system 1 (Attic, Whole house)
- Supply air 57F, return air 75F: a split of 18F, inside the screening range. HVAC system 1 (Attic, Whole house)
- The thermostat holds its set point; it is programmable and programmed. Thermostat

Plumbing

- The heater stands in a pan with a working drain. Water heater 1 (Garage, gas tank)
- The water system has what it needs to absorb expansion. Water heater 1 (Garage, gas tank)
- The hot water setting suits the household. Water heater 1 (Garage, gas tank)
- The main water shutoff closes and reopens cleanly, and it is labeled. Main water shutoff

Electrical

- The Square D panel is labeled and shows no corrosion or heat marks. Electrical panel 1 (Garage)
- The main disconnect is located, and the panel is clear to reach. Electrical panel 1 (Garage)

- Every kitchen counter receptacle is GFCI protected and tests properly. Kitchen 1 (Main kitchen)

Kitchen and baths

- The cabinet under the kitchen sink is dry. Kitchen 1 (Main kitchen)
- Both shutoffs under the kitchen sink work. Kitchen 1 (Main kitchen)
- The kitchen supply lines are in good condition. Kitchen 1 (Main kitchen)
- The kitchen faucet base was loose and was tightened during the visit. Kitchen 1 (Main kitchen)
- The garbage disposal (InSinkErator, bought in 2024) runs clean. Kitchen 1 (Main kitchen)
- The dishwasher (GE, made in 2019) drains through an air gap or a high loop. Kitchen 1 (Main kitchen)
- Kitchen cabinet doors or drawers out of line: 2. Kitchen 1 (Main kitchen)
- The refrigerator (Whirlpool, bought in 2019) has a sound water line, and the floor around it is dry. Kitchen 1 (Main kitchen)
- The microwave (GE, made in 2021) works. Kitchen 1 (Main kitchen)
- All three toilets are firm on the floor, with braided supply lines and stops that turn. Toilets

Doors and windows

- A sample of windows in every room opens and locks; no fogged panes were found. Windows

Safety

- The venting rises and draws properly, and combustion air is clear. Water heater 1 (Garage, gas tank)
- The range (GE, made in 2021) has its anti-tip bracket engaged and clear space above the burners. Kitchen 1 (Main kitchen)
- The four alarms present are dated 2021 and tested; they are interconnected. Smoke alarm age
- The three-step entry to the garage has a secure handrail. Handrail

Exterior

- The covered back porch: posts solid at the base, no rot found with the awl, railing secure. Back porch
- All three hose bibs operate, with vacuum breakers fitted. Hose bibs

Grounds

- The two loblolly pines stand farther from the slab than their canopy radius, and the crepe myrtles farther than their height. Trees
- The condenser is level, two feet or more clear of the shrubs, its line insulation intact. Air conditioner outside

WHAT WE COULD NOT SEE

Attic over the garage. The decking stops at the truss line and the section over the garage could not be reached safely. It is noted for the next visit with a crawl board.

WHAT THIS IS, AND WHAT IT IS NOT

The Home Record is a written maintenance assessment of the house: 121 checks, room by room and then outside, with a photograph behind every finding, the age of the major equipment, and a price or next step beside every item. It takes three to four hours.

Almanac also offers many repairs as a separate service. You are under no obligation to use it.

What it does not cover

- Electrical, plumbing, HVAC and gas work. Almanac arranges licensed contractors for it and never performs it
- An opinion on foundation performance. We record symptoms, moisture and drainage only
- Mold testing, sampling or identification of any kind
- Termites, wood destroying insects or any pest opinion
- Walking the roof surface. We photograph it from a ladder at the eave
- Removing the electrical panel cover. The door is opened only
- Anything behind a finished wall, under a floor, or inside sealed equipment
- Code compliance. This is a maintenance assessment, not a code review
- Backflow assembly testing, which Texas reserves for a licensed tester
- Sewer scoping, septic, wells, pools, and irrigation performance unless booked separately
- A prediction or guarantee of how long a roof, HVAC system or water heater will last. The ages and expected lives shown are published averages, given for budgeting
- Anything for a buyer, seller or lender in a property sale
- Any opinion a lender, insurer or warranty company will accept

Luis Franco, Almanac Home Co.

September 18, 2026

WHERE THE NUMBERS COME FROM

Findings cite their sources by the number in brackets.

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26. NFPA. Smoke Alarms at Home, safety tip sheet
<https://www.nfpa.org/-/media/project/storefront/catalog/files/safety-tip-sheets/smokealarmssafetytips.pdf>

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