

SCOTTSDALE NORTH HOME MATURITY CHECKLIST

Catching the Small Signs Before They Become Big Problems

Most homes in Scottsdale North are now entering a new stage of life (20 to 30 years old). Systems that have faithfully and quietly worked for decades are beginning to reach maturity. This printable checklist helps you recognize early, subtle warning signs around your home so you can take proactive action.

1. GARAGE DOOR SYSTEMS (FEATURED FOCUS)

☐ Check for Front-Panel Crinkles

Look closely at the exterior metal panels. A small wrinkle or crinkle means the door is operating under improper strain and could completely fail soon.

☐ Listen for Changing Noise Levels

Is the door significantly louder, grinding, or squeaking more than it used to? This points to worn-out rollers, bearings, or unaligned tracks.

☐ Evaluate General Aging & Operation

Note any jerky movements or hesitation during opening/closing. Springs, cables, and openers have clear lifespans that require professional tuning.

2. AIR CONDITIONING & CLIMATE CONTROL

☐ Monitor Cooling Performance

If the system takes longer to cool or struggles to hit target temperatures during peak desert heat, the compressor or refrigerant levels may be failing.

☐ Check Airflow & Strange Sounds

Listen for short-cycling, rattling, or buzzing. Restricted airflow can place fatal levels of stress on older HVAC units.

3. ROOFS & WEATHER BARRIERS

☐ Inspect Ceilings for Post-Rain Spots

Don't wait for a major downpour to see a drip. Check ceilings, closets, and drywall closely for faint water discoloration or bubbling after any rain.

☐ Review Tile or Shingle Displacement

At 20+ years, the protective underlayment beneath Arizona roofing tiles deteriorates. Look for slipping, cracked tiles, or missing granules.

4. WINDOWS & THERMAL SEALS

☐ Identify Fog Between Panes

Condensation, fogging, or a dirty appearance locked inside dual-pane glass confirms the thermal seal has failed, raising your energy costs.

5. SEWER LINES & ELECTRICAL PANELS

☐ **Watch Sewer Drain Speeds**

Slow drainage across multiple fixtures or recurring backups indicate maturing root intrusion or pipe shifting under your property.

☐ **Schedule Electrical Panel Inspections**

Verify that old breakers aren't warm to the touch and that your panel brand isn't an obsolete model known to fail or pose safety hazards.

COMMON PROBLEMS. TRUSTED EXPERTS.

Watch the full garage door episode and connect with local specialists at:

ConnectingScottsdaleNorth.com