

Recommended Maintenance

On the first day of every other month:

- Test all smoke alarms, CO detectors and check fire extinguishers
- Check all door and window latches and hardware for proper operation and security
- Check under all sinks, toilets, tubs, dishwasher and fridge for water leaks
- Check heating/cooling system for dirty filters, or other maintenance

Every six months, (every time the time changes!!)

- Inspect your property—fences, trees, water settling against the house?
- Inspect the exterior of your house—roof, gutters, downspouts, fascias, soffits, chimneys, check all penetrations, vents for new caulking, cleaning.
- Completely inspect your water supply and waste systems for leaks. Clean out all drains and aerators in faucets and shower heads. Pour water into seldom used drains, ie, Hot Water Tank.
- Inspect attic and note signs of water penetration and/or signs of rodents or other pests. Make sure there is adequate ventilation.
- Inspect foundation/crawlspace for settling/cracks and water penetration
- Check dead air spaces, (behind drapes, etc) window frames and showers, for evidence of condensation and mildew. Check caulking/tile grout in all showers/tubs.

Annually—best in the fall

- Have heating/cooling system checked and serviced.
- Check your chimney if you have a wood burning fireplace.
- Clean the filter on your range hood and clean out your dryer vent.
- Check operation of garage doors, clean and lubricate.
- Check caulking and weather stripping on all windows and doors
- Cut shrubs and vegetation back from wooden components of the house
- Inspect septic tank if you have one and test your water if you are on a well.

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