

# Home Maintenance Plan

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## *Monthly Checklist*

### January

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1. Plumbing inspection
  - Fixtures, drain lines, supply lines, leaks, corrosion, etc
2. Drain cleaning
3. Clean bathroom fixtures
  - Calcium deposits, corrosion, aerators, etc.
4. Water pipe corrosion checks/cleaning
5. Change furnace filter
6. Clean bathroom exhaust fans
7. Fix minor plumbing leaks
8. Bathroom caulking touch-ups
9. Inspect exterior intake & exhaust obstructions

### February

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1. Electrical inspection
  - Electric panel for burn marks, arcing, melted wires and other safety concerns
2. Clean dryer vent
3. Roof shovel (snow removal)
4. Clear snow around foundation

# Home Maintenance Plan

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5. Inspect & remove exterior intake & exhaust obstructions

## March

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1. Sump pump test
2. Install sump extension hose
3. A/C cleaning and maintenance
4. Rotate ceiling fan direction
5. Basement moisture intrusion test
  - Run moisture meter around basement to detect any moisture intrusion along with a full visual inspection
6. Check & fill water softener
7. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

## April

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1. Gutter cleaning and adjustment as needed
2. Roof inspection
  - Inspect roof shingle integrity, potential leaks, exposed fasteners, torn shingles, etc
3. Clear debris off roof
4. Gutter joint sealing
5. Roof sealing
6. Roof vent inspection
7. Change furnace filter
8. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

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### May

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1. Attic inspection
  - Structural issues, ventilation, roof leaks, mold, condensation damage, etc
2. Chimney inspection
3. Foundation inspection
  - Full foundation inspection monitoring movement, structural integrity, new cracks forming, etc
4. Lubricate garage door track & coils
5. Garage safety check
6. A/C inspection and test
7. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

### June

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1. Exterior pressure washing
2. Exterior caulking touch-ups
3. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.
4. Sump pump test & inspection
5. Exterior window cleaning
6. Mold & mildew window cleaning

### July

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1. Change furnace filter
2. Concrete crack sealing
3. Seal around windows & doors

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4. Shrub trimming
5. Electrical inspection
  - Electric panel for burn marks, arcing, melted wires and other safety concerns
6. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

## August

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1. Deck maintenance
2. Exterior paint touch-ups
3. Check water softener
4. Plumbing inspection
5. Basement moisture test inspection
  - Run moisture meter around basement to detect any moisture intrusion along with a full visual inspection
6. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

## September

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1. Gutter cleaning
2. Furnace inspection
  - Testing air temperature rise making sure furnace is heating in recommended range, inspecting for leaks and other furnace related issues
3. Clean furnace condensate line
4. Change smoke and CO<sub>2</sub> detector batteries
5. Weather stripping inspection/replacement
6. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

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### October

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1. Roof inspection
  - Inspect roof shingle integrity, potential leaks, exposed fasteners, torn shingles, etc
2. Change furnace filter
3. Roof sealing
4. Clean gutters
5. Exterior vent cleaning
6. Exterior inspection (Remove wasp nests, exterior vent obstructions, insects, bird nests, ect.

### November

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1. Winterize sump pump
2. Winterize irrigation lines
3. Exterior inspection
4. Exterior caulking touch-ups
5. Cover A/C unit
6. Inspect & run air exchanger
7. Adjust furnace damper

### December

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1. Attic inspection

## Home Maintenance Plan

### *Monthly Checklist*

- Structural issues, ventilation, roof leaks, mold, condensation damage, etc
- 2.** Thermal camera inspection
  - Inspecting for air leakage, cold spots, insufficient insulation and other thermal anomaly's throughout the home
- 3.** Reverse ceiling fan direction
- 4.** Clean range hood filters
- 5.** Clean refrigerator coils
- 6.** Empty/clean laundry drain pump
- 7.** Inspect exterior intake & exhaust obstructions