

Home Maintenance Plan

Seasonal Checklist

Winter

1. Attic inspection
 - Structural issues, ventilation, roof leaks, mold, condensation damage, etc
2. Plumbing inspection
 - Fixtures, drain lines, supply lines, leaks, corrosion, etc
3. Clean plumbing fixtures
 - Calcium deposits, corrosion, aerators, etc.
4. Drain cleaning
5. Plumbing leaks fix
6. Corrosion cleaning on waterlines
7. Furnace filter replacement
8. Clean exhaust fans
9. Electrical inspection
 - Electric panel for burn marks, arcing, melted wires and other safety concerns
10. Monitor & fill water softener

Spring

1. A/C test & inspection
 - Test A/C cooling split ensuring it is running efficiently
2. A/C clean & maintenance

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- Clean unit, seal where the line comes into the house, re-level as needed, clean any landscaping obstructions around unit
- 3.** Gutter cleaning
- 4.** Foundation inspection
 - Full foundation inspection monitoring movement, structural integrity, new cracks forming, etc
- 5.** Basement moisture intrusion test
 - Run moisture meter around basement to detect any moisture intrusion along with a full visual inspection
- 6.** Clean exterior intake & exhaust vents
- 7.** Sump pump test/maintenance
- 8.** Furnace filter replacement
- 9.** Monitor & fill water softener

Summer

- 1.** Roof inspection
 - Inspect roof shingle integrity, potential leaks, exposed fasteners, torn shingles, etc
- 2.** Roof sealing
- 3.** Roof vent inspection
 - Inspect roof vents for obstructions
- 4.** Exterior pressure wash
- 5.** Window cleaning
- 6.** Sump pump test/inspection
- 7.** Clean dryer vent
 - Full dryer vent cleaning
- 8.** Clean exterior vents
- 9.** Attic inspection
 - Structural issues, ventilation, roof leaks, mold, condensation damage, etc
- 10.** Monitor & fill water softener

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11. Furnace filter replace

Fall

1. Exterior inspection
 - Full exterior inspection, minor caulk touch up, other sealing and obstruction issues, drainage inspection, siding integrity, etc
2. Clean exterior intake & exhaust vents
3. Caulking touch-up
4. Winterize sump
5. Winterize irrigation lines
6. Cover A/C
7. Exterior vent cleaning
8. Gutter cleaning
9. Furnace test
10. Clean furnace condensate line
11. Furnace filter replacement
12. Monitor & fill water softener
13. Smoke & CO₂ battery replacement