



*M&M Boat
Services, LLC*

Recommended Home Maintenance Tasks

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There is limitless enjoyment that comes from owning your own home, but there are responsibilities you must stay on top of as well. To avoid larger, more costly problems later it is important that you do NOT put off key home maintenance items when they come up. Below is a short list (not all inclusive) of recommended maintenance items to consider.



Vacation Homes: Shut off water & power to water heaters when not occupied, OR have someone check for leaks regularly; flush toilets & run water in sinks/showers at least monthly (keeps drain traps full to avoid odors); and adjust the AC thermostat setting up.

Homes that are not occupied full-time should have additional regular checks completed.

Water Heater: Drain it at least once per year to remove sediment in the tank & check for leaks.

Back-Up Generator: Run the generator monthly, treat/polish the fuel, and have it serviced at manufacturer recommended intervals. Test it under a load BEFORE storm season!

Gutters: Clean gutters at least twice per year, and check that downspouts are properly draining.

Pressure Washing: At least annually pressure wash driveways, walkways and siding as needed.

Smoke/CO Detectors: Check & replace batteries annually, or per manufacturer instructions.

Carpets: Have area rugs & wall-to-wall carpeting professionally cleaned every 12 - 18 months.

Decks: Clean with a power washer annually, and every 2 – 3 years reseal it if real wood boards.

Boat Lifts: Follow manufacturer's instructions for inspection of motors, cables, wiring and mounting hardware. These inspections are critical for the safety of the user.

Curb Appeal: A major indicator of how well the home is maintained. Trim trees & shrubs regularly; keep up with the lawn, remove debris; and touch up paint as needed.

Heating & Cooling Systems: Check & Change filters monthly for best results; flush or treat AC condensate pans & drains regularly; and have your systems professionally checked annually.

Water Filters or Softener: Water filters should be replaced at least every 3 months, and/or replenish the salt in water softeners. Some systems require a professional care.

Garage Door Springs: Lubricate opener mechanisms, and the springs per manufacturer instructions to help prevent metal fatigue & corrosion which can eventually cause them to fail.

Pest Control: Have a professional check for bugs & rodents twice a year, and termites annually.

Fireplaces: Hire a professional to clean the chimney annually. Once a year, have qualified professionals check pellet- and wood-burning stoves and service gas fireplaces.

Sump Pump (if equipped): If you have one in the basement, check twice a year that it is working. Pour water into its basin and see that it kicks on.

Radon Mitigation System (if equipped): If you have one for household air, or well water, have a qualified professional check the system at least once a year.

If you have questions about home maintenance & repair (or any of our other services), please text, call, or email us at M&M Boat Services, LLC (Homes, Boats & Other Services).

We're here to help!