

# Homeowner Maintenance Guide

Your home's well-being is our number one mission. We know your home is more than just a place to live – it's where your most cherished memories are made. That's why we've crafted this comprehensive guide to help you keep your home in top shape, allowing it to serve as a safe, comfortable, and beautiful haven for you and your family for years to come.

## Need a Hand?

**Reclaim Your Time & Freedom with our Automated Home Maintenance Plans**



### Exterior

**Inspect & Clean Gutters:** Regularly check your gutters and downspouts for debris. Clean them out to prevent water overflow and damage to your home's foundation. Properly functioning gutters protect your home from costly water issues.

**Check Siding & Trim:** Walk around your home and inspect for any signs of damage, rot, or wear. Repair or replace any compromised sections to keep your home looking sharp and protected from the elements.

**Check Decks & Porches:** Examine your deck and porch for loose boards, nails, or signs of rot. Tighten any loose hardware and treat the wood with a protective sealant annually. This keeps your outdoor spaces safe, sturdy, and ready for relaxation.



### Doors & Windows

**Inspect & Lubricate Hinges:** Check the hinges on your doors and windows for any signs of rust or wear. Apply a light oil or silicone spray as needed. Well-lubricated hinges prevent creaking and ensure ease of use.

**Check & Replace Weatherstripping:** Examine the weatherstripping around your doors and windows for any cracks or gaps. Replace worn-out weatherstripping to keep your home energy-efficient by sealing out drafts and maintaining a comfortable indoor temperature.

**Clean & Adjust Tracks:** For sliding doors and windows, keep the tracks free of dirt and debris. Clean them regularly and adjust any misaligned tracks to enhance functionality and extend the life of your doors and windows.



### Water Heater

**Flush your Water Heater:** Drain a few gallons from your water heater every six months to remove sediment buildup. This helps maintain efficiency and prolongs the life of your unit. Simply attach a garden hose to the drain valve, turn off the power, and let the water flow until it runs clear.

**Inspect the Anode Rod:** The anode rod helps prevent tank corrosion. If it's more than half corroded upon visual inspection, replace it to extend the life of your water heater and keep your water quality high.

**Check the Temperature:** Set the temperature to 120°F to prevent scalding and reduce energy costs. Test it monthly to ensure it's maintaining the right heat level.



### Water Softener

**Check Salt Levels:** Regularly check the salt levels in the brine tank. Keep it at least half full to ensure optimal performance. Use high-quality salt pellets for the best results and to avoid any build-up of impurities.

**Clean the Brine Tank:** Empty and rinse the brine tank thoroughly to remove any salt residue and sludge. Refill it with fresh water and salt. This keeps your water softener running smoothly and efficiently.

**Regenerate as Needed:** Monitor and adjust the regeneration cycle based on your water usage. Regular regeneration helps maintain the system's effectiveness, providing your home with consistently soft water and protecting your plumbing from scale buildup.





## Replace HVAC Filters

**Know Your Filter Type:** Most HVAC filters have their size printed on the side. Make sure to purchase the correct replacement to keep your system running smoothly.

**Remove Filter & Prep:** Take out the old filter and toss it. Before installing the new one, vacuum and dust around the vented areas to ensure a clean and efficient system.

**Install Filter:** When installing, keep the arrow on the filter frame pointing toward the blower motor or the direction of airflow. A properly installed filter catches dust and debris effectively, keeping your HVAC system in top shape.

**Set a Reminder:** Replace your HVAC filter every 1-3 months, depending on usage and filter type. Set a reminder so you never forget. Regular replacements improve air quality and system efficiency.



## Plumbing Systems

**Check for Leaks:** Inspect under sinks, around appliances, showers, toilets, and along exposed pipes for any signs of water leaks or moisture. Catching leaks early can prevent costly damage and keep your home dry and safe.

**Test Water Pressure:** Turn on faucets and showers to check for consistent water pressure. Low pressure can indicate a problem with your pipes or water supply. If you notice any issues, it's time to investigate further or call a professional.

**Inspect Drains:** Ensure your sinks, tubs, and showers drain quickly and smoothly. Slow drainage could mean a clog is forming. Use a drain cleaner or a drain snake to keep your plumbing clear and flowing efficiently.



## Fire Extinguishers

**Check the Pressure Gauge:** Ensure the needle is in the green zone, indicating the extinguisher is properly charged and ready for use. If it's not, it's time for a recharge or replacement.

**Inspect for Physical Damage:** Look for any signs of wear, corrosion, or leaks. Ensure the nozzle is clear and the pin is securely in place. A damaged extinguisher might not work when you need it most.

**Check the Expiration Date:** Fire extinguishers have a shelf life. Check the expiration date on the label, and if it's past due, replace it immediately to ensure you're always prepared in case of an emergency.



## Kitchen & Bathrooms

**Clean Grout & Caulking:** Scrub the grout lines between tiles and inspect the caulking throughout. Clean grout and intact caulking not only look great but also prevent mold and water damage. Touchup as needed.

**Test & Clean Drains:** Ensure drains are flowing freely by testing them monthly. Use a natural drain cleaner, like a mix of baking soda and vinegar, to clear any buildup. This helps avoid clogs and keeps your plumbing running smoothly.

**Clean Range Hood Filter:** Remove and clean the range hood filter to keep your kitchen well-ventilated and free from grease buildup. A clean filter ensures efficient air flow and reduces fire hazards.

**Check Fridge Coils:** Pull your refrigerator away from the wall and gently vacuum the coils. Clean coils help your fridge run more efficiently, saving energy and extending its lifespan.



## Electrical Systems

### Check Outlets, Switches & Light Fixtures:

Check for any signs of damage, discoloration, or buzzing sounds. These can be early indicators of electrical issues. Replace any flickering or burned-out bulbs, and make sure the wattage matches the fixture's specifications. Replace any faulty components to ensure your home's electrical system stays safe and reliable.

**Test GFCI Circuits:** Press the "test" and "reset" buttons on your Ground Fault Circuit Interrupter (GFCI) outlets to ensure they're functioning correctly. These outlets protect against electrical shocks, especially in moisture-prone areas like kitchens and bathrooms.



## Smoke & Carbon Monoxide Detectors

**Sound the Alarms:** Press the test button until you hear the alarm sound. If it doesn't go off, it's time to replace the batteries or the unit.

**Use the Right Batteries:** Always use the manufacturer's recommended batteries for your detectors. Avoid mixing old and new batteries. Changing the batteries twice a year, like during daylight saving time changes, ensures they stay ready to protect your home.

**Keep them Clean:** Dust and debris can interfere with your detectors' performance. Gently vacuum around the vents and openings. Clean detectors are more reliable and effective in keeping you safe.

