

# Preventive Maintenance Checklist (2/2)

## Chimney or Stovepipe:

- Clean flue (more frequently if needed)
- Repair any cracks in flue or any loose mortar.

## Thermostat:

- Clean heat sensor, contact points, and contacts
- Check accuracy and replace if it is not functioning properly.

## Ground and Yard:

- Drain outside waterline and hoses (disconnect hoses from sill-cocks).

## Smoke Detectors:

- Check and replace batteries. Always replace batteries when you set your clocks back in the Fall.

## Fences:

- Posts, gates and slats for deterioration.

## Roof:

- Inspect for Damaged, loose or bubbled shingles.
- Attic for water stains or dampness.
- Flashing damage (metal around chimney, vents, etc.)
- Damaged gutters, downspouts, hangers, and splash

## boxes.

- Low tree limbs brushing against roof.

## Exterior Walls:

- Inspect wall masonry for cracks and loose joints.
- Painted surfaces for chipping and peeling.
- Siding and trim for damage or decay.
- All trim for tightness of fit.

## Doors and Windows:

- Doors, windows and trim for decay or rot.
- Window glass for loose putty.
- Windows and doors for broken glass and damaged

## screens.

- Weather stripping for damage and tightness of fit.
- Caulk at doors, windows & all other openings & joints.
- Clean window and door screens.
- Lubricate window hardware.

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### Foundations:

- Check base of your house on the outside, for soft, chipped or rotten wood which could be a sign of termites.
- The ground around your house to insure that it is built up around your foundation so that water runs away from the house.
- Interior walls and floors to see if there are signs of water damage.

- Inspect tree roots that are growing near or under the foundation for cracking

### Main Cleanout Drain:

- Have a "rooter" professional clean out the main line, particularly if there are mature trees in your yard whose roots could have cracked the pipe in their search for moisture.

### Water Heater:

- Drain water until it is clear of sediment
- Test temperature pressure relief valve, clean burner and ports (gas heater)

### HVAC System:

- Have a professional tune up your heat/air conditioning system.

### Carpets:

- Professionally clean to rid of all those dust mites, and deep dirt you can't get to yourself.

### Septic Tank:

- Have a professional check the tank (watch for backup throughout the year). In many areas, it is recommended that the tank be pumped every year.

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