

Preventative Maintenance

Regular maintenance can help keep your home safe and minimize the possibility of costly future repairs. Here are measures you can take to keep your home in good condition:

Interior Maintenance

- Test battery smoke and carbon monoxide detectors monthly
 - Replace batteries every 6 months
 - Replace detectors after 7 years
- Check fire extinguishers for proper charge
 - Recharge or replace if the needle is in the “recharge” zone
- Inspect water and waste lines on appliances for signs of leaks or deterioration
 - Clean and/or replace filters if needed.
- Clean and vacuum cooling fan and condenser coils on all refrigerators, ice makers and beverage coolers.
- Purge drain line for garbage disposal by filling the sink with 2-3 inches of cold water and run through with no waste added
 - Clean blades by grinding ice cubes in the disposal.
- Clean the exhaust fan hood for stove housing the metal filter
- Service furnace and air conditioner units every six months.
 - Clean away obstructions from A/C unit and furnace exhaust pipe
 - Remove leaves and trim back shrubs and vegetation.
- Shut off water to humidifier when not in use.
- Test water heater by draining a bucket of water from the drain faucet until water runs clean to remove any sediment
 - Replace after 10 years.
- Check around faucets, sinks, toilets and visible plumbing lines for leaks or corrosion
- Inspect bathroom tile for cracks in tile and mortar
 - Clean and seal/repair grout lines
- Inspect washing machine hose/fittings for cracks, blistering or leaks
 - Replace hose every 3-5 years
- Empty lint collector after each clothes dryer use
 - Check and clean outside vent at least once a year

Exterior Maintenance

- Visually inspect roof for warping, aging and cracking including all flashing.
 - Clean and inspect gutters and downspouts.
- Check foundation for pooling water or ground sloping towards the house
 - Correct outside grading or install a French drain if water is present in basement

Lifestyle
DENVER

- Inspect masonry surfaces for spalling, cracking or missing mortar
- Check exterior for missing wood siding and trim for splintering or decay
 - Check paint for peeling and cracking which may indicate potential water leaks or moisture problems.
- Check foundation for cracking/settling or water penetration
- Check all porches, railings and walkways for hazards or deterioration
- Inspect windows, doors and joints for worn caulking/weather stripping
 - Replace as necessary
 - Check for proper operation and accessibility
- Cut back any trees or shrubs touching the house or power lines
 - Check for health of trees as well.
 - Check for any indication of pest infestation.
- Have your chimney professionally cleaned before each heating season
 - Inspect the chimney top and its structure
 - Install a chimney cap to prevent water damage and keep animals out
- Septic systems should be pumped every 3-5 years even if additives are used in the system
 - Do not put grease, heavy chemicals, feminine hygiene products or solids into system
- Purge water lines and check for leaks in hot tubs/whirlpools
 - Clean filter and screens of mineral deposits.