

Routine Maintenance TVAS

Bi-Monthly:

1. Sump-Pump—inspect and check that float and unit operate correctly, (hint reverse plug on outlet to check function) Life expectancy 5-10 years
2. Toilets—check for leaks in tank and base, especially if running water is heard. Tank repair/float mechanism (Fluid master) are easy homeowner repair

Monthly:

1. HVAC—replace furnace filter monthly especially in summer. Filter replacement in winter 2-3 months. In summer check, clean, condenser line that leads to sump-pump
2. Water Heater—Check for leaks Life expectancy 10-15 years check more often as unit ages

Annually:

1. Shut-Off Water line—Make sure that MAIN shut/off valve is working correctly; contact plumber if unable to operate
2. Re-caulk tub, shower
3. Windows—clean, and inspect for water and air leaks. Clean tracks so that water can flow out to bottom sill drains correctly
4. Roof—check for loose shingles or leaks, re-caulk and repair as necessary. Seek professional help. Life expectancy 15-20 years, probably less because of windy conditions

Semi-Annually:

1. Electrical—inspect panel, check and test GFI's in kitchen and bath; replace if faulty
2. Doors—Check for air and water leaks, re-caulk, seal, as necessary
3. Insects—Spray for pests, insects inside and outside home, easy homeowner maintenance issue
4. Dishwasher—inspect hose inlets and drain lines for leaks; repair as necessary
5. Washer—inspect for hose and drain line leaks; repair as necessary
6. Outside Trim—inspect for cracking, peeling paint. Life expectancy 5-6 years
7. Outside Issues: inspect downspout, gutters, soffits, siding for being loose, missing, or bubbles: Suggest get professional help; ongoing issues because of windy conditions in this area