



**IRONS BROTHERS CONSTRUCTION, INC.**

**2009 Remodeler of the Year**

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## Suggested Monthly and Seasonal Home Maintenance Schedule

*To protect your largest investment and maintain its operating systems a suggested maintenance schedule has been prepared for your use. By investing time in following this home maintenance schedule you can identify and repair minor issues before they become major problems. We hope this will help save you time and expense during your ownership of this home. Always refer to your product's Owners Manual for specific guidelines/instructions.*

### MONTHLY CHECK-UP

SYSTEM	CHECK	NOTES
Air conditioning	Check condensate drain, filter -change if needed	
Carbon monoxide detector	Test alarm	
Clothes dryer	Clean filter, check duct for lint	
ERV or HRV	Check filters	
Fire extinguishers	Check pressure, recharge/replace if needed	
Furnace/ Heat pump	Check filters- change as needed, check condensate drain	
GFCI and/or AFCI	Test ground and arc fault interrupt on all systems, service if needed	
Garage door opener	Test door reversing safety feature	
Plumbing	Check under sinks, water heaters, fixtures <b><u>REPAIR ALL LEAKS ASAP</u></b>	
Radiant system	Check boiler, water heater, service if needed	
Sink, shower, tub drains	Clean out hair & other debris	
Smoke alarm	Test alarm, replace batteries if needed	
Water heater	Check for leaks, flue for rust	
Water softener	Check salt level	
Other		
Other		

***Design/Build – Kitchens – Bathrooms – Additions –Tile & Stone – GREEN Building – Project Management***

## SEASONAL CHECK-UP - *Spring*

SYSTEM	CHECK	NOTES
Air conditioning	Schedule service call	
Bath fans, tile	Clean fans, check for mold/mildew	
Fireplace, chimney	Check chimney, clean fire box, check flashing	
Dehumidifier	Clean, start operation as needed	
Duct dampers	Reset from heating to cooling	
Humidifier	Turn off unit and water, switch from winter to summer mode	
Range Hood	Clean filters if needed	
Sump Pump	Test to see if working	
Water heater/ tankless unit	Flush tank if applicable	
Whole house fan	Check, clean, replace filters if needed	
Attic	Check for signs of roof leaks, pests <u>REPAIR ASAP</u>	
Basement	Check for leaks, cracks, mildew, mold, rot	
Crawl Space	Check for pests/wildlife, check insulation & vapor barrier <u>ADDRESS ASAP</u>	
Other		
Other		
<b>EXTERIOR</b>	<b>EXTERIOR</b>	
General	Check paint, caulking, putty needs <u>ADDRESS ASAP</u>	
Decks, patios	Clean, seal as needed	
Ground cover, landscape	Plan, start spring pruning, landscape maintenance schedule	
Sprinkler system	Service and start system	
Other		
Other		

*Design/Build – Kitchens – Bathrooms – Additions – Tile & Stone – GREEN Building – Project Management*

## SEASONAL CHECK-UP - *Summer*

SYSTEM	CHECK	NOTES
Air conditioning	Clean filter if applicable – clear of all branches, bushes	
Bath fans, tile	Clean fans, check for mold/mildew	
Range Hood	Clean filters if needed	
Sump Pump	Test to see if working	
Whole house fan	Check, clean, replace filters	
Wood stove	Schedule professional cleaning	
Attic	Check for signs of roof leaks, pests REPAIR IMMEDIATELY	
Basement	Check for leaks, cracks, mildew, mold, rot	
Crawl Space	Check for pests/wildlife, check insulation & vapor barrier <u>ADDRESS ASAP</u>	
Other		
Other		
<b>EXTERIOR</b>	<b>EXTERIOR</b>	
General	Finish painting, caulking, putty needs ADDRESS IMMEDIATELY	
Roofs, gutters	Have roof, gutters cleaned	
Decks, patios	Finish sealing as needed	
Ground cover, landscape	Plan, implement summer landscape maintenance schedule	
Sprinkler system	Check for leaks	
Other		
Other		

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## SEASONAL CHECK-UP - *Fall*

SYSTEM	CHECK	NOTES
Air conditioning	Cover at end of cooling season, if part of heat pump, don't cover	
Bath fans, tile	Clean fans, check for mold/mildew	
Fireplace chimney	Check, clean fire box, check flue	
Duct dampers	Reset from cooling to heating at end of season	
Heating	Schedule professional service	
Humidifier	Service, clean, charge water panel, change duct damper to winter	
Range Hood	Clean filters if needed	
Sump Pump	Test to see if working	
Whole house fan	Check, clean, replace filters	
Wood stove	Schedule professional cleaning	
Attic	Check for signs of roof leaks, pests <u>REPAIR ASAP</u>	
Basement	Check for leaks, cracks, mildew, mold, rot	
Crawl Space	Check for pests/wildlife, check insulation & vapor barrier <u>ADDRESS ASAP</u>	
Other		
Other		
<b>EXTERIOR</b>	<b>EXTERIOR</b>	
General Exterior	Check windows, replace damaged screens	
Roofs, gutters	Inspect roof, clean gutters, trim trees, inspect vents	
Weather stripping	Check, repair on windows & doors	
Ground cover, landscape	Start fall pruning, landscape maintenance schedule	
Hose, lawn equipment	Drain, service, store, winterize hose bibs	
Sprinkler system	Check for leaks	
Other		

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## SEASONAL CHECK-UP - *Winter*

SYSTEM	CHECK	NOTES
Air conditioning	Schedule service call	
Bath fans, tile	Clean fans, check for mold/mildew	
Fireplace chimney	Check, clean fire box, check flashing	
Dehumidifier	Clean, start operation as needed	
Duct dampers	Reset from heating to cooling at end of season	
Garage Door	Check belts, lubricate	
Range Hood	Clean filters if needed	
Sump Pump	Test to see if working	
Washing machine	Check supply hoses, change if worn	
Water heater/ tankless	Flush tank if applicable	
Whole house fan	Check, clean, replace filters	
Wood stove	Schedule professional cleaning	
Attic	Check for signs of roof leaks, pests REPAIR IMMEDIATELY	
Basement	Check for leaks, cracks, mildew, mold, rot	
Crawl Space	Check for pests/wildlife, check insulation & vapor barrier <u>ADDRESS ASAP</u>	
Other		
Other		
<b>EXTERIOR</b>	<b>EXTERIOR</b>	
Decks, patios	Clean	
Ground cover, landscape	Plan, start annual landscape maintenance schedule	
Sprinkler system	Drain system	
Other		
Other		

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