

MAINTENANCE REQUIREMENTS BY AREA

SouthEastern Area

Provided by Hall Engineering, Ltd. Home Inspections



Kitchen

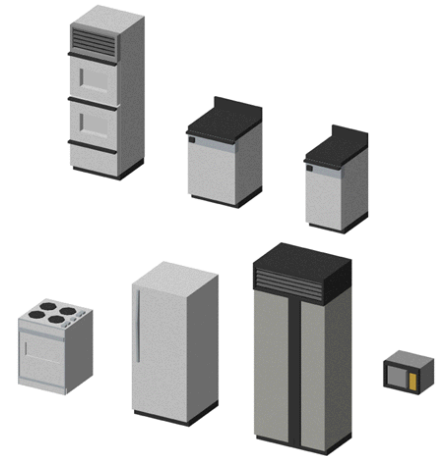
Appliances

Dishwasher – expected lifespan of 18-20 years

- Monthly
 - Clean your dishwasher filter (if you have one).
- Yearly
 - Place a small container filled with 1 cup of distilled white vinegar in both the dish rack (lower) and the cup rack (upper); the dishwasher will disperse the vinegar during the wash cycle.
 - Replace broken or rusted dishwasher racks

Range and Oven – expected lifespan of 18-20 years

- Bi-Monthly
 - Clean with a non-abrasive cleanser – oven panel – stovetop – knobs
 - Check interior light bulbs
 - Clean drip pans
 - Clean oven interior with steel wool soap pads.
 - Clean range hood exhaust fan filter (metal filters can be placed in dishwasher).



Garbage Disposal – expected lifespan of 12-15 years

- Monthly
 - Purge drain line by filling the sink with two or three inches of cold water. Turn on the disposer and let this water run through with no wastes added.
 - Clean blades by grinding ice cubes.
 - Freshen up by grinding up lemon wedges.

Trash Compactor – expected lifespan of 12-15 years

- Monthly
 - Replace air freshener as required

Microwave – expected lifespan of 15 years

- As Required
 - Clean inside and outside (Do not spray any fluids on control panel)



Refrigerator/Freezer – expected lifespan of 18-20 years

- Monthly
 - Wash with a solution of 1-2 tablespoons baking soda in 1/2 quart of warm water. Rinse and wipe dry.
- Yearly
 - Clean and vacuum cooling fan and the condenser coils.
 - Clean and check door seals/gaskets (replace if necessary).
 - Replace water/ice maker filter.
 - Clean the drip pan underneath the refrigerator that collects water.



Utility & Laundry Rooms

Washer – expected lifespan of 15 years

- Yearly
 - Apply cleaner to sponge to wipe interior
 - Check washer water fill hoses for cracks, blisters, corroded fittings, and leaks.
- Every 5 years
 - Replace washer water fill hoses regardless of appearance.

Dryer – expected lifespan of 20 years

- By Usage
 - Clean lint filter with each use.
- Yearly
 - Apply cleaner to sponge to wipe interior
 - Check exhaust duct system for trapped lint (this includes exterior exhaust outlet)
- When buying a new dryer, never use an old plug.

Air Conditioners/Heaters – life expectancy of 15 years

- Every 2-3 Months
 - Vacuum all return air vents
 - Clean/change air filter
- Yearly
 - Inspect condensate drain line for proper draining of condensate.
 - Call a HVAC repair person for proper yearly maintenance.
 - Inspect furnace fire box and vent area for debris.
 - Inspect furnace flue for separations.
 - Remove limbs and debris from around condenser unit.
- Every 5 years
 - Clean condenser and evaporator coils with a strong industrial cleaner.



Fireplaces

➤ Yearly

- Remove ash as required during the Winter.
- Check firebox for damaged brick and mortar.
- Check damper system for cracks and rusting.
- Check flue liner for damage.
- Inspect for creosote deposits – a black or brown residue of combustion that collects on surfaces of the flue. Build up of more than 1/8 inch requires the flue to be cleaned.
- Clean glass or metal
- Apply a coat of wax to screen glass doors for smooth operation.
- Clean fireplace tools.



Hot tubs

➤ Monthly

- Replace all water
- Clean filter

➤ Yearly

- Replace filter
- Inspect for any leaks
- Inspect cover for water intrusion and separations.

Electrical

➤ Outlets - yearly

- Test GFCI outlets by pushing the test button. If reset button pops out, push it back in; it is operational.

➤ Cords - yearly

- Inspect all cords over 5 years old for cracking, damage, or exposed conductor.
- Replace all burned out light bulbs with recommended bulb and wattage



Interior

Fans – Vacuum blades every 3 months

Smoke Detectors – Replace batteries yearly

Fire Extinguishers – Check yearly for charge



Exterior

- Monthly
 - Pest Control
- Bi-yearly
 - Clean Gutters
 - Trees/Shrubs – Trim away from house
- Yearly
 - Foundation – Check for cracks, water penetration, and settlement
 - Wood – Inspect for insect/termite damage
 - Roof – Asphalt shingle life expectancy of 15 years
 - Inspect for warping, aging, moss, cracking.
 - Door/window weather stripping
 - Garage doors – Life expectancy of 15 years
 - Oil moving parts
 - Tighten bolts and nuts
 - Sliding doors – Lubricate
 - Retaining walls – Inspect condition
 - Brick walls – fill all mortar cracks to prevent water intrusion



Lawn

- Monthly
 - Clean lawn mower air filter
- Yearly
 - Winterize engine powered machines by:
 - Removing spark plugs and drop some oil in the cylinders
 - Drain all gasoline from tank and lines
 - Change oil
 - Replace air filter in Spring
 - Replace spark plug in Spring



Other

- Attic Stairs
 - Tighten nuts every 5 years or as required. Always take a quick look for any loose fasteners before stepping on stairs.
- Garage doors
 - Tighten bolts on doors every 5 years. Wooden doors require more attention.

This material is ONLY for reference and may require deviations or additions based on each situation.