
FYI – MAINTENANCE TIPS FOR THIS HOUSE

By following these simple steps to maintaining your new home, you will be keeping your home safer and may prevent potential problems before they become larger issues.

- Grade level should be 2" or more below foundation vents. In some cases, vent wells may be required to prevent moisture and debris from entering the crawlspace through the vents
- Foundation vents should be kept clean and free of debris for best foundation ventilation
- Grade should be kept at 6-8" below siding to prevent pests from having easy access to the wood structure of the house
- Overhanging trees should be cut back to prevent falling debris from filling the gutters.
- Roof and gutters should be kept clean and free of debris to efficiently drain water away from the foundation of the house
- Roof should be treated for moss growth annually. **(Do NOT use Tide detergent for moss treatment as it will harm the roof surface)**
- The pull-down staircase hardware should be periodically inspected and tightened as needed for safe operation
- HVAC equipment should be serviced by a licensed HVAC professional annually. Air filters should be checked monthly and changed as needed
- Ductwork should be cleaned by a professional duct cleaning service on a semi-annual basis for best air quality inside the house
- Dryer ducts should be regularly cleaned by a professional duct cleaning service on a semi-annual basis for home safety and dryer performance
- Bath fans draw air from the house and, over time, become dust filled. This can lead to overheating, premature failure and reduced venting ability. I recommend cleaning these fans regularly to best remove the humid air from the bathrooms
- You should test all GFCI and AFCI outlets and circuits monthly by pressing the TEST button, then resetting by pressing the RESET button. If they do not trip or reset, they should be replaced by a licensed electrician
- You should test all smoke and CO alarms monthly by pressing the TEST button. Hard wired alarms should set off all other hard wired alarms connected to the system. Battery powered units are considered "single station units"
- You should test the Pressure Safety Reverse mechanism on the overhead garage door periodically. It should be adjusted so that gentle pressure under the closing door will reverse it. This is a safety feature designed to protect small children and pets from being caught and injured or killed under a closing garage door. If it is out of adjustment, contact an overhead door technician to service the mechanism
- The garage door rollers, bearings, and hinges should be lubricated annually using a silicone based lubricant for easiest and quietest operation
- Drain a few gallons of water from your water heater yearly, this helps remove sediment that collects at the bottom of the tank
- Have a plumber check the sacrificial anode rod and dip tube in your water heater every 5 years or so. When the anode rod deteriorates, the corrosion really starts to attack the tank lining. When the dip tube cracks, cold water is

delivered to the top of the tank rather than the bottom where it should be. Both of the items inside your tank help keep the water heater operating at peak efficiency