pahlisch
HOMES

SEASONAL HOME MAINTENANCE GUIDE

This is a reminder that proper and on-going maintenance is essential in sustaining the durability of your Pahlisch home. Below is a checklist to assist in the annual maintenance of your home. Use it as a guide to help prevent major repairs later. Please visit the homeowner care section of our website for helpful home maintenance videos.

ANNUALLY

FURNACE/AIR CONDITIONING - Clean and replace filters as needed.

FURNACE/FIREPLACE - Inspected by a certified technician.

PLUMBING - Check under kitchen and bathroom cabinets for leaks. Check the area around the water heater for leaks.

KITCHEN EXHAUST FAN - Remove and clean the filter. Clean accumulated grease deposits from the fan housing.

FAUCET AERATORS - Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.

GFCI RECEPTACLES - Press test button to "trip" the circuit. Replace if necessary. Press "reset" to reset the circuit.

KITCHEN TILE GROUT - Re-grout if necessary. Recaulk at the edge of the backsplash if needed.

TILE AREAS - Recaulk if necessary. Reseal tile showers, checking caulk where floor meets wall and corners.

SHOWER DOORS AND TUB ENCLOSURES - Inspect caulking and recaulk if needed.

FRONT DOORS - We use an acrylic finish called Laquerea on our front doors. There is no need to reseal your front door.

EXTERIOR PAINT - Repair and repaint if necessary. Consult your Homeowner Association before you change the exterior colors.

CRAWL SPACE - Inspect for possible plumbing leaks.

ATTIC ACCESS - Lift lid and inspect with flashlight.

DRYER VENT - Check that dryer vent is exhausting properly.

SMOKE/CO2 DETECTORS - Check and test annually.

WINTER

FOUNDATION VENTS - Close foundation vents if temperatures drop into a consistent freeze. Use foam blocks for extra protection.

EXTERIOR FAUCETS - Disconnect hoses and cover with faucet protectors.

GUTTERS & DOWNSPOUTS - Drains and gutters should be cleaned and free of debris.

SPRINKLER SYSTEM - Shut off in ground sprinklers and have the system blown out to remove water to prevent leaks and freezing irrigation lines.

WINDOW & DOOR SEALS - Inspect all windows and doors for tight seals and air leakage; caulk or apply weather stripping or door guards if needed.

GARAGE FAUCETS - In freezing temperatures, please keep garage door closed.

THERMOSTATS - During freezing temperatures thermostats should not be set to lower than 60 degrees.

ICE MELT - Never use chemical ice melts on concrete/pavement/asphalt, it will cause the concrete to flake and chip. Sand is a great substitute.

FROZEN PIPES - To safely thaw frozen pipes use a hair dryer, heat lamp, or electric heater. Do not use an open flame.

BROKEN PIPES - If pipes are split, shut off the water main in the garage, the water heater and water heater circuit breaker. Call the plumber listed in the emergency section of your homeowner manual to prevent further damage.

ICE DAMMING - During cold temperatures and heavy snow, contact a professional to check for and remove ice dams on your roof. Heat tape may need to be installed by a professional.

SPRING

ROOF - Look for missing, sagging, or cracked shingles. Replace or repair as necessary. Clear the roof of debris.

GUTTERS & DOWNSPOUTS - Drains and gutters should be cleaned and free of debris.

DOORS & WINDOWS - Inspect caulking and trim. Check doors and windows for smooth movement and lubricate with silicone spray if needed. Wash window screens and check for rips and tears.

FOUNDATION VENTS - Open foundation vents when temperatures are no longer at freezing level.

SPRINKLER SYSTEM - Check all valves in the underground boxes (green) to be sure there are no leaks. Repair all leaks prior to using the system.

EXTERIOR FAUCETS - Check for leaks especially if there were attachments connected to the hose bib during the winter months. This could cause major damage inside your home when the hose bib is turned on. The hose bib will generally not leak until turned on.