



INSPECTOR HOMES

CANADA LTD

PROFESSIONAL HOME INSPECTION AND CONSULTING

SPRING HOME MAINTENANCE SCHEDULE

	'09	'10	'11	'12	'13
After consulting your hot water tank owner's manual, carefully test the temperature and pressure relief valve to ensure that it is not stuck. (Caution: this test will release hot water from the tank. The water will flow from the down tube attached to the pressure relief valve. This water will be hot. Be sure to have a drain pan under tube.)					
Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilators, filters should be changed every two months. High efficiency reusable filters offer higher operating efficiency and lower costs over the seasons.					
Shut down and clean furnace humidifier and close the furnace humidifier damper on units with central air conditioning.					
Check air conditioning system and have it serviced every two years.					
Clean or replace air conditioning air filter.					
Check dehumidifier and clean as necessary.					
Check smoke, carbon monoxide and security alarms and replace batteries.					
Clean windows, screens and hardware. Replace storm windows with screens.					
Open valves to outside hose connections after risk of frost has passed.					
Examine the foundation for signs of recent cracking, leaks, moisture, and repair as necessary.					
Ensure sump pump is operating properly before the spring thaw. Ensure discharge pipe is connected and allows water to drain freely away from the foundation.					
Re-level any exterior steps or decks which have moved due to frost or settling.					
Check eavestroughs and downspouts for loose joints and secure attachment to your home, clear any obstructions, and ensure that water flows away from your foundation.					
Ensure that drainage swales are clear of debris and obstructions.					