



HOME

Maintenance Checklist

Preserve and protect the lasting value of your new Marz home by following your maintenance schedule throughout the year.

Summer

JUNE

- Clear A/C condenser unit of debris and grass clippings.
- Inspect furnace filter. Clean or replace if necessary.
- Clean filters for Heat Recovery Ventilator (HRV) if applicable.
- Clean range hood filter.
- Fertilize lawn as required.
- Clear lint from clothes dryer exterior vent.
- Test smoke alarms and carbon monoxide detectors.

JULY

- Air out basements on dry sunny days.
- Clear A/C condenser unit of debris and grass clippings.
- Test exhaust fans.
- Check water heater for leaks.
- Test smoke alarms and carbon monoxide detectors.

AUGUST

- Air out basements on dry sunny days.
- Clear A/C condenser unit of debris and grass clippings.
- Check range hood filter and clean if necessary.
- Inspect driveways and walkways.
- Lubricate exterior door locks.
- Clear lint from clothes dryer exterior vent.
- Test smoke alarms and carbon monoxide detectors.



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Spring

MARCH

- Clean filters for Heat Recovery Ventilator (HRV) if applicable.
- Check sump pump (if installed)
- Inspect humidifier for leaks and set to appropriate setting.
- Clean range hood filter.
- Remove snow and ice from roof overhangs and vents.
- Ensure snow, ice or debris has not blocked exterior vents for dryer, fans, furnace/water heater, HRV and Fireplace(s).
- Test smoke alarms.

APRIL

- Turn off humidifier. Shut off water supply valve and close damper.
- Inspect furnace filter. Clean or replace as necessary.
- Check water heater for leaks.
- Turn on exterior water supply.
- Plan landscaping to avoid soil settlement and water ponding.
- Check and reset exterior GFCI. (Ground Fault Circuit Interrupter)
- Test smoke alarms and carbon monoxide detectors.

MAY

- Remove cover from A/C.
- Inspect A/C and turn on electrical breaker.
- Inspect furnace filter and replace if necessary.
- Clean out basement window wells. (If applicable)
- Ensure ground slopes away from house.
- Check range hood filter and clean if necessary.
- Check caulking for air and water leaks.
- Check exterior finishes and paint where necessary.
- Weed the lawn as necessary.
- Test smoke alarms and carbon monoxide detectors.



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Fall

SEPTEMBER

- Check garage door tracks and lubricate bearings.
- Check caulking.
- Service furnace and gas fireplace(s) as required.
- Replace furnace filter.
- Clean filters for heat recovery ventilator (HRV) if applicable.
- Clean range hood filter.
- Clear lint from clothes dryer exterior vent.
- Check and reset ground fault circuit interrupter (Interior and exterior outlets)
- Check water heater for leaks.
- Test smoke alarms and carbon monoxide detectors.

OCTOBER

- Check weather stripping.
- Use dry silicone spray on window weather-stripping.
- Winterize landscaping and remove leaves especially inside window wells.
- Check eavestrough and downspouts.
- Replace humidifier filter and turn on water supply valve and open damper.
- Set control to appropriate setting.
- Drain exterior water lines generally located at rear and in garage.
- Turn off interior shut off valves.
- Shut breaker off for air conditioner.
- Cover air conditioner.
- Test smoke alarms and carbon monoxide detectors.

NOVEMBER

- Inspect furnace filter. Clean or replace as necessary
- Check water heater for leaks.
- Inspect humidifier and set control to appropriate setting.
- Check range hood filter and clean if necessary.
- Clear lint from clothes dryer exterior vent.
- Test smoke alarms and carbon monoxide detectors.



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Winter

DECEMBER

- Clean filters for heat recovery ventilator (HRV) if applicable.
- Clean humidifier filter.
- Clean range hood filter.
- Remove snow and ice from roof overhangs and vents.
- Ensure snow, ice or debris has not blocked exterior vents for dryer fans, furnace / water heater, HRV and fireplace(s).
- Test smoke alarms and carbon monoxide detectors.

JANUARY

- Inspect furnace filter. Clean or replace as necessary.
- Adjust humidifier to appropriate setting.
- Remove snow and ice from roof overhangs and vents.
- Ensure snow, ice or debris has not blocked exterior vents for dryer fans, furnace / water heater, HRV and fireplace(s).
- Test smoke alarms and carbon monoxide detectors.

FEBRUARY

- Clean humidifier filter and adjust to appropriate setting.
- Check range hood filter and clean if necessary.
- Remove snow and ice from roof overhangs and vents.
- Ensure snow, ice or debris has not blocked exterior vents for dryer fans, furnace / water heater, HRV and fireplace(s).
- Test smoke alarms and carbon monoxide detectors.