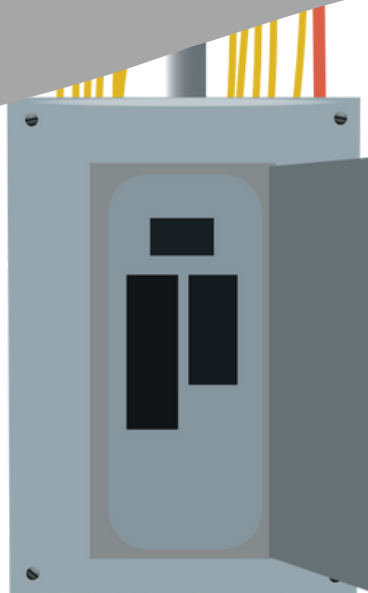


- ANOTHER LEVEL -
HOME INSPECTION

MAINTENANCE GUIDE

Another Level Inspection

A Guideline To Owning a Home



PROFESSIONAL MAINTENANCE

To be performed routinely by a qualified professional maintain per manufacturer recommendations (online minimum service provided)

SYSTEM	PROFESSIONAL	SERVICED	LAST
HEATING SYSTEM	HEATING/HVAC	ANNUAL	
AIR CONDITIONING	HVAC	ANNUAL	
ACID NEUTRALIZER	HVAC	6 MONTHS	
CHIMNEY/FLUES	CHIMNEY SWEEP	ANNUAL	
WATER HEATERS	PLUMBER	ANNUAL	
IRRIGATION SYSTEM	IRRIGATION COMPANY	SEASONALLY	
FIRE SPRINKLER SYSTEM	SPRINKLER COMPANY	ANNUALLY	
SWIMMING POOL/EQUIP	POOL COMPANY	SEASONALLY	
SEPTIC SYSTEM	SEPTIC COMPANY	3RD YEAR	
WELL SYSTEM	WELL COMPANY	ANNUALLY	
WATER TREATMENT SYSTEM	PLUMBER	ANNUALLY	
GAS APPLIANCES	PLUMBER	ANNUALLY	
VENTS/DUCTWORK	DUCT CLEANING COMPANY	ANNUALLY	
WASHER/DRYER	APPLIANCE SERVICE	ANNUALLY	
OVERHEAD DOOR	GARAGE DOOR TECHNICIAN	ANNUALLY	
OIL TANKS	OIL TANK INSPECTION COMPANY	ANNUALLY	
PROPANE TANKS	PROPANE COMPANY	ANNUALLY	
HRV/ERV VENTILATION SYSTEMS	HVAC	ANNUALLY	
HUMIDIFIERS	HVAC	ANNUALLY	
FIRE ESCAPE SYSTEMS	MUNICIPAL	EVERY 5 YEARS	

ROUTINE MAINTENANCE

To be performed routinely by a qualified person or handy man maintain per manufacturer recommendations (online minimum service provided)

COMPONENT	THINGS TO CHECK/DO	SERVICED	LAST
SMOKE/FIRE ALARMS	TEST/DATE	MONTHLY	
CARBON MONOXIDE ALARMS	TEST/DATE	MONTHLY	
FIRE EXTINGUISHERS	PRESSURE/DATE	MONTHLY	
DRYER VENT	CLEAN	EVERY 3 MONTHS	
WATER SOFTENER	CHECK SALT/CLEAN	MONTHLY	
AFCI'S/GFCI'S	TEST BREAKERS/RECEP	MONTHLY	
GUTTER SYSTEMS	CLEAN	SEASONALLY	
SUMP PUMP	CHECK/SERVICE	MONTHLY	
WEATHERSTIPPING	CHECK/REPLACE	MONTHLY	
HUMIDIFIER	CHECK/SERVICE	MONTHLY	
REFRIGERATOR	CLEAN FAN	MONTHLY	
FIXTURE DRAINS	CHECK FLOW/CLEAN	MONTHLY	
ROOM AIR CONDITIONERS	SERVICE	MONTHLY	
HEATING/COOLING SYSTEM FILTER	CHANGE PER MANUFACT	30 DAYS OR MORE	
WATER FILTER	CHANGER PER MANUFACT	MONTHLY OR LONGER	
CLEAN BASEBOARDS/RADIATORS	CLEAN/CHECK	EVERY 3 MONTHS	
CHECK RADON MANOMETER	CHECK VS INITIAL VACUUM PRESS	MONTHLY	
EXTERIOR HOSES/FAUCETS	WINTERIZE/DRAIN	SEASONALLY	
WHOLE HOUSE FAN	WINTERIZE/CLEAN	SEASONALLY	
OPERATE SHUTOFFS	TEST AND CHECK FOR LEAKS	ANNUALLY	

ROUTINE INSPECTION

items to be inspected to identify problems for proactive maintenance. Repairs or maintenance should then be completed based upon inspectors recommendations.

SYSTEM	PROFESSIONAL	TIMING
PLUMBING SUPPLY SYSTEM	HOME INSPECTOR/PLUMBER	MONTHLY
DRAIN/WASTE/VENT SYSTEM	HOME INSPECTOR/PLUMBER	MONTHLY
ROOFING SYSTEMS	HOME INSPECTOR/ROOFER	ANNUALLY
EXTERIOR SIDING AND TRIM	HOME INSPECTOR/SIDING CONTRACTOR	ANNUALLY
WINDOWS AND SKYLIGHTS	HOME INSPECTOR/WINDOW PRO	ANNUALLY
DOORS/BULKHEADS	HOME INSPECTOR/CARPENTER	ANNUALLY
INSULATION/VENTILATION	HOME INSPECTOR/INSULATION REP	ANNUALLY
RADON TESTING	RADON TESTING PROFESSIONAL	EVERY 2 YEARS
PEST INSPECTION	PEST INSPECTOR	ANNUALLY
STRUCTURAL SYSTEM	HOME INSPECTOR/ENGINEER	ANNUALLY
ELECTRICAL SYSTEM	HOME INSPECTOR/ELECTRICIAN	ANNUALLY
APPLIANCES	HOME INSPECTOR/APPLIANCE	ANNUALLY
ATTIC AREAS	HOME INSPECTOR/GENERAL CONTRACTOR	ANNUALLY
CRAWLSPACE AREAS	HOME INSPECTOR/FOUNDATION	ANNUALLY
FIREPLACE AREAS	HOME INSPECTOR/CHIMNEY SWEEP	ANNUALLY
FOUNDATION	HOME INSPECTOR/ENGINEER	ANNUALLY
DRAINAGE/GUTTER SYSTEMS	HOME INSPECTOR/ROOFING CONTRACTOR	ANNUALLY
MOISTURE/AIR QUALITY	HOME/MOLD INSPECTOR	ANNUALLY
HEATING/COOLING SYSTEMS	HOME INSPECTOR/HVAC	ANNUALLY
WATER HEATING SYSTEM	HOME INSPECTOR/PLUMBER	ANNUALLY

MORE ABOUT TYPES OF

HEATING SYSTEMS

FORCED AIR

FURNACES

AIR BASED SYSTEMS

Furnaces are air based systems that typically require various types of maintenance. They circulate air for the home and involve

FUEL TYPES

Fuels vary in type and installation between oil, gas, propane, heat pump, electric, and other fuel types

ADDITIONAL SYSTEMS

Forced hot air systems often are incorporated with cooling systems and have various other related components like condensate drain/acid neutralizing or condenser systems

CIRCULATING

BOILERS

STEAM BOILERS

Steam boilers range in fuel type and heat the water to the point it rises through the system with steam. There are one pipe and two pipe systems.

CONVENTIONAL BOILERS

Conventional boilers use various fuels and circulate water with pumps for heating purposes. They may have tankless coils incorporated into the boiler

TANKLESS BOILERS

Tankless boilers are typically a higher efficiency system that heats water on demand. They often have dual purpose designs to also function as a tankless water heater

HEATING

OTHER TYPES

ELECTRIC

There are various systems that provide electric heat or are electric powered. They vary from baseboards to furnaces

HEAT PUMP

Heat pumps convert heat from the air or ground sources to provide heat to the home. There are various system designs.

DUCTLESS

Ductless systems use a combination of electric and heat pump and are often used for supplemental heat.

All heating systems require regular maintenance and there are many other systems and details about systems not listed here.

ABOUT THIS GUIDE

IT IS ONLY THE BEGINNING...

This guide is designed to be a starting point to start a maintenance plan for your home. All systems typically require some form of maintenance and all maintenance should be performed per manufacturers recommendations. In addition to this guide you should confirm every system in your home and add it to the list and confirm what maintenance is needed. Do not rely on this document to provide all needed maintenance for your home.

notes:
