

REPAIREDNESS HOME MAINTENANCE CHECKLIST

FOUR MAIN SYSTEMS

1. HVAC (heating and cooling)
2. PLUMBING (water supply and sewer)
3. ELECTRICAL
4. HOME & PROPERTY

DO AN EYES, EAR, NOSE INSPECTION OF ALL YOUR SYSTEMS

EYES

- Walk around your system and looking for
- burn marks
- rust
- rubber dust
- metal filings
- shiny areas of metal or signs of wear
- loose hardware
- leaking fluids (oil, grease, water)
- stand back and watch it running does anything look strange

EARS

- run the system and listen for anything out of the ordinary
- listen during start up for bangs, squeals, slipping, scrapping
- listen while its running odd vibrations, increase or decrease in speed or pitch
- listen as it shuts off, does it shut down property, does anything keep running or make a loud or high pitched noise as it shuts off

NOSE

- as you walk around the system and inspect use your nose
- smell for burning, rubber, electrical, oil or grease odours
- if you smell anything like that shut it down immediately

***IF YOU FIND ANY PROBLEMS DURING YOUR INSPECTIONS HAVE AN EXPERT COME AND FIX IT NOW BEFORE THE PRICE GOES UP**

PRIORITIES

***IF EVERYTHING SEEMS FINE THEN SCHEDULE A ROUTINE INPSECTION AND SERVICE**

***IN THE FOLLOWING ORDER DEPENDING ON BUDGET,**

***FIND ONE EXPERT TO DO A FEW SO YOU ONLY PAY SERVICE CALL FEE**

***ASK THE EXPERT WHAT PARTS YOU SHOULD KEEP ON HAND AND MOST COMMON FAILURES**

1. FURNACE
2. WATER PUMP
3. WATER HEATER
4. WATER PIPE LEAKS

5. HAVE SEPTIC PUMPED OUT IF LONG OVER DUE (OR AT LEAST INSPECTED)
6. HAVE TREES TRIMMED AWAY FROM POWER LINES
7. HAVE SOMEONE REPLACE MISSING SHINGLES OR SIDING
8. HAVE YOUR DUCT WORK CLEANED OUT

WHAT CAN YOU DO

HVAC

- change any filters
- purchase extra filters
- have an extra belt on hand for your blower motor

PLUMBING

- have a few shark-bite fittings on hand to fix emergency leaks
- have an extra belt for your pump if it uses one
- have an extra pressure switch for your pump if needed
- have couplings and hose clamps to repair water lines

ELECTRICAL

- keep extra of all fuses on hand if your panel uses fuses
- inspect and repair or replace all cut or worn extension cords
- keep extra light bulbs on hand surprisingly how few people do this

HOME & PROPERTY

- do a walk and inspection
- look for missing shingles or siding
- check weatherstrip on windows and doors
- make sure all windows and doors close and lock properly and no cracked glass
- check gates, open, close and lock properly
- inspect fences and decks are in good shape, replace missing boards
- keep a few fence and deck boards on hand
- keep extra weather stripping and bundle of shingles on hand
- look for any limbs, shrubs or growth that needs to be trimmed

TAKE STOCK OF YOUR SUPPLIES, SKILLS, TOOLS

SUPPLIES

- what parts should you have on hand that you don't currently have (see above)
- replace anything you have used

SKILLS

- what do you want to learn (watch videos, get books, and start practising)
- what skills are most likely to be needed (what the most likely emergencies)

TOOLS

- organize your tools & replace anything that is missing or nearly worn out
- what other tools will you need to support the new skills you want to learn