

Maintenance Schedule

*This maintenance schedule highlights maintenance issues for all homes.
Get additional maintenance information specific to your home from your builder.*

While your new home has many features and benefits, it is not maintenance free. Its warranties are in place to guard against defective materials of workmanship, not to take the place of routine maintenance.

All building permits that were issued on new homes after April 15, 2000 are required to have a residential mechanical ventilation system. Ask your builder what kind of ventilation system you have and how you should maintain your ventilation system for proper operation.

During its first year or two a new home goes through a curing process as the various components and materials adjust to each other and to their new environment. Be extra vigilant with maintenance during his time.

Check for and wipe-up any condensation at window and around fixtures in bath. If this occurs it usually will be in the first year curing process or occasionally due to excessive moisture from cooing or frequent showering.

Furnace and air conditioning filers need to be checked and replaced regularly. During your home's first tow years after construction check them every month or two, then every two months of according to the manufacturer's directions.

Fill out this table and use it as a quick reference form major appliances. Remember that improper maintenance on your part can negate the warranty on many fixtures. Please consult a professional for help with maintenance tasks you are unfamiliar with.

Builder _____ **Phone Number** _____
Address _____
Type of Ventilation System _____

Appliance/Heating/Ventilation				
ITEM	SERIAL#	MODEL #	DATE SERVICED	OTHER INFORMATION
Air-conditioning				
Furnace				
Water Heater				
Mechanical Ventilation				
Exhaust Fan				
Fresh Air Intake				
Damper Control				
Fireplace				
Clothes Dryer				
Clothes Washer				
Microwave				
Kitchen Exhaust & Fan				
Refrigerator				
Range/Stove/Cooktop				
Dishwasher				