

Included every month

- Two hours of labor to complete the following:
- Monitor water filtration system/water softener and furnace filter. Fill/replace as needed (Filters provided by home owner)
- Inspect toilets for water leaks, fill level, flapper condition, fill valve condition, supply line condition and tighten toilet seats. Replace flapper and fill valve once per year per toilet included.
- Visual inspection of home exterior addressing minor issues like caulk repairs, vent obstructions, insects, wasp nests, etc.
- Replace light bulbs as needed (Bulbs provided by home owner)
- Test all GFCI's (Recommended to be tested monthly, a failure can result in shock or electrocution. We will replace any failed GFCI for \$50 including material)
- As time allows, address items on homeowner's to-do list

Additionally you benefit from:

10% off all labor while subscription is active.

January

Clean/sanitize kitchen sink garbage disposal

Flush water heater or clean filter for tankless water heater if equipped. (Recommended by manufacturers every 6 months)

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

Vacuum kitchen refrigerator coils & exterior vents

Inspect interior doors and make adjustments as required

February

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Clean range vent grease filter

Inspect, Vacuum & clean bathroom fans and grills (A major source of home fires is failed/dirty bathroom exhaust fans)

Inspect/clean refrigerator door gaskets and interior vents

March

Clean/sanitize kitchen sink garbage disposal

Descalcify dishwasher and clean out drain filter

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

Visually inspect attic for pests and water damage

Inspect and clean faucet aerators

April

Inspect & clean gutters (assumes "normal" conditions not exceeding 22' above ground. Additional cleaning will be charged at the hourly rate)

Inspect exterior hose bibs, adjust packing if leaking around stem

Visual inspection of roof & foundation

Turn on exterior water

Inspect garden hoses, replace hose gasket if necessary.

May

Clean/sanitize kitchen sink garbage disposal

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

Install window/door screens

Clean & inspect Exterior A/C unit

June

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Descalcify dishwasher and clean out drain filter

Clean range vent grease filter

Power wash driveway/sidewalk up to 300SQFT (\$249 value)

Infrared camera survey to determine sources of air leakage from exterior to interior of home. (Help drive energy efficiency in your home)

July

Clean/sanitize kitchen sink garbage disposal

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Flush water heater or clean filter for tankless water heater if equipped. (Recommended by manufacturers every 6 months)

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

August

Adjust/lubricate problem doors and locks

Lubricate all garage door hinges, springs, bearings, rollers, and pivot points

Test garage safety shut-off

Inspect, Vacuum & clean bathroom fans and grills (A major source of home fires is failed/dirty bathroom exhaust fans)

Inspect fire extinguishers – if present

September

Clean/sanitize kitchen sink garbage disposal

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

Descalcify dishwasher and clean out drain filter

Clean entire length of dryer vent line (Lower fire risk and better dryer efficiency, National avg cost is \$139)

October

Clean range vent grease filter

Inspect & clean gutters (assumes “normal” conditions not exceeding 22’ above ground. Additional cleaning will be charged at the hourly rate)

Inspect exterior hose bibs, adjust packing if leaking around stem

Remove, inspect, vacuum & store window & door screens (Larger homes may require extra time)

Inspect and tighten laundry hoses, replace gaskets if needed.

November

Clean/sanitize kitchen sink garbage disposal

Clean exterior dryer vent (Lower fire risk and better dryer efficiency)

Check doors for adjustments due to change in moisture levels

Inspect weather stripping around exterior doors

December

Empty/clean washing machine drain pump filter (accessible filters only) and clean front load sealing gasket

Descalcify dishwasher and clean out drain filter

Replace smoke and carbon monoxide detector batteries

Replace batteries for automatic sinks

Infrared camera survey to determine sources of air leakage from exterior to interior of home.