



FALL Maintenance Check List



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 & 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

If you have any further questions, please contact our Client Care Department at: 905-662-3039 ext. 4221 or clientcare@marzhomes.com



WINTER Maintenance Check List



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 & 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 & 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 & Fireplace(s)
- Test smoke alarms and carbon monoxide detectors

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SPRING Maintenance Check List

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 & fireplace(s)
- Test smoke alarms and carbon monoxide detectors

April

- Turn off humidifier. Shut off water supply valve & 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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SUMMER Maintenance Check List



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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