



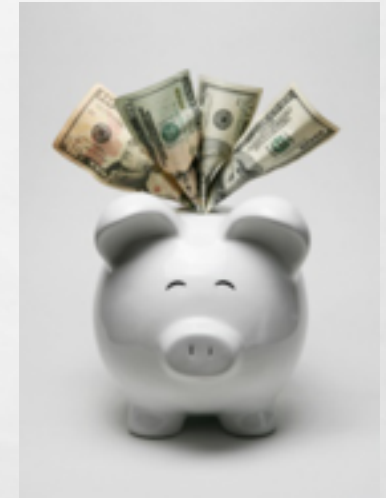
# **HOME MAINTENANCE PROGRAM**

**SCHARF BUILDING SERVICES**

# Why You Need a Home Maintenance Program

## Reasons You Need This Program

- To stop “putting off” the things you should be doing, but don’t have time or the ability
- Reduce the risk of a fire in your home
- Reduce the cost of repairs by being proactive
- Keep your family safe
- Help make your home be more efficient
- Keep all occupants healthy



# Furnace Filters - Quarterly

- **We will change the furnace filters and/or clean electronic filters (owner provided) every three months**

## 5 Reasons to change your furnace filter

- **Extend the life of your HVAC unit**
- **Keep energy costs down**
- **Maintain a healthy air quality**
- **Keep your heating & cooling system clean**
- **A clean peace of mind**





# Inspect GFI receptacles & random outlets & fixtures - Quarterly

- We will make sure all GFI receptacles are operating properly and check outlets for any malfunction.
- Replace any light bulbs needed (provided by owner)

It is standard code to have a GFI receptacle 6' from any water, all garages, exterior outlets and an unfinished basement

Tip:

According to creebulb.com if you replace 15 incandescent light bulbs with 60 Watt-LED-Daylight bulbs and have them on for approximately 10 hours per day, your potential yearly savings could be \$301.10!



# Smoke & Carbon Monoxide Detectors – 2 times a year

- **We will test smoke detectors and replace if needed with sealed 10yr battery units per code. (This does not include units attached to alarm systems)**



- **Three out of five home fire deaths result from fires in properties without working smoke alarms.**
- **More than one-third (37 percent) of home fire deaths result from fires in which no smoke alarms are present.**
- **The risk of dying in a home fire is cut in half in homes with working smoke alarms.**
- **Many lives could be saved and much disability prevented if citizens could learn to recognize and prevent the dangers of carbon monoxide poisoning.**



# Bathroom Exhaust Fans - Yearly

- **We will check all bathroom exhaust fan functions and clean vents**



- **A properly installed bathroom exhaust fan will rid the bathroom air of excess moisture, humidity, odors and other pollutants. It also helps to remove water vapor that has accumulated on mirrors and walls. Occupants will be much more comfortable with proper ventilation. In addition to improved indoor air quality, deterioration of the home is minimized saving the homeowner costly repairs.**
- **Exhaust fans commonly found in the ceilings of bathrooms and laundry rooms cause many residential fires and fires in commercial and industrial buildings. Exhaust fan fires have caused more than \$50 million in property damages.**



# Dryer Vent cleaning – Yearly

- **We will clean the dryer vent piping through to the outside**

- Besides being moist, dryer exhaust is full of lint, and when the lint dries out, it's a fire hazard. The National Fire Protection Association warns that 16,800 home fires involved washing machines and dryers in 2010. While many dryer fires are caused by lint buildup in the vent pipes, some are caused by lint collecting around the bottom of the dryer. You're not safe unless the exhaust is directed outside by an appropriate system of vent pipes.
- The air that comes from a dryer exhaust is moist and warm, and the combination is an ideal recipe for a mold colony in the room where the dryer is located. Mold growth isn't the only problem with moist air, however. The moisture condenses on the walls and flakes off paint and warps paneling. If it penetrates to the framing, you may have to uncover the walls and replace studs or joists, and that can be expensive.



# Refrigerator Coil Cleaning - Yearly

- **We will pull out your refrigerator and vacuum all the coils. (extra charges may apply for additional refrigerators)**

- **Simple maintenance and cleaning procedures can greatly extend the life and efficiency of your refrigerator.**
- **Lots of dust on the coils can cause a refrigerator to run inefficiently. And dust under the refrigerator can mix with moisture from the air to gum up the finish on your floor.**





# Analyze attic space conditions - Yearly

- **We will check for moisture, cracks and any unfavorable conditions in your attic.**
  - Water damage, leaks, seepages, cracks, and mold are among the most common attic problems.
  - Make sure all vents are clear and air is able to flow without hindrance.
  - Check sheathing under ridge vent for proper air flow.
  - Check for any blockages due to animal and bird's nests, leaves, etc..
  - Make sure all sheathing around any penetrations is dry.
  - Check the insulation. Poor insulating can create a great deal of heat loss through the attic and have a significant impact on your utility bills.



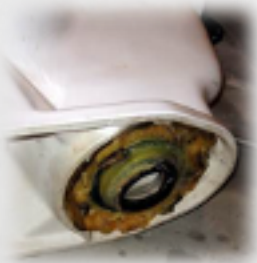
# Analyze crawl space/basement conditions -- Yearly

- We will check for moisture, cracks, etc.
- A basement is a great space for storage of additional activity space--if it is dry. But if it is wet or damp, the basement is little more than wasted space--or worse: a source of moisture that can damage the home's structure.
- Standing water problems in a crawlspace can have many sources, but the most common two are surface water (roof water & improper grading) and ground water (water table). Both issues should be addressed during construction of the home, but rarely are.



# Interior plumbing analysis - Yearly

- **We will check existing plumbing / drain lines / toilets and we will clean hair and debris from tub drains.**
  - **A small leak in a faucet or shower could get worse over time. The amount of water that is leaking may seem insignificant, but even a little water can cause water damage which can be quite costly to repair. Not to mention the gallons of wasted water that a leak can produce.**
  - **Debris that collects in sink and tub drains will cause the water to drain slower and slower over time.**
  - **Calcium builds up inside a faucet aerator over time and it can obstruct the flow of water.**
  - **The garbage disposal can also be a source of leaks that can easily go unnoticed.**
  - **According to the statistics from my local water company, a small leak the size of the head of a pin, dripping at one drop per second can cost you 7 gallons per day. A large leak that is commonly found in toilets can cost you 200 gallons or more per day. This means that a standard leaky toilet wastes about 8 cubic feet per month – the same amount of usage for a single-family home, or about \$70.**



Tip: If you are on vacation or have a vacant property... turn your water off to avoid ANY frozen pipes bursting while you are away!



# Garage Doors - Yearly

- **We will check the operation of your garage door, safety stops on opener and lubrication.**



- **Visually inspect the garage door. Look at springs, cables, rollers and pulleys for signs of wear.**
- **Test the garage door opener's reversing mechanism**



## Tip:

- **While on vacation, unplug the garage door opener unit or use a vacation lock console security switch, which renders remotes unusable and is an optional accessory to most openers.**

# Windows & Door Functionality (interior & exterior) – Yearly

- **We will check doors for operation and check windows for cracks and sealant problems.**



- **Little holes in caulking or weather stripping around doors can add up to big energy wasters when you consider the entire home. In fact, these little holes can waste as much cooling or heat as an open window.**



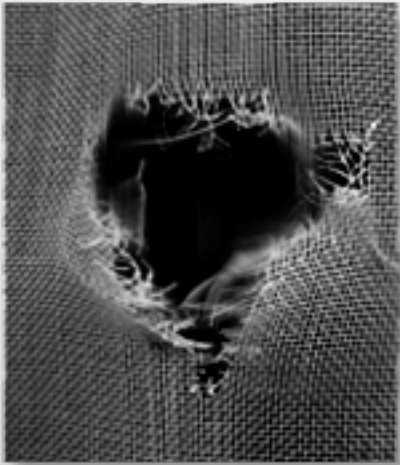
**As much as 65 percent of a home's total energy bill is used to heat and cool the home—yet up to half of this conditioned air leaks out of the home.**



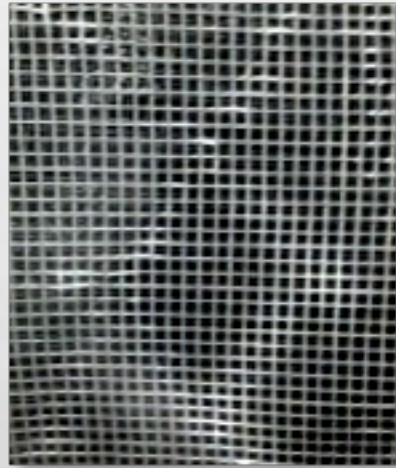
# Window Screens – Yearly

- **We will inspect all of your window and door screens - Yearly**

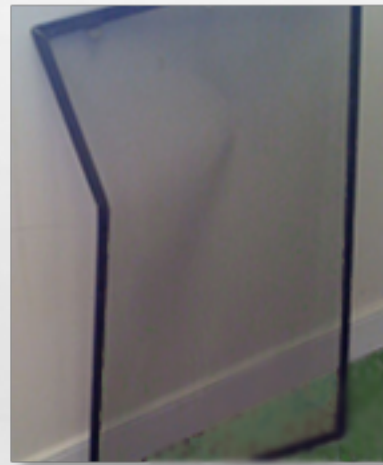
**Tears & Rips**



**Sun Damage**



**Bent Frames**



- **Inspect all window and door screens.**



# Roof, Roof flashings, penetrations and edge details - Yearly

- **We will verify current conditions of the roof and all flashings, penetrations and edge details.**
- **The roof is one of the most neglected and expensive areas of the home.**



## 5 most common Roofing problems

- **Flashings**
- **Soffit**
- **Fascia**
- **Gutter**
- **Shingles**



# Exterior – Yearly

- **We will inspect the exterior of your building construction components, I.E. decks, gutters/downspouts, including all sealants.**



- **Perhaps no other building material plays such a key role in your home as siding. It protects your house against the harshest elements and is a factor in your home's appearance, architectural character, and value.**



**A thorough washing of your deck may be all it needs, but if your deck has loose boards, cracks or decay, it needs more work.**



## **HOME MAINTENANCE PROGRAM**

**Thank you for your time and interest in our Home Maintenance Program.  
We at SBS would like to help you keep your home in a healthy, safe and  
efficient condition.**

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