Home Owner's Maintenance

Continually review your Villages Use and Care Manual which is now available online by visiting **www.thevillageshomewarranty.com**

Carpet • Professionally cleaned: Manufacturer recommends heat extraction method	Once a year
GFCI Outlets/Breakers and ARC Fault Breakers • Test and re-set	Monthly
Caulking • Areas to inspect: » *Counter tops - Sinks - Tile Showers - Exterior Thresholds*	Inspect every few months; caulk as needed
Lint Filter in Dryer • Lint in air filters may cause vent to clog up and cause dryer to work improperly	• Clean vent periodically on roof (Every 6 months) • Clean lint from dryer on every load
Change Batteries in Smoke and C/O detectors-9-volt	Every 6 months
Change Air Filter - Call your HVAC contractor	Every 6 months to 1 year
Flush HVAC Condensation Drain Line with warm water-1 gallon	Every 6 months
Garage Overhead Doors • Inspect for possible maintenance or lubrication needed	Check Annually
Block Homes • Areas to inspect » *Exterior cracks: Caulk and repaint as needed* » *Check caulking around exterior windows* » *Your home may need to be re-painted within 3-5 years* • Block homes require cleaning with a mild detergent	Inspect Every Few Months Once a year
Frame Homes • Siding will need to be washed	Every 6 months

Tips

- Scented candles can put smoke into your air system and cause darkening around doors and air vents.
- When adding landscaping stay out of drainage swales and away from utility set backs.
- Consider adding donuts around your sprinkler heads to protect them from damage or over growth.
- Avoid using toilet bowl cleansers with bleach additives as they will deteriorate the working parts of the tank.

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