

Wood Glen Homeowner Maintenance Schedule

Suggested Maintenance items to be done by the home owner	MONTHLY	QUATERLY	SEMI-ANUALLY	ANNUALLY	COMMENTS
Heating and A/C servicing			X		
Treat A/C condenser area for Fire Ants		X			or as needed
Replace A/C Filter	X				
Check Condensation drain and flush with 1 cup of bleach			X		
Caulk ceramic tile in kitchen and bath			X		
Run two trays of ice in disposal and flush with water		X			or as needed
Inspect and repair caulking at windows and siding			X		
Inspect exterior paint			X		repaint every 3-5 years
Inspect and repair settling cracks and gaps			X		
Clean mildew on exterior surfaces			X		or as needed
Drain, flush and refill water heater				X	semi-annually in hard water areas
Inspect and clean roof gutters and valleys		X			
Clean and test smoke alarms	X				replace batteries as needed
Check and clean dryer vent pipe		X			
Inspect shower caulking		X			recaulk as needed
Lubricate garage door tracks		X			
Inspect and adjust exterior door weather stripping		X			
Check and refill soft-water filter system with appropriate salt		X			

*Original template supplied by Morrison Homes