

Appliance & Home Maintenance Checklist

Following this checklist will help you to preserve and protect your home and appliances while saving thousands of dollars annually. You should perform a maintenance checkup on a minimum basis of twice a year (spring and fall are the best times). This is also a great list to review if you are preparing to put your home on the market!

Check List:

- Replace HVAC filters and remove other debris around the system. Wipe off accumulated dust and grime. (Electronic filters must be changed monthly) Make sure that you check and clean all vents.
- Check and replace if necessary weather stripping around doors and windows.
- Remove accumulated sediment and residue from the hot water heater by draining completely.
- Remove debris and accumulations from outside unit of the HVAC system that may prevent the smooth passage of air. Ensure that lines' insulations are attached and properly affixed.
- Check basements and crawlspaces for dampness from leaks.
- Remove mold and mildew from bathrooms completely. Patch holes and add new caulking if necessary. Clean tile grout and repair if necessary. Include vents and windows.
- Run water on all sinks and check for leaks.
- Run the dishwasher with vinegar to help remove residue. Check for leaks. Clean filter and lubricate or replace seals. Check the dishwasher rack for any scratches or places where the coating may be missing and replace. Note: You should never apply sealant to a dish washer rack; it may not hold. Sealant can break loose and cause additional damage. It's better to replace a rack than replace the machine.
- Run a full cycle on the washer with vinegar to help remove residue. Check hoses for leaks.
Remove lint and other debris from the close dryer filter and vents.
- Add baking soda to garbage disposal to help loosen caked-on food particles.
- Clean the stove burners with a degreaser and test ensure a free passageway of the gas. To reduce risk of a fire, use the same degreaser to clean the hood, oven and surface areas. Don't forget to clean other vents and windows.
- On your freezer/refrigerator, vacuum the refrigeration condenser coils and grills and brush off other grime and build-up. Usually just vacuuming the coils is sufficient. If vacuuming is not enough, remove the appliance from the house and apply coil cleaner. Make sure that you cover electrical connections and hose down your work area after you're finished.
- Thoroughly clean freezer/refrigerator inside and out. Don't forget to clean the drip pan. Seals and gaskets must be cleaned thoroughly as well. (Replace if necessary). Poorly sealing door gaskets cause the compressors to overwork and burn up. Door gaskets should be cleaned but not lubricated.
- Change smoke/fire detector batteries and test.
- Check furnace fan and motor. Excess buildup will shorten the fan motor life and cause an out of balance condition with fan motor. If you can, vacuum in and around the motor. If fan and motor are not serviceable, hire a trained technician to perform the maintenance.
- If you are experiencing reduced air flow from your homes air vents or notice water buildup around the base of your furnace at times, you may have a dirty A-coil (evaporator coil). Dirty A coils are most often caused by missing or poorly fitting furnace filters. Some A coils have an access panel but most often you will have to cut open the homes metal air ducts to get to the A coil. Compressed air is not be advised because it will just blow debris into the building, furnace or its duct work. Spray the coil thoroughly with your cleaning solution and allow it to soak for at least 5 minutes. You want to get the cleaner deep into the fins. Rinse the coil with water and inspect.
- Some old furnaces with gas chambers have a hard time keeping the pilot light lit. Sometimes this condition is caused by a clogged exhaust vent. To correct the problem, remove the furnace from its location. Prepare degreaser and a water hose with good water flow. Flush the furnace chamber and vent thoroughly stopping several times to spray degreaser and allowing it to soak prior to flushing.



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www.DownUnderApp.com

916-989-9061

Sacramento
(916) 371-3711

Roseville
(916) 725-4206

Fair Oaks
(916) 965-8334

Folsom
(916) 989-9061

Natomas
(916) 570-0101

Elk Grove
(916) 428-4193