



Traton Homes

Quick Reference Guide



Top 10 Homeowner Maintenance Items Recommendations For Care

Maintenance Item	Description	Frequency of Maintenance
Roofing	Your roof receives more abuse from the elements than any other part of your house. Leaves and debris left on your roof will slow water down enough to create a leak. Loose shingles can occur after storms or high wind.	Inspect monthly, cleaning your roof as often as needed.
Gutters	Clogged gutters are the major cause of roof leaks. When a gutter gets clogged, water flows back under the roof instead of going into the downspout.	Gutters and downspouts should be inspected at least twice a year (in the Spring and Fall.)
Exterior Caulking	Due to the exposure of the elements, the caulking around doors and windows will shrink and crack. A leak in these areas can cause a great deal of damage.	Inspect at least 4 times per year, and re-caulk as necessary.
Exterior Paint and Stain	The paint, stain, and caulking on the outside of your home are the only defense between the elements and the exterior of your house. Moisture penetration is the primary cause of damage to any wood outside the home.	Stains may need to be applied yearly, and paint every two (2) years. Certain exposures may require re-coating more frequently.
Exterior Concrete	Driveways, walks, and patios are subject to environmental extremes unlike most building materials. Changes in temperature and moisture will cause cracking to occur.	Cracks should be sealed with an acrylic crack sealant to prevent water from getting below the concrete and causing settlement. Also, use sand as the best alternative for de-icing.
HVAC	Proper maintenance on your heating and cooling system can greatly increase the service life of your equipment and will lower energy bills. Changing the filter eliminates dust build up and allows for the system to operate more efficiently.	Change furnace filters monthly, with yearly 'tune up' service on your furnace and air conditioning systems.
Deck	Deck maintenance is one of the most overlooked maintenance items. A deck should be sealed when it reaches a moisture content below 20 percent. Generally, this takes 2-4 weeks in warm, dry conditions.	Reseal decks every 2-3 years. Decks with more shade or sunlight may require resealing sooner.
Shower and Bath Caulking	Caulking in tubs and showers can break down and should be regularly inspected.	Inspect and Re-caulk as necessary.
Natural Stone/Granite Care	Natural Stone countertops require simple maintenance that will preserve their beauty for many years. Clean with warm water and a mild detergent or stone soap and rinse immediately. If water no longer stands on the surface, apply a stone sealer.	Clean as necessary.
Smoke Detectors	Smoke detectors are a very important part of your home's fire safety. They must be inspected on a regular basis to insure they are working properly.	Test monthly, and replace batteries at least once per year.