

**Ovens**

- Check controls and heating elements for operation.
- Inspect door seal and hinge operation.
- Inspect bulb and replace if needed.
- Check self-cleaning lock out mechanism if available.
- Tighten and adjust handles and other hardware as needed.
- Keep glass, racks and interior clean with good housekeeping.
- Expected life is 14 years. Plan to replace prior to failure.

Cooktops/Ranges

- Check burners and ignitors for proper operation.
- Check operation of downdraft vents if any. Lubricate, adjust and recommend cleaning (fire hazard) as needed.
- Tighten and adjust handles and other hardware as needed.
- Keep surface, grates and burner areas clean with good housekeeping.
- Expected life is 14 years. Plan to replace prior to failure.

Dishwashers

- Remove lower panel and inspect for leaks in supply or drain hoses. Tighten clamps or recommend repairs to hoses as needed.
- Remove lower tray and check bottom pan for rust or deterioration.
- Clean interior filter screens.
- Check and adjust operation of upper and lower spray arms/trays.
- Check door seal for wear or damage.
- Run unit to test while observing for leaks.
- Tighten and adjust handles and other hardware as needed.

- Dishwashers are often connected to a gap device on the sink. Check gap connections, remove cap from the gap and thoroughly clean.
- Expected life is 8 years. Plan to replace prior to failure.

REFRIGERATORS

- Remove grills and clean.
- Clean condenser coils using vacuum and refrigerator brush.
- Inspect seal for damage and wear and clean as needed. Check and clean any dispenser mechanism.
- Check and clean out any icemaker. Use ice for cleaning disposal
- Check bulbs and replace if needed.
- Check and test drain tubes and drip pan. Clean as needed.
- Tighten and adjust handles and other hardware as needed.
- Keep door seals, racks and interior clean with good housekeeping.
- Expected life is 12 years. Plan to replace prior to failure.

GARBAGE DISPOSAL

- Test for and remove any foreign objects.
- Dump ice from the freezer maintenance into the disposal and run to clean unit.
- Inspect under sink for leaks, loose hoses and electrical connections. Tighten and/or recommend repairs as needed.
- Disposers are often connected to a gap device on the sink. Remove cap from the gap and thoroughly clean.
- Expected life is 7 years. Plan to replace prior to failure.

TRASH COMPACTOR

- Open compactor drawer, remove bin and clean any debris from behind bin.
- Remove any trash stuck to the top of the compaction plunger.
- Close door and cycle unit to test. Repair if needed.
- Tighten and adjust handles and other hardware as needed.
- Expected life is 7 years. Plan to replace prior to failure.

WASHER

- Disconnect from power and move out for access behind the appliance. This is usually a two-man job to reduce risk of damage to appliance or finishes.
- Inspect inlet hoses for leaks, rust or damage. Replace hoses every three years or as needed.
- Shut off water and inspect screens at ends of hoses. Clean as needed.
- Adjust legs to level as needed.
- Clean out any debris behind washer.
- Remove built up detergent from interior parts and lid.
- Tighten and adjust handles and other hardware as needed.
- Reinstall.
- Keep interior/exterior clean with good housekeeping. Leave door ajar when not in use to reduce moisture and mold growth.
- Expected life is 8 years. Plan to replace prior to failure.

DRYER

- Disconnect from power and move out for access behind the appliance. This is usually a two-man job to reduce risk of damage to appliance or finishes.
- Clean debris from behind dryer as needed.
- Check gas and electrical connections for leaks or shorts. Repair as needed.
- Check and replace interior bulb if necessary.
- Check and clean out filter and hose duct. Replace flexible duct if damaged or broken.
- Inspect exhaust duct through wall and recommend cleaning if blocked.
- Check the termination flapper, clean and make sure it is working and seals well when dryer is off.
- Level legs to match washer and tighten.
- Reinstall.
- Clear lint filter constantly and keep exterior/interior clean with good housekeeping.
- Expected life is 8 years. Plan to replace prior to failure.

SMOKE DETECTORS

- Clean housings annually.
- Test unit quarterly and replace batteries as needed.
- Replace any older units with new models with ten year expected life.

CARBON MONOXIDE DETECTORS

- Clean housings annually.
- Test quarterly and recommend replacement as needed.
- Replace any older units with new models with ten year expected life.

MICROWAVE LEAK DETECTION

- Operate appliance and inspect microwave door and seal for tight fit.
- Keep interior of unit clean and operate per the manufacturer instructions.
- Check unit for suspected leaks with test instrument.
- Expected life of microwave is ten years. Replace prior to failure.