



Quarterly: **Summer Services:**

Complete Building Envelope Inspection and Maintenance:

- ✓ Check floor drain or pump system for hot water tank and air conditioning
- ✓ Check smoke, life safety and security alarms
- ✓ Check sump pump, service once a year.
- ✓ Clean or replace furnace and heat recovery air filters
- ✓ Check window, door and cladding sheet metal flashings for damage
- ✓ Clean debris from roof, drains, gutters and down pipes.
- ✓ Check caulking and sealants for wear, cracking and debonding
- ✓ Check sloped roof shingles for wear and damaged or missing water diverters.
- ✓ Check wall cladding, wood window/door trims, band boards, and roof fascias for damage or deterioration
- ✓ Check flat roof membranes for wear, blistering and delimitation
- ✓ Check all exhaust vents, remove blockages and ensure flappers are operating correctly.
- ✓ Check paint finishes for wear, discoloration, fading chalking and peeling.

To protect.....and preserve