

THE BLDR GROUP

HOME MAINTENANCE PROGRAM

Your Home. Protected Year-Round.

Virginia Beach · Chesapeake · Norfolk · Portsmouth
Suffolk · Hampton · Newport News

VETERAN OWNED & OPERATED

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ABOUT THIS PROGRAM

The BLDR Group's Home Maintenance Program is designed to help homeowners in Hampton Roads protect their investment, prevent costly repairs, and maintain the quality of their home year-round. As a veteran-owned and operated general contracting firm with 40+ years of combined leadership experience, we understand that a well-maintained home is the foundation of everything else.

This program covers:

- Seasonal maintenance checklists (Spring, Summer, Fall, Winter)
- Post-renovation care and upkeep guidance
- Annual inspection and repair schedules
- Emergency contact and service request procedures

WHY PREVENTIVE MAINTENANCE MATTERS

Most major home repairs — roof failures, water intrusion, HVAC breakdowns, foundation issues — begin as small, overlooked problems. A consistent maintenance routine:

- Extends the life of your home's systems and finishes
- Protects your investment and preserves resale value
- Reduces emergency repair costs by catching issues early
- Maintains warranty coverage on recent renovation work
- Keeps your home safe for your family

SPRING CHECKLIST (MARCH – MAY)**Exterior**

- ☐ Inspect roof for winter damage — missing shingles, lifted flashing, damaged ridge caps
- ☐ Clean gutters and downspouts; check for sagging or separation from fascia
- ☐ Inspect all exterior caulking around windows, doors, and penetrations; re-caulk as needed
- ☐ Check siding, trim, and painted surfaces for peeling, cracking, or moisture damage
- ☐ Inspect foundation perimeter for cracks, settling, or water pooling
- ☐ Clear debris from window wells and basement egress areas
- ☐ Check driveway and walkways for winter heave or cracking
- ☐ Inspect deck/porch for loose boards, fasteners, and structural integrity
- ☐ Test all exterior outlets and lighting (GFCI reset if needed)

Interior

- ☐ Replace HVAC filters; schedule annual A/C tune-up
- ☐ Test smoke detectors and carbon monoxide alarms; replace batteries
- ☐ Inspect attic for signs of moisture, mold, or pest intrusion
- ☐ Check crawl space vapor barrier and ventilation
- ☐ Flush water heater to remove sediment buildup
- ☐ Test sump pump operation before rainy season
- ☐ Inspect plumbing under sinks for slow leaks or corrosion
- ☐ Clean dryer vent duct from exterior cap to appliance

Landscaping & Drainage

- ☐ Grade soil away from foundation (minimum 6" drop over 10 feet)
- ☐ Inspect irrigation system; check for broken heads or leaks
- ☐ Trim trees and shrubs away from roofline and siding

SUMMER CHECKLIST (JUNE – AUGUST)**Exterior**

- ☐ Inspect window and door screens; repair or replace damaged screens
- ☐ Check exterior paint and stain for fading or peeling; touch up as needed
- ☐ Inspect and clean outdoor A/C condenser unit; clear vegetation around unit
- ☐ Check deck/fence stain or sealant; re-apply if water no longer beads
- ☐ Inspect garage door hardware, springs, and auto-reverse safety function
- ☐ Clean and seal concrete or paver surfaces

Interior

- ☐ Deep clean range hood filters and exhaust fans
- ☐ Inspect attic ventilation and insulation for heat buildup
- ☐ Check all ceiling fans for wobble; tighten mounting hardware
- ☐ Test GFCI outlets in bathrooms, kitchen, garage, and exterior
- ☐ Inspect caulking in showers, tubs, and around sinks; re-caulk if cracked or mildewed
- ☐ Check refrigerator door seals and clean condenser coils

Pest Prevention

- ☐ Inspect foundation, sill plates, and wood framing for termite activity
- ☐ Seal gaps around pipes, wires, and conduit penetrations
- ☐ Check attic and crawl space for evidence of rodent or insect activity

FALL CHECKLIST (SEPTEMBER – NOVEMBER)**Exterior**

- ☐ Clean gutters after leaf fall; install gutter guards if not already in place
- ☐ Inspect and clean chimney flue; schedule professional sweep if wood-burning
- ☐ Caulk and weatherstrip all exterior doors and windows before heating season
- ☐ Drain and winterize irrigation system before first freeze
- ☐ Disconnect and store garden hoses; shut off exterior hose bibs
- ☐ Inspect roof flashing around chimneys, skylights, and vents
- ☐ Check attic insulation levels; add if below R-38 to R-60 (Hampton Roads recommended)

Interior

- ☐ Schedule annual furnace/heat pump inspection and tune-up
- ☐ Replace HVAC filters
- ☐ Test smoke detectors and CO alarms; replace batteries
- ☐ Reverse ceiling fans to clockwise rotation for winter heating efficiency
- ☐ Inspect fireplace damper operation; check for drafts
- ☐ Check water heater temperature setting (120°F recommended)
- ☐ Inspect washing machine hoses for bulging or cracking; replace if older than 5 years

FALL CHECKLIST (SEPTEMBER – NOVEMBER, CONTINUED)**Emergency Preparedness**

- ☐ Locate and label main water shut-off valve
- ☐ Confirm generator operation and fuel supply
- ☐ Review homeowner's insurance policy; document any recent improvements for accurate coverage

WINTER CHECKLIST (DECEMBER – FEBRUARY)**Exterior**

- ☐ Inspect roof after heavy snow or ice events; remove ice dams promptly
- ☐ Check exterior pipes and hose bibs for freeze damage after cold snaps
- ☐ Keep gutters and downspouts clear of ice buildup
- ☐ Inspect weatherstripping on all exterior doors; replace if compressed or torn
- ☐ Monitor foundation and basement walls for moisture or frost heave

Interior

- ☐ Keep cabinet doors under sinks open during extreme cold to prevent pipe freezing
- ☐ Know how to shut off water quickly in case of a burst pipe
- ☐ Check for drafts around electrical outlets on exterior walls; add foam gaskets
- ☐ Inspect basement and crawl space for condensation or moisture
- ☐ Test sump pump; confirm discharge line is not frozen

Heating System

- ☐ Replace HVAC filter monthly during peak heating season
- ☐ Keep vents and registers clear of furniture and rugs
- ☐ Inspect baseboard heaters and radiators for dust buildup

POST-RENOVATION CARE & UPKEEP

After any renovation, restoration, or repair project completed by The BLDR Group, the following guidelines help protect your investment and maintain the quality of our work.

Paint and Finishes

- Allow new interior paint to cure fully before washing (typically 30 days for latex paint)
- Clean painted surfaces with mild soap and soft cloth; avoid abrasive cleaners
- Touch-up paint provided at project completion — store in a labeled, sealed container
- Exterior paint and stain should be inspected annually; re-coat every 5–7 years

Flooring

- Hardwood: Maintain indoor humidity 35–55%; use felt pads; avoid wet mopping
- Tile: Re-grout high-traffic areas every 3–5 years; re-seal grout annually in wet areas
- LVP/LVT: Avoid rubber-backed mats; use manufacturer-approved cleaners only
- Carpet: Professional cleaning recommended every 12–18 months

Cabinetry, Plumbing & Structural

- Wipe cabinet faces with damp cloth; avoid excess moisture near joints
- Adjust cabinet hinges seasonally if doors shift due to humidity changes
- Run water in infrequently used fixtures monthly to prevent drain trap evaporation
- Inspect supply lines under sinks and behind toilets every 2 years
- Monitor repaired structural areas for the first full seasonal cycle (12 months)
- Report any new cracking, settling, or moisture to BLDR promptly

ANNUAL INSPECTION & REPAIR SCHEDULE

System / Component	Frequency	Notes
HVAC (heating & cooling)	Twice yearly (spring & fall)	Licensed HVAC technician
Roof inspection	Annually + after major storms	Visual + flashing check
Gutter cleaning	2x per year (spring & fall)	More if heavy tree coverage
Chimney sweep & inspection	Annually (if wood-burning)	CSIA-certified sweep
Plumbing inspection	Every 2 years	Check supply lines, water heater
Electrical panel inspection	Every 5 years	Licensed electrician
Pest/termite inspection	Annually	Licensed exterminator
Exterior caulking & sealants	Annually	Re-caulk as needed
Dryer vent cleaning	Annually	Fire prevention
Water heater flush	Annually	Extend tank life
Smoke/CO detector test	Monthly	Replace units every 10 years
Sump pump test	Twice yearly (spring & fall)	Before rainy/storm season
Crawl space inspection	Annually	Moisture, vapor barrier, pests
Attic inspection	Annually	Insulation, ventilation, moisture
Foundation inspection	Annually	Cracks, settling, drainage

HAMPTON ROADS CLIMATE CONSIDERATIONS

- High humidity (May–Sep): Promotes mold, mildew, wood rot, and paint failure. Target 50% indoor relative humidity.
- Hurricane & tropical storm season (Jun–Nov): Inspect roof, gutters, and caulking before season.
- Salt air exposure (coastal): Accelerates corrosion on metal fasteners and HVAC equipment. Rinse exterior surfaces after storms.
- Freeze-thaw cycles (Dec–Feb): Causes concrete cracking and pipe damage. Winterize irrigation before first hard freeze.
- Heavy rainfall & flooding: Ensure positive drainage away from foundation at all times.

THE BLDR GROUP

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Hours: Monday–Friday, 6:00 AM – 6:00 PM

When to Call BLDR

- Post-renovation warranty questions or concerns
- Renovation, restoration, or repair estimates
- Insurance claim support and documentation
- General contracting and project management inquiries
- Annual home inspection coordination

Utility Emergency Contacts — Hampton Roads

For life-safety emergencies (gas leaks, electrical fires, structural collapse), call 911 first.

- Dominion Energy (electric): 1-866-366-4357
- Virginia Natural Gas: 1-800-552-7459
- Hampton Roads Sanitation District: (757) 460-2261
- City of Virginia Beach Public Utilities: (757) 385-4631

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BLDR SERVICE OFFERINGS

Renovation

Kitchen, bath, whole-home, and room additions

Restoration

Insurance claim support, storm and water damage restoration

Repair

Structural, exterior, interior, and systems repair

General Contracting

Full project oversight and subcontractor coordination

Project Management

Owner's representative and construction management

Start to Finish. One Team.

The BLDR Group brings 40+ years of combined leadership experience to every project. We are your single point of contact from the first conversation through project completion.

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