




// MAINTENANCE LIST

Estimated Cost*

Quarter / Task	Recommended Month	Importance	 ELITE	 MARQUIS	 HOMEVISION
Q1					
Air filter change	January	Encouraged	\$180	\$120	Included
Painting (entire exterior)	February	As Needed	\$39,000	\$36,000	\$30,000
Trash service set up (yearly contract, weekly pickup)	February	Required	\$858	\$792	\$660
Pest control/tick spray (monthly contract for summer months)	March	Encouraged	\$585	\$540	\$450
Pool/hot tub set up (2x weekly visit)	March	Required	\$5,077	\$4,686	\$3,905
Window washing	March	Encouraged	\$3,900	\$3,600	\$3,000
Landscaping set up	March	Required	\$20,150	\$18,600	\$15,500
Q2					
Air filter change	April	Encouraged	\$180	\$120	Included
Deep clean/organize	April	Encouraged	\$1,950	\$1,500	\$1,350
Outdoor furniture set up	April	Required	\$750	\$540	\$450
Opening water systems (exterior)	April	Required	\$585	\$540	\$450
BBQ tune up or deep clean	April	Encouraged	\$390	\$360	\$300
Power/soft washing (walkways)	April	Encouraged	\$1,000	\$720	\$600
Power/soft washing (exterior)	April	As Needed	\$7,540	\$6,960	\$5,800
Leave room for errors/issues/one-off projects	June	NA	NA	NA	NA
Q3					
Air filter change	July	Encouraged	\$180	\$120	Included
Deep clean/organize	July	Encouraged	\$1,950	\$1,500	\$1,350
Leave room for errors/issues/one-off projects	August	NA	NA	NA	NA
Off-season project planning	September	NA	NA	NA	NA
Q4					
Air filter change	October	Encouraged	\$180	\$120	Included
Deep clean/organize	October	Encouraged	\$1,950	\$1,500	\$1,350
Trash service set up (if only a seasonal contract was set up)	October	Required	\$468	\$432	\$360
Roof inspection (every 1-3 years)	October	As Needed	\$650	\$600	\$500
Pool closing	October	Required	\$650	\$600	\$500
Winterize (outdoor water)	October	Required	\$585	\$540	\$450
HVAC/boiler service	November	Encouraged	\$585	\$540	\$450
Outdoor furniture storage	November	Encouraged	\$488	\$450	\$375
Dryer vent clean out	November	Required	\$585	\$540	\$450
Fire place/kitchen hood service	November	Encouraged	\$455	\$420	\$350
BBQ tune up or deep clean	November	As Needed	\$390	\$360	\$300
Water heater / filter service	November	Encouraged	\$520	\$480	\$400
Air duct cleaning	November	As Needed	\$1,950	\$1,800	\$1,500
Gutter clean out	November	Encouraged	\$468	\$432	\$360
Leave room for errors/issues/one-off projects	December	NA	NA	NA	NA

Estimated Cost	\$94,198	\$85,512	\$71,160
Total Required	\$29,708	\$27,270	\$22,725
Total Encouraged	\$14,961	\$12,522	\$10,335
Total As Needed	\$49,530	\$45,720	\$38,100

* Costs are reflective of an example 6-bedroom, 4,500 square foot, 1-acre property

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