



HOME MAINTENANCE CHECKLIST

Make sure to hang this in a visible place so you can keep up with your home's health easily!

Spring (April-June)

- Clean your gutters and ensure proper flow.
- Inspect roof for damaged shingles and clear debris.
- Check flashing and re-seal as needed.
- Inspect exterior for any rotting wood and repair as needed.
- Check deck/porch for any loose boards or posts and repair as needed.
- Inspect and replace any bad caulking around windows, doors, siding, joints, etc., as needed.
- Get your air conditioning system ready for summer; consider having it serviced.
- Wash windows, repair/replace screens as needed.
- Check caulk or seal between house foundation and driveway, repair as needed.
- Oil garage door tracks.
- Trim trees, bushes, and shrubs. (Wait until spring-flowering shrubs have finished blooming.) Check trees for interference with power lines.

Summer (July-August)

- Clean your gutters and ensure proper flow.
- Scrape, prime, and paint any areas on the house or garage that are in need. Especially bare wood. Some states require an EPA certified contractor to remove and dispose of lead-laced paint.
- If the house or garage doesn't need paint, wash exterior at least once.
- Look for visible signs of carpenter ants, termites, or other destructive insects.
- Check all flat roofs and recoat or seal as needed, especially flashing.
- Check for mortar that needs repair. (Chimney, inside of fireplace, etc.) and tuck-point, or repair as needed. Check concrete drive, sidewalks, patios, and landings for condition and level; patch cracks, level.
- Check grout in bathrooms, kitchen, etc. Repair as needed.
- Clean carpets, wax tile and hardwood floors. Choose a water-based finishes and the correct type of wax. Check and clean dryer vent, and other exhaust vents to exterior of your home.

Fall (September-October)

- Have chimney cleaned (yearly, if wood burning; every 5 years if gas appliances)
- Check damper in fireplace for obstructions, such as bird nests.
- Scrape loose window glazing and replace as needed.
- Check weather-stripping and glazing on all doors and windows, and repair as needed.
- Get heating system ready for winter. Get furnace serviced/inspected at least every other year.
- Turn off and flush outdoor water faucets. Flush hoses and store them. Winterize sprinkler systems as well. Test sump pump and make sure all garage floor or driveway drains are flowing properly.
- Check driveway/pavement for cracks. Make sure to repair before winter.
- Clean and reseal decks, fences, and other striations made of pressure-treated wood.
- Prune bushes, trees, and shrubs (except spring-flowering shrubs)

Winter (November-February)

- Repair any interior wall damage and touch up or repair paint as needed.
- Remove shower heads and clean sediment. This prolongs it's life and helps with water pressure as well. Inspect plumbing for leaks, clean aerators on faucets.
- Check all locks and deadbolts on your doors and windows. Replace as needed.
- Test that your electrical outlets are in working order.
- Regularly check for ice dams and icicles – these can damage your gutter system.
- Check caulking around showers and bathtubs, and repair as needed.
- Inspect the basement for moisture and mold.
- At winter's end, reopen interior valves supplying outdoor water pipes.