

Home Maintenance Checklist

Seasonal

Spring

- Check your roof for damage
- Check interior and exterior of house for moisture, mold, and deterioration
- Have a HVAC professional inspect and maintain your system as recommended by the manufacturer
- Check your water heater for leaks or rust
- Clean the kitchen exhaust hood and air filter
- Repair all cracked, broken, and uneven driveways and walks
- Check the water shutoff valves at all plumbing fixtures to make sure they function
- Clean the clothes dryer exhaust duct and damper, and the space under the dryer

Summer

- Check kids' playground equipment
- Observe the health of trees surrounding house
- Check wood deck or concrete patio for deterioration
- Check the exterior siding
- Check all window and door locks
- Check your home for water leaks
- Inspect for signs of pests or unwelcomed animals
- Check water hoses on the clothes washer, refrigerator, icemaker & dishwasher for cracks/bubbles

Fall

- Have a heating professional check your heating system
- Protect your home from frozen pipes
- Run all gas-powered lawn equipment until the fuel is gone
- Test your emergency generator
- Have a certified chimney sweep inspect and clean the flues and check your fireplace damper
- Remove birds' nests from chimney flutes and outdoor electrical fixtures
- Make sure the caulking and doors and windows is adequate to reduce heating/cooling loss
- Make sure the caulking around the bathroom fixtures is adequate to prevent water from seeping into the subflooring
- Remove screens from windows and install storm windows
- Clean the gutters and check downspouts are attached

Winter

- Familiarize yourself with the gas main valve and other appliance valves
- Make sure all electrical holiday decorations have tight connections
- Check the breaker box, wires, and switches
- Test all AFCI and GFCI devices
- Only when it is safe to do so, occasionally check for ice-dam formation in the gutters

Annual Maintenance

- Review your emergency escape plan with your family
- Make sure your house number is visible from the street for first responders to see
- Replace all extension cords that have become brittle, worn, or damaged
- Inspect and clean dust from the covers of your smoke detectors and carbon-monoxide alarms
- Check your fire extinguisher & change batteries in alarms
- Lubricate garage door springs
- Drain sediment from hot water heater
- Inspect fuel tank for working condition
- Clean your bathroom exhaust fan
- Clean refrigerator coils

Every 2-5 Years

- Clean heating ducts
- Reseal grout in bath and kitchen tiles
- Review energy efficiency and conduct an audit as needed
- Clean & pump septic tank
- Replace caulking around windows and doors

Every 5-10 Years

- Paint exterior if you have wood sidings
- Inspect kitchen appliances and replace as needed
- Replace Carbon Monoxide detector

15 Years or More

- Check the roof - life expectancy varies based on type of material: asphalt, wood, metal, tile, composite, slate, etc.
- Replace or repair exterior decks
- Replace kitchen and bathroom faucets
- Install new HVAC units

**This checklist is for educational purposes only. All maintenance should be performed based on your home's individualized needs.*