

HOME MAINTENANCE SCHEDULE



We have developed this home owners checklist from years of personal experiences on our own properties, careful research, and input from our remarkable exhibitors! Let us know if you have anything to add!

MONTHLY

- Check furnace filters and replace as needed
- Check water softener and replenish salt
- Clean faucet aerators and shower heads to remove mineral deposits
- Check tub and sink drains, unclog if necessary. Check traps under sinks and inspect for leaks
- Vacuum heat registers, clean blinds, baseboards and behind beds
- Clean garbage disposal. Grind ice cubes and flush with hot water and baking soda
- Check gutters and downspouts for overflows, leaks
- Check grading around house to make sure water runs away from the foundation
- Check air vents both inside and outside to make sure they are not blocked

SEASONAL- FALL – GET READY FOR WINTER!

- Clean yard debris and leaves from lawn and garden beds. Aerate and overseed, apply fertilizers as needed
- Seal driveway cracks
- Clean carpets and flooring
- Check gutters and downspouts to make sure all leaks are sealed leaves and debris are removed with no blockages. Run water in gutter to ensure proper drainage and verify that downspouts drain least 3' from the foundation
- Check roof shingles, chimney, skylights, plumbing vents, and flashing
- Check attic for leaks, loose insulation and pests and repair
- Shut off water sources to outside hose beds and sprinkler system. Have sprinkler system blown to remove water from the lines.
- Disconnect hoses, drain and store. Shut off hose bed water valves inside the home. Wrap insulation around outdoor faucets and pipes and in unheated garages
- Remove window air conditioners and store for winter
- Inspect caulking and seals around doors and windows and repair as necessary
- Check garage door for proper operation and replace light bulbs. Clean the tracks and grease roller wheel axels
- Change all batteries in smoke detectors

- Replace all outdoor light bulbs
- Check water main/meter or well pump for leaks or sweating
- Have HVAC system tuned up for winter
- Inspect and test sump pump and back up pump
- Remove window screens, clean and store for winter

WINTER

- Monitor doors and windows for drafts and leaks
- Monitor chimney, attics, crawl spaces for pests and leaks
- Oil locks and hinges on doors and tighten hardware in the house
- Seal granite counters

SPRING - SPRING CLEANING!

- Check exterior for any signs of winter wear including missing shingles, loose siding, flashing around chimney, leaking in attic, missing caulking and peeling paint
- Clean yard debris, leaves, and garden beds and under decks and porches. Check and clean gutters and downspouts Power wash or soft wash windows and the exterior of your home, including sidewalks and decks, roof and siding. Trim dead branches from trees and mulch gardens
- Check for signs of rodents, bats, termites, roaches in the yard, crawlspaces, attic, basement and garage
- Turn sprinkler system and outside hose beds on, reattach hoses and check for leaks
- Spring HVAC Tune UP!
- Clean dryer vents and check kitchen and bath fans and filters
- Inspect basement and crawl spaces. Check for water or puddles and inspect floor drain and hot water system
- Check electrical outlets for damage and test ground fault interrupters
- Check and test smoke detectors and CO2 alarms
- Inspect joints in tile and caulk around sinks and tubs. Seal grout in tile as needed
- Replace window screens and repair as needed
- Inspect septic tank
- Clean ceiling fan blades

SUMMER

- Check connections to clothes washer, dishwasher, and ice machines for leaks. Replace washer lines every 5 years
- Drain water and sediment from hot water heater and replace water. Check pressure valve and vent
- Check HVAC drain for blockage and clear as necessary
- Check foundation for cracks and signs of settling
- Inspect all toilets for leaks around the base, replace wax rings as necessary, and inspect floats and shut offs
- Check sprinkler system and hose connections for leaks
- Check all ductwork and reseal joints with HVAC foil tape

