

Home Maintenance Schedule

Summer and Quarterly		Date last completed				
Plumbing						
Faucets and shower heads	Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.					
Drains	Clean with baking soda. Pour water down unused drains.					
Pipes	Inspect visible pipes for leaks.					
Kitchen and bathroom cabinets	Check under and around for leaks.					
Toilets	Check for stability and leaks.					
Water heater	Check area around water heater for leaks. If you have hard water, drain 1-2 gallons water.					
Interior						
Wood cabinets and trim	Apply a wood protectant.					
Interior doors	Lubricate hinges.					
Garage door	Lubricate hardware. Inspect mechanism for free travel.					
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.					
Basement or crawl space	Check for cracks or any sign of dampness or leaks. Check for any evidence of termites or wood-eating insects.					
Ceramic tile	Check and clean grout.					
Electrical and appliances						
Heating and cooling systems	Clean and replace filters if necessary.					
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.					
Refrigerator	Clean dust from top. Clean refrigerator drain pan. Clean and defrost freezer if necessary.					
Dishwasher	Check for leaks.					
Wiring, electrical cords, and plugs	Check for wear or damage. Replace if necessary.					
Smoke detector	Test for proper operation and replace batteries if necessary.					
GFI outlets	Test for proper operation.					
Exterior						
Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.					
Landscaping	Check for proper drainage.					
Concrete and asphalt	Clean oil and grease.					

Fall		Date last completed			
Plumbing					
Plumbing shut-off valves	Inspect for proper operation.				
Outside faucets	Drain.				
Water heater	Flush out hot water to remove accumulated sediment.				
Faucet aerators	Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.				
Interior					
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.				
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.				
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.				
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.				
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.				
Sectional garage doors	Adjust the travel and tension.				
Fireplace	Inspect flues. Clean if necessary. Inspect fireplace brick and mortar for cracks or damage.				
Electrical and appliances					
Heating system	Service heating system and heat pump.				
Cooling system	Remove debris from around units and clean with garden hose. Remove window air conditioner or protect with weatherproof cover. Clean and replace filters if necessary.				
Refrigerator coils	Clean.				
Combustible appliances	Inspect and service if necessary.				
Exterior					
Roof	Check for leaks. Check for damaged, loose, or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.				
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.				
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.				
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.				
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.				
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.				
Lawn and patio furniture	Clean and store or cover with weatherproof material.				

Spring		Date last completed			
Plumbing					
Water heater	Flush out hot water to remove accumulated sediment.				
Interior					
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.				
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.				
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.				
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.				
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.				
Electrical and appliances					
Heating and cooling system	General furnace inspection: Look for rust, scaling on heat exchanger, and proper flame color; note odd sounds or smells; and check condition of venting. Remove debris around units.				
Circuit breakers	Exercise.				
Refrigerator	Clean coils.				
Exterior					
Decks	Scrub mildewed areas and treat for water stains, mildew, and fungus.				
Roof	Clean. Check for leaks. Check for damaged, loose or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.				
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.				
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.				
Windows	Clean.				
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.				
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.				
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.				

Winter		Date last completed			
Plumbing (when temperatures are in the teens)					
Interior faucets	Leave kitchen sink faucet dripping slightly and the cabinet doors under the sink standing open. Leave vanity faucets dripping slightly and vanity doors standing open.				
Interior					
Thermostat	Maintain 70 degrees on your thermostat when temperature outside drops below 15 degrees.				
Automatic Set-Back Thermostat	If you have an automatic set-back thermostat, do not allow the thermostat to set back when temperature drops below 15 degrees outside.				
Circulation	Do not completely close doors on rooms without return-air grilles including closets. Leaving a door open only a couple of inches will allow for proper circulation.				
Exterior					
Windows	Make sure all windows/storm windows are closed completely. Re-caulk around windows and doors to prevent drafts. Over a period of time, caulk will shrink and crack and will allow air to travel through				
Doors	Install storm doors on exterior doors - especially those with a north or west exposure.				
Hoses	Remove all exterior hoses from faucet connections.				
Garage door	Keep your garage door <u>CLOSED</u> at all times except when a vehicle is moving in or out of the garage. A short burst of cold air can freeze the pipes in the garage ceiling. If the pipes in the garage ceiling do freeze, leave the door between the garage and the house open until pipes thaw.				
Driveway/Sidewalks	<u>DO NOT</u> use salt or a salt-based product to melt snow or ice on any exterior concrete. Sweep-hose driveway as soon as practical after city snow plows have thrown salt on the driveway near the street in front of your home to prevent premature surface failure of the driveway.				