

A ROOM-BY-ROOM,
SEASON-BY-SEASON GUIDE

HOME MAINTENANCE CHECKLIST

*Small habits that protect
your biggest investment*



ROOF

- Inspect shingles
- Check for leaks
- Look for wear



CHIMNEY

- Inspect masonry
- Check flashing
- Clean flue



GUTTERS

- Clean debris
- Check alignment
- Ensure proper drainage



WINDOWS

- Inspect seals
- Clean glass
- Check locks



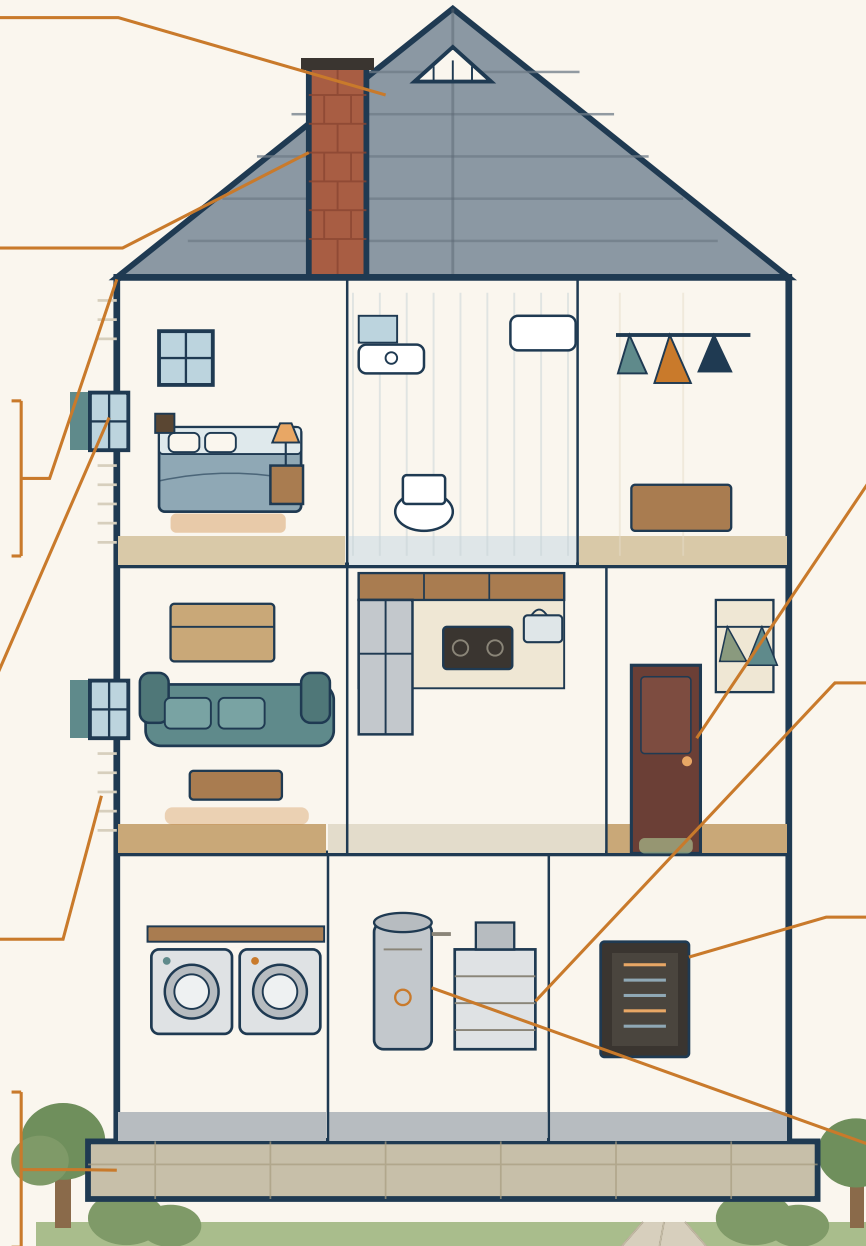
SIDING

- Check for cracks
- Look for rot
- Re-caulk joints



FOUNDATION

- Check for cracks
- Inspect for leaks
- Ensure proper drainage



DOORS

- Check seals
- Lubricate hinges
- Ensure secure locks



HVAC

- Replace filters
- Inspect ducts
- Service system annually



ELECTRICAL

- Test GFCI outlets
- Inspect panel
- Check loose connections



PLUMBING

- Check for leaks
- Inspect pipes
- Test water pressure



ONGOING & SPRING

MONTHLY, YEAR-ROUND

- ☐ Test smoke & carbon monoxide alarms
- ☐ Check/replace HVAC air filter
- ☐ Inspect fire extinguisher gauges
- ☐ Run water & flush rarely-used drains
- ☐ Test GFCI outlets (press "test/reset")
- ☐ Clean garbage disposal & check for leaks under sinks
- ☐ Clean exterior dryer duct termination
- ☐ Inspect visible plumbing for drips
- ☐ Vacuum refrigerator coils (every other month)
- ☐ Check for pests or signs of rodents

SPRING

March – May

- ☐ Inspect roof & flashing for winter damage
- ☐ Clean gutters & downspouts; check for leaks
- ☐ Service A/C unit before hot weather hits
- ☐ Inspect exterior paint, siding & trim
- ☐ Check foundation for new cracks
- ☐ Re-caulk exterior windows & doors as needed
- ☐ Power-wash siding, deck & walkways
- ☐ Inspect deck/porch boards & railings
- ☐ Start irrigation system; check sprinkler heads
- ☐ Fertilize lawn & mulch garden beds

SUMMER, FALL & WINTER

SUMMER

June – August

- ☐ Clean dryer vent & exhaust duct
- ☐ Inspect & repair window/door screens
- ☐ Trim trees & shrubs away from roofline and siding
- ☐ Check attic ventilation & insulation, and check for signs of mold and water stains
- ☐ Service outdoor grill & propane lines
- ☐ Reseal driveway or walkways if cracking
- ☐ Mid-season gutter check (heavy tree cover)

FALL

September – November

- ☐ Service furnace/heating system
- ☐ Clean gutters after leaves drop
- ☐ Inspect roof for loose or damaged shingles
- ☐ Drain & store garden hoses; shut off exterior spigots
- ☐ Check weatherstripping around doors & windows
- ☐ Schedule chimney inspection & cleaning
- ☐ Replace furnace filter
- ☐ Rake leaves & aerate/overseed lawn
- ☐ Store or cover outdoor furniture
- ☐ Test & clean sump pump (if applicable)
- ☐ Seal driveway cracks before freeze

WINTER

December – February

- ☐ Watch for ice dams on the roofline
- ☐ Insulate exposed pipes in unheated areas
- ☐ Re-test carbon monoxide detectors
- ☐ Keep walkways clear & stock ice melt
- ☐ Check attic insulation depth
- ☐ Feel for drafts around windows & doors
- ☐ Reverse ceiling fans to clockwise (winter mode)
- ☐ Restock emergency kit: batteries, flashlights, water

ONCE A YEAR & AS NEEDED

ANNUAL

- ☐ Inspect & clean chimney flue
- ☐ Flush & test water heater; check pressure valve
- ☐ Have septic tank inspected/pumped (if applicable)
- ☐ Inspect roof shingles for wear or granule loss
- ☐ Check foundation & grading for water drainage
- ☐ Service well pump (if applicable)
- ☐ Inspect crawl space for moisture or pests
- ☐ Review homeowner's insurance policy
- ☐ Have fire extinguishers professionally inspected
- ☐ Inspect electrical panel & test main breakers
- ☐ Check caulking in bathrooms & kitchen

AS NEEDED

- ☐ Replace HVAC filters (every 1–3 months)
- ☐ Replace smoke & carbon monoxide alarm batteries (every 6–12 months)
- ☐ Replace smoke & carbon monoxide alarms after 10 years
- ☐ Touch up exterior & interior paint
- ☐ Sharpen & service mower blades
- ☐ Lubricate garage door tracks & hinges, and check reversing mechanism and sensors
- ☐ Clean range hood filter
- ☐ Re-grout tile as it wears