

Home Maintenance List



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Winter:

- Clean and reseal all tiles and grout if needed. Replace any loose or cracked grout.
- Check all interior caulking around tubs, showers, toilets and sinks. Scrape out and replace any cracked or loose caulking
- Check and replace filter in heating system. Change out monthly if necessary.
- Check basement walls and floors for dampness and clean dehumidifier frequently.
- Check and clean the dryer vent, air conditioner, stove hood, and room fans. Keep heating and cooling vents clean and free from furniture and draperies.

Spring:

- Check roof for any broken or loose shingles and replace.
- Check all metal flashing on roof and around chimney, vents and skylights.
- Check exterior caulking around windows, doors, trim, siding and flashing. Scrape out and replace any cracked or loose caulking.
- Check to make sure that all smoke detectors, carbon monoxide detectors and fire extinguishers are all in working order. Change out batteries when needed or twice a year.
- Check foundation for cracks.
- Check and fix, or replace leaking toilets, faucets, washer, dishwasher, and supply lines.
- Clean out all drains to insure proper drainage.
- Remove and store storm windows. Replace with screens.
- Open damper in fireplace if you don't have an AC Unite for better ventilation.

- Drain hot water heater once a year to get all sediments out. Make sure water heater is off and don't turn it back on till it's refilled. Check for leaks and corrosion. Read the water heaters direction.
- Check and replace filter in heating system. Change out monthly if necessary.
- Check basement walls and floors for dampness and clean dehumidifier frequently.
- Check attic and crawl space vents to make sure they're open to ensure proper ventilation.
- Check and clean the dryer vent, air conditioner, stove hood, and room fans. Keep heating and cooling vents clean and free from furniture and draperies.
- Inspect air conditioning system for the hot summer.
- Check Refrigerator to make sure the seals are air tight. Clean gaskets for a proper seal or replace if damaged. Vacuum coils twice a year to keep it running longer and more efficient.
- Check basement walls and floors for dampness and clean dehumidifier frequently.

Summer:

- Check siding for any damage or rotting and replace.
- Paint or stain exterior if needed.
- Inspect for nests around your eaves and remove them.
- Check septic tank to see if it needs to be pumped out. (If applicable)
- Check basement walls and floors for dampness and clean dehumidifier frequently.
- Check and replace filter in heating system. Change out monthly if necessary.
- Check for signs of rodents in attic and crawl space. Get rid of any rodents and seal all holes and cracks where they might be entering.
- Check and clean the dryer vent, air conditioner, stove hood, and room fans. Keep heating and cooling vents clean and free from furniture and draperies.
- Check all concrete and as fault for cracks, holes, algae and moss. Clean or repair if necessary

- Inspect your decks, steps, fences and gates. Clean, repair, and add a good weatherproofing product if needed.

Fall:

- Inspect weather stripping around exterior Doors and windows. Replace if needed
- Check and replace filter in heating system. Change out monthly if necessary.
- Check to make sure that all smoke detectors, carbon monoxide detectors and fire extinguishers are all in working order. Change out batteries when needed or twice a year.
- Remove all window air conditioners.
- Trim tree branches that are touching or near your home and roof.
- Clean off all debris off your roof.
- Spread moss killer along ridge of roof
- Clean gutter and downspouts.
- Remove window screens and replace with storm windows.
- Check basement walls and floors for dampness and clean dehumidifier frequently.
- Close attack air vents to help keep your home warmer.
- Clean fire place of ashes and make sure damper closes tightly. Inspect Chimney for repairs
- Check and clean the dryer vent, air conditioner, stove hood, and room fans. Keep heating and cooling vents clean and free from furniture and draperies.
- Get your heater system inspected and cleaned for the cold winter.
- Check and insulate all outdoor exposed piping and Faucets. Unhook and drain all hoses.