

Home Maintenance Schedule



Monthly

Jan Feb March April May June
 July Aug Sept Oct Nov Dec

Plumbing

Pipes	Inspect visible pipes for leaks.
Kitchen and bathroom cabinets	Check under and around for leaks.
Toilets	Check for stability and leaks.

Interior

Windows and Doors	Check locks to ensure they operate properly. Clean out dirt and dust.
Garage door	Lubricate hardware. Inspect mechanism for free travel and safety reverse operation.

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.
Dishwasher	Check for leaks.
Smoke detector	Test for proper operation and replace batteries if necessary.
Clothes Washer (front loading)	Clean with vinegar and water on the interior after a Cleaning or Heavy Wash cycle. There are cleaning packets that can be ran through the appliance as well.
Garbage Disposal	Clean by dumping ice tray in disposal and running. Other options are baking soda or vinegar and water
GFI outlets	Test for proper operation.

Exterior

Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, rodent entry, or blockages.
Landscaping	Check for proper drainage.

Quarterly

Winter Spring Summer Fall

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.

Water heater	Check area around water heater for leaks.
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.
Ceramic tile	Check and clean grout.
Electrical and appliances	
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.
Refrigerator	Clean dust from top and back if possible. Clean refrigerator drain pan. Clean and defrost freezer if necessary.
Dishwasher	Check for leaks.
Clothes Dryer	Check the lint trap for build up. Inspect dryer vent going to the exterior.
Wiring, electrical cords, and plugs	Check for wear or damage. Replace if necessary.
Smoke detector	Test for proper operation and replace batteries if necessary.
Exterior	
Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.
Landscaping	Check for proper drainage.
Lawns	Apply pre-emergent.
Concrete and asphalt	Clean oil and grease.
Fall	
Plumbing	
Plumbing shut-off valves	Inspect for proper operation and leaks.
Outside faucets	Drain and cover exterior faucets.
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.
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 window air conditioner or protect with weatherproof cover. Cover exterior compressor if desired.

Refrigerator coils	Clean.
Smoke Detectors	Replace batteries when time changes.
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 and repair as needed.
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.
Septic system	Examine septic system drain field for flooding and odor. Have tank pumped annually.
Lawn and patio furniture	Clean and store or cover with weatherproof material.
Spring	
Plumbing	
Sprinkler systems	Check for proper operation, alignment of heads, and leaks.
Exterior Faucets	Turn faucets on and check for leaks.
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.
Smoke Detectors	Replace batteries when time changes.
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 by turning off then on.
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.
Lawns	Apply pre-emergent.
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.