

Home Maintenance Checklist

Monthly and seasonal tasks that keep small problems from becoming five-figure repairs. Print it, stick it inside a utility-room cabinet, and check things off as you go.

Every month (about 15 minutes)

- ☐ Check the HVAC filter — swap 1-inch filters monthly, thicker filters every 3 months
- ☐ Test smoke and CO detectors with the test button
- ☐ Run hot water in kitchen and bath drains for 60 seconds; listen for slow drainage
- ☐ Feel under sinks and around toilet bases for moisture
- ☐ Check the fire extinguisher gauge — needle in the green
- ☐ Garage door reversal test: lay a 2x4 flat in the path; the door should reverse on contact
- ☐ Log anything you fixed or noticed, with the date

Spring (March - May)

- ☐ Inspect the roof from the ground with binoculars — missing shingles, lifted flashing, sagging gutters
- ☐ Clean gutters and downspouts; confirm water discharges 4+ feet from the foundation
- ☐ Service the A/C: new filter, hose off condenser coils, clear a 2-foot perimeter
- ☐ Reseal exterior caulk at windows, doors, and siding penetrations
- ☐ Test outdoor GFCI outlets and hose bibs for freeze cracks
- ☐ Inspect the deck for rot at post bases and ledger board; re-stain if water no longer beads
- ☐ Trim tree branches within 6 feet of the roof
- ☐ Flush the water heater to remove sediment

Summer (June - August)

- ☐ Inspect exterior paint and siding; touch up bare wood
- ☐ Clean the dryer vent duct, not just the lint trap
- ☐ Check attic ventilation and insulation
- ☐ Pressure-wash driveway, walks, and siding; look for foundation cracks it exposes
- ☐ Refresh weatherstripping on exterior doors
- ☐ Test the sump pump — pour a bucket of water into the pit
- ☐ Clean the grill; check the propane hose for cracks

Fall (September - November)

- ☐ Second gutter cleaning, after leaf drop
- ☐ Service the furnace; new filter and thermostat batteries
- ☐ Have the chimney swept if you burned more than 3 cords last season
- ☐ Drain and disconnect exterior hoses; shut off and drain hose-bib supply lines
- ☐ Blow out the sprinkler system before the first hard freeze
- ☐ Reverse ceiling fans to clockwise on low
- ☐ Reseal any exterior caulk that failed over summer
- ☐ Test the generator under load — run 30 minutes, change oil if it has been a year
- ☐ Stock rock salt, a snow shovel, generator fuel, spare HVAC filters

Winter (December - February)

- ☐ Watch the roof edge for ice dams
- ☐ Open cabinet doors under sinks on exterior walls during cold snaps
- ☐ Check the attic after heavy snow for water staining on rafters
- ☐ Keep indoor humidity around 30-40%
- ☐ Test GFCIs and every smoke detector once more before spring
- ☐ Keep a 3-day supply of drinking water on hand

If you only do five things a year

- ☐ Flush the water heater
- ☐ Clean the dryer vent duct
- ☐ Service the HVAC system
- ☐ Keep the gutters clear
- ☐ Reseal exterior caulk

Follow your manufacturer's instructions, and use a licensed professional for work that requires one. General home-upkeep information, not professional advice.