

Home Maintenance Checklist

Timing is everything, especially when it comes to home maintenance. Maintenance performed regularly can help maximize the lifespan of your home and its systems and prevent expensive problems. Timing may vary according to where you live, so this checklist is designed to give you basic suggestions from which you can select what is right for you, your home, your location, and your family.

TASKS	S P R I N G	F A L L	A N N U A L	TASKS	S P R I N G	F A L L	A N N U A L
FOUNDATION AND BASEMENT				INTERIORS SURFACES			
Inspect for signs of termites and wood decay			√	Check all finished surfaces for dirt, finish failure and required repairs	√	√	
Check grading to assure that water will drain away from foundation			√	Check all joints in ceramic tile, laminated plastic and similar surfaces	√	√	
Check basement for dampness or leaking following wet weather			√	Check caulk or grouting around bathtubs, showers and sinks	√	√	
DOORS AND WINDOWS				FLOORS			
Check doors, windows and trim for finish failure	√	√		Check for wear and damage, particularly where one material meets another (e.g., wood and carpet)			√
Check glazed openings for loose putty	√	√		Evaluate for replacement or refinishing			√
Check for broken glass and damaged screens	√	√		ELECTRICAL SYSTEM			
Take down screens (if removable); dean and store them	√	√		Check condition of cords to all appliances and plugs	√	√	
Lubricate window hardware	√	√		Check areas where wiring is exposed and replace at first sign of damage	√	√	
Check weather-stripping for damage and tightness of fit	√	√		Check smoke detectors	√	√	
Check caulking at doors, windows and all other openings and joints between different materials (e.g., wood and masonry)	√	√		If fuses blow or breakers trip frequently, call an electrician to locate the cause and make repairs			√
EXTERIOR WALLS				HEATING AND COOLING SYSTEM			
Check masonry for cracks and loose joints	√	√		Clean or change air filters	√	√	
Check painted surfaces for paint failure	√	√		Have systems checked by qualified service person	√	√	
Check siding and trim for damage or decay	√	√		Remove window air conditioners for winter or put weatherproof covers on them			√
Check all trim for lightness of fit at joints, caulk	√	√		Clean dirt and dust from around furnaces, condensing unit, grills and registers	√	√	
ROOF				PLUMBING SYSTEM			
Check for damaged or loose shingles and blisters	√	√		Service humidifier and dehumidifier			√
Check underside of roof where accessible (or attic) for water stains or dampness	√	√		Check faucets hose Bibbs, flush valves and sinks for leakage and corrosion	√	√	
Check for damaged flashings around vents and chimneys	√	√		Have service person check septic system			√
Check for damaged gutters, downspouts, hangers, strainers and splash blocks or if paint is needed on them	√	√		Check water heater for leakage, corrosion and obstruction			√
Clean gutters, strainers, downspouts and splash blocks	√	√		GROUNDS AND YARD			
Check vents, louvers and chimney caps and housings for cracks and debris			√	Drain outside water lines and hoses			√
Check fascia and soffits for paint failure and decay	√	√		Clean area wells, window wells and storm drains	√	√	
Check antenna guy wires and supports	√	√		Check driveways and sidewalks for cracks and yard for soil erosion	√	√	
Evaluate roof for future replacement			√				