

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. This checklist is designed to give you basic suggestions from which you can pick and choose what's 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
Foundation and Basement			
Inspect for signs of termites and wood decay			✓
Check grading to assure that water will drain away from foundation			✓
Check basement for dampness or leaking following wet weather			✓
Doors and Windows			
Check doors, windows and trim for finish failure	✓	✓	
Check glazed openings for loose putty	✓	✓	
Check for broken glass and damaged screens	✓	✓	
Take down screens (if removable); clean and store them			✓
Lubricate window hardware	✓	✓	
Check weatherstripping for damage and tightness of fit	✓	✓	
Check caulking at doors, windows and all other openings and joints between different materials (e.g., wood and masonry)	✓	✓	
Exterior Walls			
Check masonry for cracks and loose joints	✓	✓	
Check painted surfaces for paint failure	✓	✓	
Check siding and trim for damage or decay	✓	✓	
Check all trim for tightness of fit at joints, caulk	✓	✓	
Roof			
Check for damaged or loose shingles and blisters	✓	✓	
Check underside of roof where accessible (or attic) for water stains or dampness	✓	✓	
Check for damaged flashings around vents and chimneys	✓	✓	
Check for damaged gutters, downspouts, hangers, strainers and splash blocks or if paint is needed on them	✓	✓	
Clean gutters, strainers, downspouts and splash blocks	✓	✓	
Check vents, louvers and chimney caps and housings for cracks and debris			✓
Check fascias and soffits for paint failure and decay	✓	✓	
Check antenna guy wires and supports	✓	✓	
Evaluate roof for future replacement			✓
Interior Surfaces			
Check all finished surfaces for dirt, finish failure and required repairs	✓	✓	
Check all joints in ceramic tile, laminated plastic and similar surfaces	✓	✓	
Check caulk or grouting around bathtubs, showers and sinks	✓	✓	
Floors			
Check for wear and damage, particularly where one material meets another (e.g., wood and carpet)			✓
Evaluate for replacement or refinishing			✓
Electrical System			
Check condition of cords to all appliances and plugs	✓	✓	
Check areas where wiring is exposed and replace at first sign of damage	✓	✓	
Check smoke detectors	✓	✓	
If fuses blow or breakers trip frequently, call an electrician to locate the cause and make repairs			✓
Heating and Cooling Systems			
Clean or change air filters	✓	✓	
Have systems checked by qualified service person	✓	✓	
Remove window air conditioners for winter or put weatherproof covers on them			✓
Clean dirt and dust from around furnaces, condensing unit, grills and registers	✓	✓	
Service humidifier and dehumidifier			✓
Plumbing System			
Check faucets, hose bibbs, flush valves and sinks for leakage and corrosion	✓	✓	
Have service person check septic system			✓
Check water heater for leakage, corrosion and obstruction			✓
Grounds and Yard			
Drain outside water lines and hoses			✓
Clean area wells, window wells and storm drains	✓	✓	
Check driveways and sidewalks for cracks and yard for soil erosion	✓	✓	