

# Home Maintenance and Inspection Schedule

Use this helpful schedule to keep track of your home's maintenance needs!

## Monthly Maintenance Calendar

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Test smoke/ carbon dioxide detectors	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Test garage door auto-reverse	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Clean range hood and filters	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Test smoke/ carbon dioxide detectors	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Test garage door auto-reverse	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean range hood and filters
JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Test smoke/ carbon dioxide detectors	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Test garage door auto-reverse	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Clean range hood and filters	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Test smoke/ carbon dioxide detectors	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean garbage disposal <input type="checkbox"/> Test garage door auto-reverse	<input type="checkbox"/> Replace HVAC filters <input type="checkbox"/> Clean range hood and filters

## Annual Checklist

- Drain and inspect water heater
- Inspect fire extinguisher
- Check water main/meter for leaks
- Check washing machine hose connections
- Check for termites, rodents, and other pest
- Clean refrigerator coils
- Redo bathroom grout and caulking where necessary

- Check toilet shut-off valves
- Redo kitchen grout and caulking where necessary
- Check bathroom and kitchen exhaust fans
- Check dishwasher hoses
- Pump septic tank (every 3-5 years)  
 Last pumped: \_\_\_\_\_ Next Pump: \_\_\_\_\_

## Seasonal Maintenance Checklist

### SPRING

- Change air filters
- Change batteries in detectors
- Check for leaks in attic
- Wash windows
- Clean out gutters
- Replace damaged window/ door screens
- Inspect bricks/stucco for chipping, deterioration, or deposits
- Add mulch around trees and garden beds to retain ground moisture
- Prune landscaping
- Pressure wash driveway, patio, and deck
- Clean window wells and check drainage

### SUMMER

- Change air filters
- Change batteries in detectors
- Check for leaks in attic
- Wash windows
- Check wood decks for moisture - reseal deck if water dropped on it doesn't bead up
- Check driveway for cracks - reseal with asphalt patching caulk
- Check paint - repaint where there's chipping, peeling, or cracking
- Check dryer vent pipe for clogging
- Check for/clean mold and mildew
- Clean underbrush around trees and bushes
- Switch ceiling fans to turn counterclockwise

### FALL

- Check crawl space for water - call home inspector to find leaks
- Call furnace inspector - service furnace
- Test sump pump
- Check lawn - fertilize and reseed if necessary
- Check outdoor light bulbs
- Clean out gutters and downspouts

### WINTER

- Tighten loose handles and knobs
- Check door and window locks - replace where necessary
- Add weather stripping where necessary to insulate your home
- Switch ceiling fans to turn clockwise
- Remove screens and add storm windows
- Inspect and repair stairs and railings

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