

Home Maintenance Schedule

Every home is unique, but here are some things you may need to do seasonally.

Spring



- Turn OFF gas furnace/fireplace pilot lights.
- Test sump pump before spring thaw.
- Clean chimney if needed.
- Clear gutters & downspouts & be sure water flows away from the foundation. Fix any leaks or misalignment.
- Clean windows, replace storm windows with screens- fix as needed.
- Daylight Savings—turn on & off circuit breakers & shutoff valves & test GFI outlets. Check smoke & carbon monoxide detectors & replace batteries annually.
- Test temperature and pressure relief valve on hot water tank—consult your owner's manual on how to do it.
- Flush out hot water tank to remove any sediment— check the owner's manual on how to do it.
- Vacuum under refrigerator and clean condenser coils-& Defrost freezer whenever frost is 1/4" thick.
- Clean out basement window wells & under decks.
- Tune up lawnmower.
- Rake & aerate lawn.



Summer



- Pump septic tank.
- Repair any cracks in foundation, siding or roof.
- Clean faucet aerators and shower heads.
- Check and repair caulk and grout in bathroom or kitchen.
- Re-glaze windows if needed.
- Monitor basement humidity— less than 60%.
- Clean or replace any air conditioning filters.
- Check basement pipes for condensation— insulate cold water pipes and reduce humidity.
- Check air conditioning system— clean filters & service every 2 yrs.
- Seal off any holes in exterior that could be entry point for small pests and bugs.
- Remove any plants/roots that penetrate the siding or brick. Inspect pipes for leaks.
- Test GFI outlets for proper operations-especially after any lightening storms.
- Clean and lubricate sliding door tracks and garage door tracks.



Fall



- Clean and store patio furniture.
- Trim trees touching roof or gutters.
- Check & clean the gutters and downspouts again for accumulated seeds and leaves.
- Drain outside water spigots and store hoses.
- Check caulk and weather stripping around windows and doors— repair as needed. Make sure all close properly.
- Check chimney flues for obstructions/bird nests.
- Service heating system annually—well running furnace will increase efficiency.
- Prune and trim trees & shrubs and remove debris that may attract insects/pest within 1 foot of your house.
- Rake and fertilize the lawn.
- Sharpen lawn mower blades.
- Check snow blower is in working order.
- Clean, sharpen & store garden tools.
- Turn gas pilot light ON.
- Replace screens with storm windows.
- If you don't have one yet, get a programmable thermostat and program it to fit your schedule— will save you money and be comfortable temperature when you wake up or return from work.



Winter



- Pour water down seldom used drains.
- Clean out dishwasher food filters.
- Daylight Savings—turn on & off circuit breakers & shutoff valves & test GFI outlets.
- Test smoke and carbon monoxide detectors.
- Clean kitchen and bathroom exhaust fans.
- Clean humidifiers 2-3 times during the season.
- Check fire escape routes, door and window locks and lighting around house to be safe.
- Watch that any air vents indoor and outdoor are not blocked by snow or debris.
- Check furnace filters monthly— change as needed.
- Test well water annually.
- If you haven't changed all yet, change out 5 lights to Compact Fluorescent Lights (CFL).
- Use LED lights at the holidays— saves money.
- If you need to replace any appliances— look for Energy Star label to save money for many years.

