

# HOMEOWNER MAINTENANCE CHECKLIST

Every season has its maintenance requirements. Performing regular preventative maintenance will preserve your home's value and avoid potentially costly repairs. Listed below are reminders we recommend you consider as a starting point. Further educating yourself on maintenance items is recommended.

## Spring Checklist

- \_\_\_ Change furnace filters (monthly)
- \_\_\_ Check all plumbing connections for leaks
- \_\_\_ Inspect exterior caulk at windows & doors, re-caulk as needed
- \_\_\_ Inspect kitchen & vanity backsplash caulking, re-caulk as needed
- \_\_\_ Check smoke and carbon monoxide detectors
- \_\_\_ Clean fins on outside a/c condensing unit
- \_\_\_ Inspect a/c unit for proper operation
- \_\_\_ Inspect downspouts and splash blocks for proper drainage away from home
- \_\_\_ Inspect exterior paint, stain, siding, putty/caulk
- \_\_\_ Inspect shower/tub caulk, re-caulk as needed
- \_\_\_ Inspect the roof and roof vents, remove debris
- \_\_\_ Inspect weather stripping on all doors
- \_\_\_ Test GFCI receptacles
- \_\_\_ Trim tree back 5 feet from roof
- \_\_\_ Test arc fault and breakers
- \_\_\_ Inspect for cracks in brick mortar & reseal as needed

## Fall Checklist

- \_\_\_ Change furnace filters (monthly)
- \_\_\_ Check all plumbing connections for leaks
- \_\_\_ Inspect exterior caulk at windows & doors, re-caulk as needed.
- \_\_\_ Check smoke and carbon monoxide detectors
- \_\_\_ Clean gutters and downspouts
- \_\_\_ Inspect exterior paint, stain, siding, putty/caulk
- \_\_\_ Inspect dryer vent for lint and debris
- \_\_\_ Treat and feed Bermuda sod (Weed & Feed)
- \_\_\_ Test GFCI receptacles
- \_\_\_ Test Arc Fault breakers
- \_\_\_ Reverse motor on ceiling fan
- \_\_\_ Drain water heater & check for leaks & corrosion

## Summer Checklist

- \_\_\_ Change furnace filters (monthly)
- \_\_\_ Check smoke and carbon monoxide detectors
- \_\_\_ Clean fireplace and chimney
- \_\_\_ Clean gutters and downspouts
- \_\_\_ Condition your deck (if applicable)
- \_\_\_ Inspect downspouts and splash blocks for proper drainage away from home
- \_\_\_ Inspect exterior paint, stain, siding putty/caulk
- \_\_\_ Inspect shower/tub caulk, re-caulk as needed
- \_\_\_ Lubricate door hinges with silicone spray
- \_\_\_ Monitor secondary a/c drains
- \_\_\_ Re-caulk expansion joints in driveway & sidewalks
- \_\_\_ Test GFCI receptacles
- \_\_\_ Keep sprinklers from spraying directly on fence & exterior walls & windows
- \_\_\_ Run entire sprinkler cycle looking for damaged /obstructed heads

## Winter Checklist

- \_\_\_ Change furnace filters (monthly)
- \_\_\_ Apply pest control (annually)
- \_\_\_ Check for evidence of termites
- \_\_\_ Check smoke and carbon monoxide detectors
- \_\_\_ Clean aerators on faucets and shower heads
- \_\_\_ Clean gutters and downspouts
- \_\_\_ Inspect exterior paint, stain, siding, putty/caulk
- \_\_\_ Inspect plumbing fixtures for leaks
- \_\_\_ Inspect shower/tub caulk, re-caulk as needed
- \_\_\_ Test GFCI receptacles
- \_\_\_ Inspect weather stripping on all doors
- \_\_\_ Install freeze-proof faucet covers on exterior hose bibs

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