## Typical Home Maintenance Schedule

### Every Month
- [ ] Change HVAC filters
- [ ] Clean kitchen garbage disposal
- [ ] Test smoke and carbon monoxide alarms
- [ ] Inspect home fire extinguishers
- [ ] Deep cleaning
- [ ] Unclog/clean drains

### Every Three Months
- [ ] Clean range hood filters
- [ ] Look at your garage door/perform maintenance as needed
- [ ] Clean tracks of windows and sliding glass doors/apply silicone spray to lubricate
- [ ] Test GFCI outlets and inspect main electrical panel and circuit breakers
- [ ] Vacuum out dryer vent
- [ ] Inspect all caulking/grout for damage
- [ ] Repair holes/cracks in walls

### Every Six Months
- [ ] Clear out the gutters/down spouts
- [ ] Look at your foundation
- [ ] Clean bathroom vent fans
- [ ] Inspect your basement/crawl space for signs of moisture issues
- [ ] Look at the condition your roof
- [ ] Inspect your chimney
- [ ] Look for signs of termite/pest damage in all buildings/out-buildings on property
- [ ] Check toilets and sinks for leaks

### Once a Year
- [ ] Check appliances for leaks
- [ ] Touch-up interior paint
- [ ] Vacuum coils on refrigerator
- [ ] Check exposed pipes and fixtures
- [ ] Drain the water from water heater
- [ ] Inspect your deck
- [ ] Remove storm windows/install screens (in the spring)
- [ ] Inspect exterior paint/siding
- [ ] Inspect attic for leaks or pests
- [ ] Prune shrubs (after flowering for spring shrubs; before flowering for summer shrubs)
- [ ] Schedule HVAC inspection
- [ ] Schedule septic tank inspection
- [ ] Inspect hoses for leaks on washing machine, dishwasher, ice maker
- [ ] Look at all concrete surfaces
- [ ] Inspect sprinkler system (spring)
- [ ] Repair damaged screen doors/windows
- [ ] Perform tune up on lawn mower and sharpen the blades
- [ ] Prepare sprinkler system for use (spring)
- [ ] Check outdoor outlets
- [ ] Update your home inventory list
- [ ] Check in with your insurance company
- [ ] Check condition of all flooring
- [ ] Look at all door and window locks, lubricating as needed
- [ ] Update emergency plan
Prepare for Winter
☐ Remove screens/install storm windows
☐ Shut off outdoor water supply/store hoses
☐ Install outdoor spigot covers on house spigots
☐ Inspect caulk around doors/windows
☐ Clean/store outdoor furniture
☐ Trim trees/bushes as needed
☐ Reverse your ceiling fans to run clockwise (should be counterclockwise for summer)
☐ Perform maintenance on sprinkler system and have it blown out for winter
☐ Check for drafts around doors, windows, and outlets
☐ Close foundation vents

5-10 Years
☐ Paint the exterior of your home
☐ Install a new dishwasher
☐ Replace your kitchen sink
☐ Replace your microwave
☐ Re-caulk bathroom fixtures (every 5 years)

10-15 Years
☐ Replace the hot water heater
☐ Replace the garage door opener
☐ Install a new refrigerator and range
☐ Replace smoke and carbon monoxide detectors

Beyond 15 Years
☐ Check your roofing, plan for replacement depending on the age
☐ Replace decks, depending on age
☐ Replace bathroom and kitchen faucets
☐ Install new HVAC units, depending on age

This list is not totally exhaustive to every home. Be sure to use this as a guide while doing more research for your own home.