

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.

Together we strengthen our communities by providing education and financing that gives every Montanan the opportunity to live in a home where they can thrive.