



HOMEOWNER CHECKLIST

Seasonal home maintenance checklist

Properly maintaining your home can help you avoid costly repairs. Use this handy seasonal checklist as a guide to perform regular maintenance and keep your home in good shape. Remember that you may need a professional to handle more advanced maintenance and repairs.

SPRING MAINTENANCE

Yard and exterior structure:

- Confirm that water drains away from the house.
- Check for any visible entry points for pests (rodents, roaches, termites, bats).
- Check the roof's condition, and check for leaks.
- Check for peeling or "sagging" paint (potentially caused by water damage).
- Check for air or water leaks at window and door sills.
- Clean gutters and downspouts.
- Clean the dryer vent.

Interior walls:

- Confirm smooth door and window operation.
- Check for water damage, including evidence of sagging or peeling paint and soft or squishy walls.

Plumbing, appliances, fixtures:

- Check drains for leaks.
- Check bath and kitchen fans' operation.
- Clean dryer vents and screens.
- Clean exhaust fan outlets and screens.
- Consult a specialist to clean air conditioning coils and drain pans.
- Clean dehumidifier coils, and check operation.
- Clean kitchen range hood screens (as needed).





Electrical:

- Check for frayed or damaged cords.
- Test smoke and carbon monoxide alarms.
- Test outlets for proper hot, neutral, and ground.
- Test ground fault interrupters.

HVAC filters:

- Replace in air conditioner (central air Minimum Efficiency Reporting Value [MERV] 8).
- Replace in dehumidifier.

Basement/crawl:

- Confirm there are no wet surfaces or puddles and changes in color of walls.
- Confirm that the floor drain is working.
- Vacuum basement surfaces.

Garage:

- Check for pests and their visible entry points.
- Check for water damage, including wet surfaces or puddles and changes in color of walls.
- Confirm proper fuel can storage.
- Confirm proper function of the garage door safety shut-off.

Attic:

- Confirm fans exhaust to outdoors. (Check ductwork connections.)

FALL MAINTENANCE

Yard and exterior structure:

- Check for pests and their visible entry points.
- Check attic vents.
- Check for clear exhaust ducts.
- Clean gutters and downspouts.
- Clean the dryer vent.
- Drain outdoor faucets and hoses.
- Repair broken or cracked glass.

Interior walls:

- Confirm smooth door and window operation.
- Check for water damage, including changes in color of walls.





Plumbing, appliances, fixtures:

- Check water systems, drains, and traps for leaks.
- Clean the septic tank (every 3 – 5 years).
- Check the shower/tub area for damage.

Electrical:

- Check for damaged cords.
- Check smoke and carbon monoxide alarms.

HVAC filters:

- Replace with Minimum Efficiency Reporting Value (MERV) 8-grade filters.

Basement/crawl:

- Confirm there are no wet surfaces, puddles, or wall discoloration.
- Check that the sump pump and valve are working.
- Check for pests and their visible entry points.

Garage:

- Confirm proper fuel can storage.
- Confirm proper function of the garage door safety shut-off.
- Check for pests and their visible entry points.

Attic:

- Check for pests and their visible entry points.
- Confirm that insulation is installed.
- Check for water damage.

WINTER MAINTENANCE

Exterior structure:

- Check for icicles.
- Check for ice in high-traffic areas, like walkways and driveways.

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