



HOMEOWNER CHECKLIST

Single-family home seasonal maintenance checklist

Properly maintaining your home can help you avoid costly repairs. Use this handy seasonal checklist to keep your home in good shape. Remember that you may need a professional to help you handle certain tasks.

SPRING

Yard/exterior structure

Confirm that water drains away from the house.

Check for pests (rodents, roaches, termites, bats).

Check the roof's condition, and check for leaks. Check for peeling paint (potentially caused by water damage).

Check that the chimney, valley, plumbing vent, and skylight flashing are intact and free of debris.

Check for leaks at window and door sills.

Ensure that exhaust ducts are clear.

Clean gutters and downspouts.

Clean the dryer vent.

Interior walls

Confirm smooth door and window operation.

Check for water damage.

Plumbing, appliances, fixtures

Check water systems, drains, and traps 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).





Plumbing, appliances, fixtures

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 (if applicable).

Basement/crawlspace

Confirm there are no wet surfaces or puddles.
Confirm that the floor drain is working.
Vacuum basement surfaces.

Garage

Check for pests.
Check for water damage.
Confirm proper fuel can storage.
Confirm proper function of garage door safety shutoff.

Attic

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

FALL

Yard/exterior structure

Check for pests.
Check attic vents.
Check for clear exhaust ducts.
Clean gutters and downspouts.

Remove leaves.
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.





Plumbing, appliances, fixtures

Check water systems, drains, and traps for leaks.

Check washer and dishwasher hose connections.

Check toilet supply and shutoff valves.

Check the shower-tub area for damage.

Clean refrigerator drip pan-icemaker connections.

Clean outdoor air intakes and screens.

Consult a specialist to clean and tune furnaces, boilers, and hot water heaters.

Consult a specialist to clean and tune ovens and ranges.

Clean the septic tank (every two years).

Electrical

Check for frayed or damaged cords.

Check smoke and carbon monoxide alarms.

HVAC filters

Replace warm air furnace filter (Minimum Efficiency Reporting Value [MERV] 8).

Check outdoor air to return to heat recovery ventilation.

Basement/crawlspace

Confirm that there are no wet surfaces or puddles.

Check that the sump pump and valve are working.

Check for pests.

Garage

Confirm proper fuel can storage.

Confirm proper function of garage door safety shutoff.

Check for pests.

Attic

Check for pests.

Check for water damage.

Confirm that insulation is installed.

WINTER

Exterior structure

Check for icicles, which could be a symptom of heat escaping from your home.

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

This checklist is for educational purposes only.



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