

Checklists for the Seasons

These are checklists that you can use and incorporate into your routine home maintenance plan for your house. They are broken up into seasons.

Annually:

Hire a home inspector to perform a home maintenance inspection at part of your routine home maintenance plan.

In the Spring:

- Check for damage to your roof
- Check all the fascia and trim for deterioration
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer
- Check your water heater
- Replace all extension cords that have become brittle, worn or damaged
- Check your fire extinguishers
- Clean the kitchen exhaust hood and air filter
- Review your fire escape plan with your family
- Repair all cracked, broken or uneven driveways and walks to help provide a level walking surface
- Check the shutoff valve at each plumbing fixture to make sure they function
- Clean clothes dryer exhaust duct, damper, and space under the dryer
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms

In the Summer:

- Check kids playing equipment
- Check your wood deck or concrete patio for deterioration
- Check the nightlights at the top and bottom of all stairs
- Check exterior siding
- Check all window and door locks
- Check your home for water leaks
- Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles

In the Fall:

- Check your home for water leaks
- Have a heating professional check your heating system every year

Home Maintenance Checklist for the Seasons

- Protect your home from frozen pipes
- Run all gas-powered lawn equipment until the fuel is gone
- Test your emergency generator
- Have a certified chimney sweep inspect and clean the flues and check your fireplace damper
- Remove bird nests from chimney flues and outdoor electrical fixtures
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms
- Make sure the caulking around doors and windows is adequate to reduce heat/cooling loss
- Make sure that the caulking around your bathroom fixtures is adequate to prevent water from seeping into the sub-flooring

In the Winter:

- Clean the gutters and downspouts
- Confirm firewood at least 20 feet away from your home
- Remove screens from windows and install storm windows
- Familiarize responsible family members with the gas main valve and other appliance valves
- Clean the clothes dryer exhaust duct, damper and space under the dryer
- Make sure all electrical holiday decorations have tight connections
- Clean the kitchen exhaust hood and air filter
- Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles
- Check your water heater
- Test all AFCI and GFCI devices

Adapted from the home maintenance book by Ben Gromicko “Now that you’ve had a home inspection.” <http://www.nachi.org/home-maintenance-book.htm>