



Home Maintenance Schedule

Use this chart to get started on a regular home maintenance schedule.
This schedule can be adapted as needed for your particular home and climate.

Spring	Fall	Once a Year	As Needed
Open crawl space vents	Close crawl space vents	Service humidifier and dehumidifier	Draw off sediment in water heater per the manufacturer's instructions
Check chimney for deteriorated chimney cap and loose or missing mortar	Check chimney for deteriorated chimney cap and loose or missing mortar	Check foundation and basement for signs of termite infestation	Check basement for dampness or leaks following wet weather
Check roof for blisters and for damaged or loose shingles and flashing	Check roof for blisters and for damaged or loose shingles and flashing	Check faucets, hose bibs, and valves for leakage	Mark and label each circuit in electrical panel box
Lubricate window hardware	Check weather-stripping around windows and doors	Check fascia and soffits for paint failure and decay	Trip the circuit breakers every 6 months and the ground fault interrupters monthly
Cut back and trim shrubbery against the side of the house	Cut back and trim shrubbery against the side of the house	Check gutters, downspouts, and sheet metal for need to repaint	If fuses blow or breakers trip frequently, have a licensed electrician determine cause
Check for damaged gutters, downspouts, hangers, and strainers	Check for damaged gutters, downspouts, hangers, and strainers	Check antenna guy-wires and supports on the roof	Check the siding and trim for signs of damage or decay
Check vents, louvers, and chimney for bird nests, squirrels, and insects	Cut back tree limbs growing on or over the roof	Have oil-burning equipment checked and serviced	Check for leaks at sinks, house traps, and sewer cleanouts
Check foundation walls, steps, retaining walls, walks, patios, driveways, garage floors, and other concrete for cracks, heaving, and crumbling	Windows: <ul style="list-style-type: none">- Repair broken glass and damaged screens- Lubricate hardware- Check glazing putty and replace if needed	Check bathroom tile joints, tub grouting, and caulking. Be sure all tile joints are kept well sealed with tile grout to prevent damage to walls, floors, and ceiling	Clean around heating and cooling equipment, removing leaves, dust, overgrown vegetation, and debris. Be sure the power is off while cleaning!
Check outside masonry walls for cracks or loose, missing, or broken mortar	Check and repair caulking at doors, windows, and all other openings and joints between different materials (e.g., wood and masonry)	Check condition of lamp cords, extension cords, plugs, exposed wiring, and cable. Replace at the first sign of wear or damage	Change or clean furnace filters, air conditioner filters, and electronic filters
Check the finish and paint on doors, windows, and trim	Drain exterior water lines, hose bibs, sprinklers, and pool equipment	Check floors for wear and damage, especially where one material meets another	On steam systems, "blow off" or drain low water cutoff per the manufacturer's instructions
	Clean gutters, leaders, strainers, window wells, and drains. Be sure downspouts direct water away from the foundation	Evaluate flooring for replacement or refinishing	Have septic tank cleaned every two years

Adapted from "Maintaining Your Home," American Society of Home Inspectors, 1989