



## Annual Home Maintenance Schedule

### Spring (1 April)

- Inspect / Repair grading - 1" decline per 12" away from foundation is recommended and maintaining this grade for 6' out is ideal
- Replace water filters - refrigerator and in-line if installed
- Inspect / Repair roof - check flashing and look for missing or damaged shingles
- Inspect / Repair / Clean gutter and downspout system - insure all leaders extend a recommended 6' beyond foundation
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### Summer (1 July)

- Inspect / Repair siding - gaps and cracks are places where water can get behind siding
- Inspect / Repair trim work - prime and paint any exposed wood surfaces
- Inspect / Repair exterior caulking - recommend sealing around windows and doors (buying colored exterior caulking to match color of home gives professional results)
- Inspect / Repair interior caulking - check around sinks and tubs and re-caulk as needed
- Trim trees and shrubs to prevent contact with structures
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### Fall (1 September)

- Inspect / Replace furnace filter if dirty
- Inspect / Clean dryer vent - also check exterior hood as build-up is common here
- Inspect / Tune furnace and A/C system - hire a licensed professional, watch for fall tune-up specials
- Check fuel tank quantity - only if using LP gas or oil
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### Winter (1 December)

- Inspect / Replace furnace filter if dirty
- Check all fire and CO2 detectors - I recommend installing one each on every level of your home
- Verify that radon mitigation system, if installed, is showing vacuum on monometer. (one side of "U" is higher than the other)
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