Home Maintenance Schedule

Use this chart to get you started on a regular maintenance schedule. You'll probably want to adapt it for yourself, but these are just suggestions.

Do In the Spring	Do In The Fall	Do Once a Year	Do As Needed
Check vents, louvers and chimneys for birds' nests, squirrels, insects	Cut back tree limbs growing on or over roof	Check foundations and basement for signs of termite infestation	Draw off sediment in water heaters monthly or per manufacturer's instructions.
Check chimneys, deteriorated chimney caps, loose and missing mortar	Check glazing putty around windows, replace if needed	Check grading of yard to make sure that water drains away from foundation	Check basement for dampness or leaking following wet weather
Check roof for damaged or loose shingles, blisters, or damaged flashing	Repair broken glass and damaged screens	Check faucets, hose bibs and valves for leakage	Mark and label each circuit in electrical panel box
Lubricate window hardware	Lubricate window hardware	Check roof for wear and tear	Check siding and trim for signs of damage or decay
Check for damaged gutters, downspouts, hangers, and strainers.	Check weather-stripping	Check antenna guy wires and supports on roof	Trip circuit breakers every 6 months and ground fault interruptors monthly
Check foundation walls, steps, retaining walls, walks, patios, driveways, garage floors, etc., for cracks, heaving, crumbling	Check and repair caulking at doors, windows, and all other openings and joints between different materials (wood and masonry)	Check gutters, downspouts, and sheet metal for need to repaint	Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.
Check finish and paint of doors, windows, and trim	Cut back and trim shrubbery against side walls	Check fascias and soffits for paint failure and decay	Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage
Check outside masonry walls for cracks or loose, missing or broken mortar	Drain exterior water lines, hose bibs, sprinklers, pool equipment	Check floors for wear and damage, especially where one material meets another	If fuses blow or breakers trip frequently, have a licensed electrician determine cause
Cut back and trim shrubbery against side walls	Check roof for damaged or loose shingles, blisters, or damaged flashing	Evaluate flooring for replacement or refinishing	Have septic tank (if you have one) cleaned every 2 years
Open crawl vents	Check underside of roof for water stains or dampness	Service humidifier and dehumidifier	Check for leaks at sink and house traps and sewer cleanouts
Check vents, louvers and chimneys for birds' nests, squirrels, insects	Check for damaged gutters, downspouts, hangers, and strainers.	Check exposed wiring and cable for wear and damage	Change or clean furnace filters, air conditioner filters, electronic filters as needed
	Check chimneys, deteriorated chimney caps, loose and missing mortar	Have oil burning equipment checked and serviced	Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery, debris. Be sure power is off!
	Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.	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	On steam systems, "blow off" or drain low water cutoff per manufacturer's instructions
	Close crawl vents		

(Borrowed and adapted from: "Maintaining Your Home", American Society of Home Inspectors, 1989)