



## Yearly Home Maintenance Schedule

### MONTHLY

- Test smoke alarms and carbon monoxide alarms.

### SPRING

- Test GFCI outlets.
- Check caulking and weather-stripping around doors and windows. Repair or replace if necessary.
- Inspect exterior siding and trim for cracks and openings. Fill with caulk, if necessary.
- Remove leaves and tree debris from gutters.
- Trim vegetation (i.e., shrubs and trees) away from house and roof contact.
- Drain or partially drain water heater, or follow manufacturer's recommendation for frequency.
- Examine furnace filters. Replace, if necessary.
- Remove lint from clothes dryer exhaust vent (at exterior.)

### SUMMER

- Test GFCI outlets.
- Inspect exterior siding and trim for peeling paint or exposed wood. Prep and paint, if necessary.
- Clean / vacuum A/C condenser grill interior.
- Remove moss and tree debris from roof. Repair / replace damaged shingles / shakes / flashing, if necessary.
- Check perimeter foundation for cracks / water penetration. Fill with sealant, if necessary.
- Examine furnace filters. Replace, if necessary.
- Have furnace professionally cleaned and serviced (at least once every two years.)
- Inspect crawlspace for plumbing leaks and pest infestation (i.e., rodents and insects.)
- Remove lint from clothes dryer exhaust vent (at exterior.)

### FALL

- Test GFCI outlets.
- Winterize exterior faucets.
- Check caulking and weather-stripping around doors and windows. Repair or replace, if necessary.
- Inspect exterior siding and trim for cracks and openings. Fill with caulk, if necessary.
- Remove leaves and tree debris from gutters.
- Trim vegetation (i.e., shrubs and trees) away from house and roof contact.
- Drain or partially drain water heater or follow manufacturer's recommendation for frequency.
- Examine furnace filters. Replace, if necessary.
- Remove lint from clothes dryer exhaust vent (at exterior.)

### WINTER

- Test GFCI outlets
- Clean refrigerator coils (on the back of or underneath the refrigerator) with a vacuum cleaner.
- Examine furnace filters. Replace, if necessary.
- Remove lint from clothes dryer exhaust vent (at exterior.)
- Examine condition of caulk / grout at bathroom showers / tub / sinks and at kitchen sinks. Repair or replace, if necessary.

**NOTE:** For maintenance schedules for appliances, please refer to the appliance owner's manual.