

Seasonal Home Maintenance Checklist

Tasks	Spring	Fall	Annual
Foundations			
Inspect for signs of termites and for wood decay (Dry Rot)			X
Check grading to assure that water will drain away from foundation			X
Doors and Windows			
Check doors, windows and trim for finish failure	X	X	
Check glazed openings for loose putty	X	X	
Check for broken glass and damaged screens	X	X	
Take down screens (if removable); clean and store them		X	
Lubricate window hardware	X	X	
Check weather stripping for damage and tightness of fit	X	X	
Check caulking at doors, windows, and all other openings and joints between different materials (e.g., wood and masonry)	X	X	
Exterior Walls			
Check masonry for cracks and loose joints	X	X	
Check painted surfaces for paint failure	X	X	
Check siding and trim for damage or decay	X	X	
Check all trim for tightness of fit at joints and caulk	X	X	

Home Maintenance Checklist (continued)

Tasks	Spring	Fall	Annual
Roof			
Check for damaged or loose shingles and blisters	X	X	
Check underside of roof where accessible (or attic) for water stains or dampness	X	X	
Check for damaged flashings around vents and chimneys	X	X	
Check for damaged gutters, downspouts, hangers, strainers and splash blocks or if paint is needed on them	X	X	
Clean gutters, strainers, downspouts and splash blocks	X	X	
Check vents, louvers and chimney caps and housings for cracks and debris, AC Roof Mounts		X	
Check fascias and soffits for paint failure and decay	X	X	
Check antenna guy wires and supports	X	X	
Check for leaks from evaporative coolers	X	X	
Evaluate roof for future replacement			X
Interior Surfaces			
Check all finished surfaces for dirt, finish failure and required repairs	X	X	
Check all joints in ceramic tile, laminated plastic, and similar surfaces	X	X	
Check caulk or grouting around bathtubs, showers and sinks	X	X	

Home Maintenance Checklist (continued)

Tasks	Spring	Fall	Annual
Floors			
Check for wear and damage, particularly where one material meets another (e.g., wood and carpet)			X
Evaluate for replacement or refinishing			X
Electrical System			
Check condition of cords to all appliances and plugs	X	X	
Check areas where wiring is exposed and replace at first sign of damage	X	X	
Check smoke and carbon monoxide detectors	X	X	
If fuses blow or breakers trip frequently, call an electrician to locate the cause and make repairs			X
Heating and Cooling Systems			
Clean or change any air filters	X	X	
Have systems checked by qualified service person	X	X	
Perform maintenance on Evaporative Coolers	X	X	
Clean dirt and dust from around furnaces, condensing unit, grills and registers	X	X	
Service humidifier and dehumidifier	X	X	
Plumbing System			
Check faucets, flush valves and sinks for leakage and corrosion	X	X	
Have service person check septic system			X
Check water heater for leakage, corrosion and obstructions			X

Home Maintenance Checklist (continued)

Tasks	Spring	Fall	Annual
Grounds and Yard			
Drain and store outside water lines and hoses		X	
Clean area wells, window wells and storm drains	X	X	
Check watering systems and dripper lines	X	X	
Check driveways and sidewalks for cracks and yard for soil erosion	X	X	
Garage Maintenance			
Check garage door			X
Automatic garage door opener battery			X
Check interior walls for cracks			X