

HOMEOWNER MAINTENANCE CHECKLIST

This checklist is a reminder of most items to be reviewed or repaired as part of normal homeowner maintenance. Although you may not be able to perform all of the activities yourself, they need to be performed. Please seek out a qualified service provider whenever needed.

These items rarely, if ever, fall under a builder's warranty program.

Monthly Reminders

- Clean dryer secondary or external lint trap
- Check/clean HVAC filters
- Clean dishwasher filter
- Check under-sink cabinets (kitchen, bath) for any signs of leaks

Quarterly Reminders

- Change/clean HVAC filters
- Check caulking around showers and tubs, replace if necessary
- Check caulking on wood trim and doors, replace if necessary
- Run a tray of ice cubes through garbage disposal

Half-yearly Reminders

- Clean faucet aerators
- Check and maintain the grading of the lot to keep soil and bark off of siding
- Check grout where backsplashes meet counters and replace as needed

Fall/Winter Reminders

- Clean out gutters and check downspouts for clogs
- Remove debris from roof
- Service the heat pump/heaters before the cold weather begins
- Check window & door weather-stripping
- Remove hoses from outdoor spigots and cover with Styrofoam covers (before the first freeze)
- Shut off water to hose bibs and drain water out

Spring/Summer Reminders

- Clean mildew off driveway, walkways and patios
- Check gutters and reclean as needed
- Check and repair fence boards that have loosened over the winter
- Check outside hose bibs for freeze damage

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Yearly Reminders

- Change smoke and CO/smoke batteries
- Check the dryer duct for lint and clean as needed
- Clean window weep holes

Other reminders

- Tighten door and cabinet hardware as needed
- Clean carpets as needed
- Have roof evaluated for damage and replace parts as needed every 2-4 years

Maintenance Tools

- 3-4 step stepladder and 8-9 ft. ladder
- Toilet plunger
- Medium-sized adjustable wrench
- Standard and needle-nose pliers
- Screwdrivers—standard and Phillips head, small, medium and large
- Claw hammer
- Assorted brads, nails, screws and washers
- Sturdy pocket knife
- Interior and exterior paint
- Interior and exterior caulk
- Paint brushes, foam and/or bristle
- Sandpapers, fine and medium grained
- First aid kit
- Batteries, 9-volt, AA and any other sizes as needed
- Electric socket tester