

Home Maintenance Checklist

A year-round home maintenance checklist organized by system and area to protect your home.

Monthly Tasks

- Replace or clean the HVAC air filter
Check 1-inch filters monthly; replace at least every 90 days
- Test smoke and carbon-monoxide alarms
- Inspect under sinks and around appliances for leaks
- Clean the kitchen range hood filter and run the garbage disposal with cold water
- Check water pressure and look for slow or clogged drains
- Wipe down weatherstripping and check door and window seals

Heating & Cooling (HVAC)

- Schedule a professional HVAC tune-up before each heating and cooling season
- Clear leaves and debris from around the outdoor condenser unit
- Vacuum supply and return vents and registers
- Program the thermostat for the season to cut energy use
Replace thermostat batteries once a year
- Check and clear the condensate drain line to prevent overflow

Plumbing & Water

- Flush sediment from the water heater once a year
- Locate and test the main water shut-off valve
- Inspect exposed pipes for corrosion, drips or sweating
- Clean faucet aerators and showerheads to clear mineral buildup
- Test the sump pump where fitted before the rainy season
- Check toilet flappers and seals for silent leaks
Add food coloring to the tank; color in the bowl means a leak

Roof, Gutters & Exterior

- Inspect the roof from the ground with binoculars for damaged or missing shingles
- Clean gutters and downspouts and confirm water drains away from the foundation
- Check flashing around chimneys, vents and skylights
- Reseal cracks in driveways, walkways and exterior caulking
- Trim trees and shrubs back from the house and roofline
- Wash siding and inspect paint for peeling or rot

Safety & Electrical

- Test GFCI outlets in kitchens, bathrooms and outdoors monthly
- Check that smoke and CO alarms are under 10 years old and replace expired units
- Inspect electrical cords and power strips for fraying or damage
- Review and refresh the fire extinguisher near the kitchen
- Hire a licensed electrician for any panel work, flickering lights or warm outlets
Never open or work inside the electrical panel yourself

Seasonal & Annual Jobs

- Spring: clean gutters, service the AC and inspect the roof and foundation
- Summer: check exterior paint, seal decks and test irrigation
- Fall: service the furnace, clean the chimney and winterize outdoor faucets
- Winter: monitor for ice dams, check insulation and prevent frozen pipes
- Annually: deep-clean the dryer vent to reduce fire risk
- Annually: inspect the attic and basement for moisture, pests and insulation gaps