Home Maintenance Schedule

Home _____ **Year** _____

Every month

- [ ] Test smoke and CO detectors
- [ ] Check HVAC filter (replace every 1–3 months)
- [ ] Clean kitchen sink disposal and range hood filter
- [ ] Check for leaks under sinks
- [ ] Run water in unused sinks and tubs

Spring

- [ ] Clean gutters and downspouts
- [ ] Inspect roof for damage
- [ ] Service AC before summer
- [ ] Check exterior paint and caulking
- [ ] Clean window screens
- [ ] Test sump pump

Summer

- [ ] Inspect deck and fence; reseal if needed
- [ ] Clean dryer vent
- [ ] Check irrigation and outdoor faucets
- [ ] Trim trees and shrubs away from house

Fall

- [ ] Clean gutters again
- [ ] Service furnace or heat pump
- [ ] Drain and shut off outdoor faucets
- [ ] Seal drafts around windows and doors
- [ ] Have chimney inspected
- [ ] Reverse ceiling fans to clockwise

Winter

- [ ] Check for ice dams
- [ ] Keep walkways clear and salted
- [ ] Inspect pipes in unheated areas
- [ ] Check attic for leaks or condensation

Every year

- [ ] Flush water heater
- [ ] Replace smoke and CO detector batteries
- [ ] Check fire extinguisher
- [ ] Deep-clean carpets
- [ ] Inspect foundation for cracks
- [ ] Review home insurance and inventory

Service log

Date	Task or repair	Done by	Cost