

## Do you have any home maintenance tips?

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Here are some month by month home maintenance tips to keep your home in top shape!

### January

- \_\_\_\_\_
- Change or clean furnace filters, air conditioning filters, and electronic filters as needed.\_\_\_\_\_
- Trip circuit breakers.\_\_\_\_\_
- Check visible wiring and cable for wear or damage.\_\_\_\_\_
- Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_
- Have well water tested for contamination.\_\_\_\_\_
- Draw off sediment in water heaters monthly or per manufacturer's instructions.

### February

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- Change or clean furnace filters, air conditioning filters, and electronic filters as needed.\_\_\_\_\_
- Soft wash the roof.\_\_\_\_\_
- Maintain grading so that it slopes away from the foundation walls.\_\_\_\_\_
- Check painted surface for deterioration.\_\_\_\_\_
- Check exterior wood siding and trim for damage, looseness, warping, and decay.\_\_\_\_\_
- Check exterior masonry walls for cracks, looseness, and missing or broken mortar.\_\_\_\_\_
- Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_
- Draw off sediment in water heaters monthly or per manufacturer's instructions.\_\_\_\_\_
- Check bathroom tile joints, tub grouting, and caulking. Be sure all tile joints are kept well sealed with tile grout to prevent damage to the walls, floors, and ceilings below.

### March

- \_\_\_\_\_
- Check chimneys for deteriorated chimney caps and loose or missing mortar.\_\_\_\_\_
- Check for damaged, loose, blistered, or missing shingles.\_\_\_\_\_
- Check for leaking, misaligned, or damaged gutters and downspouts. Clean gutters, leaders, strainers, window wells, and drains. Be sure downspouts direct water away from the foundation.\_\_\_\_\_

Check flashings around roof stacks, vents, skylights, and chimneys for leaks.\_\_\_\_\_

Check vents, louvers, and chimneys for bird nests, squirrels, and insects.\_\_\_\_\_

Clean debris off roof.\_\_\_\_\_

Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.\_\_\_\_\_

Draw off sediment in water heaters monthly or per manufacturer's instructions.

## April

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Check crawl space / basement for dampness and leakage after wet weather.\_\_\_\_\_

Check fascia and soffits for paint deterioration, leakage, and decay.\_\_\_\_\_

Cut back and trim shrubbery that touches exterior walls.\_\_\_\_\_

Check faucets, hose bibs, and valves for leakage.\_\_\_\_\_

Check for leaks at traps and sewer cleanouts.\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.\_\_\_\_\_

Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery, and debris. NOTE: Be sure the power is off!\_\_\_\_\_

Service the air conditioner annually.\_\_\_\_\_

Check ground fault circuit interrupters (GFCIs).

## May

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Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Check condition of lamp cords and extension cords. Replace at the first sign of wear.\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.

## June

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Trip circuit breakers.\_\_\_\_\_

Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.

July

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Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.

August

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Check bathroom tile joints, tub grouting, and caulking. Be sure all tile joints are kept well sealed with tile grout to prevent damage to the walls, floors, and ceilings below.\_\_\_\_\_

Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.

September

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Check foundation walls, steps, retaining walls, walks, patios, driveways, garage floors, etc. for heaving or crumbling.\_\_\_\_\_

Check caulking for decay around doors, windows, corner boards, and joints.\_\_\_\_\_

Check glazing putty on windows.\_\_\_\_\_

Check weather stripping.\_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed.\_\_\_\_\_

Check ground fault circuit interrupters (GFCIs).\_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.

October

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Check chimneys for deteriorated chimney caps and loose or missing mortar. \_\_\_\_\_

Check for damaged, loose, blistered, or missing shingles. \_\_\_\_\_

Check for leaking, misaligned, or damaged gutters and downspouts. Clean gutters, leaders, strainers, window wells, and drains. Be sure downspouts direct water away from the foundation. \_\_\_\_\_

Cut back tree limbs touching or near the roof surface. \_\_\_\_\_

Soft wash the roof. \_\_\_\_\_

Check flashings around roof stacks, vents, skylights, and chimneys for leaks. \_\_\_\_\_

Check vents, louvers, and chimneys for bird nests, squirrels, and insects. \_\_\_\_\_

Clean debris off roof. \_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed. \_\_\_\_\_

Check ground fault circuit interrupters (GFCIs). \_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions.

## November

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Check crawl space / basement for dampness and leakage after wet weather. \_\_\_\_\_

Cut back and trim shrubbery that touches exterior walls. \_\_\_\_\_

Check ground fault circuit interrupters (GFCIs). \_\_\_\_\_

Check faucets, hose bibs, and valves for leakage. \_\_\_\_\_

Drain exterior water lines, hose bibs, sprinklers, and pool equipment (if house is left unattended). \_\_\_\_\_

Check for leaks at traps and sewer cleanouts. \_\_\_\_\_

Change or clean furnace filters, air conditioning filters, and electronic filters as needed. \_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions. \_\_\_\_\_

Service oil-burning equipment. \_\_\_\_\_

Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery, and debris. NOTE: Be sure the power is off! \_\_\_\_\_

Service gas-burning equipment every other year. \_\_\_\_\_

Service heat pump annually. \_\_\_\_\_

Service electronic furnace every other year. \_\_\_\_\_

Check insulated wrapping around water lines and drains that are exposed to the weather. \_\_\_\_\_

Check the underside fo the roof for water stains, leaks, dampness, and condensation. \_\_\_\_\_

Keep attic louvers and vents open all year round. Check louver screening.

## December

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Change or clean furnace filters, air conditioning filters, and electronic filters as needed. \_\_\_\_\_

Check ground fault circuit interrupters (GFCIs). \_\_\_\_\_

Draw off sediment in water heaters monthly, or per manufacturer's instructions. \_\_\_\_\_

Check the condition of lamp cords and extension cords. Replace at the first sign of wear.