

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

- _____
- 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

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

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

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

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

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

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

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

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

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.