

YEARLY MAINTENANCE

- Check the batteries in the smoke alarms and the carbon monoxide alarms, and replace if needed. Also, test the actual alarms after you're sure the batteries are good.
- Have your fire extinguishers inspected to make sure they work properly.
- Use homemade or store bought drain cleaner to clean out all the drains in the house. Don't forget the basement drains too.
- Inspect the filters in your heating system and clean or replace them as necessary.
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- Inspect the faucets in your kitchen, bathrooms, basement, et cetera, for leaks and other problems; repair or replace as needed.
- Check and re-caulk tub and sinks as needed.
- Inspect and clean out your clothes dryer vent.
- Inspect the filters in your heating system and clean or replace them as necessary.
- Tackle electrical repairs, such as servicing flickering fluorescent lights.
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YEARLY MAINTENANCE

- Take out and clean the storm windows on the outside of your house. Store them away until you need them again in the fall.
- Clean windows inside and out and clean curtains and blinds.
- Inspect your basement or crawl space for water and dampness; repair as needed.
- Take out and put up your screens on your windows and in your exterior doors.
- Inspect door locks, latches, hinges, and other hardware on your interior and exterior doors, windows, and cabinets; repair as needed. Also, use oil to lubricate the hinges and all of the other moving parts.
- Drain the water heater from the spigot at the base until the water runs clear
- Unscrew and clean debris from faucet aerators.
- Inspect the filters in your heating system and clean or replace them as necessary
- Oil garage door tracks.
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- Replace spark plug in lawn mower and/or garden tractor as well as other lawn equipment.
- Replace fuel filters, air filters, et cetera, in same.
- Change oil and lubricate all moving parts of lawn and garden equipment.
- Inspect belts, lines, et cetera, in lawn and garden equipment and replace as needed.
- Check the battery in your lawn tractor and either charge or replace.
- Inspect the blades on your lawn mower and/or garden tractor for damage; replace if needed. Sharpen the blades if you don't replace them.
- Connect outdoor hoses and open valves supplying outdoor waterpipes.
- Inspect outside of house from rooftop to foundation walls, and make any necessary repairs to roof and siding.
 - Inspect roof for damaged shingles
 - Check flashing, and reseal as needed
 - Renail any loose siding or trim boards
 - Check wood siding for rot, and repair as needed.
 - Scrape prime and paint any areas on house or garage that are in need.
 - Check mortar and repoint as necessary
- Empty gutters and check that downspouts direct runoff away from the building.
- Check and adjust grading around the house and adjust as needed so rainwater runs away from house.
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YEARLY MAINTENANCE

- Open up the air vents in your attic to allow for ventilation.
- Open up your fireplace damper for ventilation as long as your house does not have central air conditioning.
- Inspect your basement and/or crawl space for dampness, water, and leakage; repair as needed.
- Inspect your air conditioning system and clean or replace the filters if necessary. Have it serviced.
- Inspect and clean out your clothes dryer vent, if needed.
- Check porches, steps and railings for loose boards and secure with screws or nails.
- Clean porch decks and treat with sealer or preservative every 2 years.
- Add copper sulfate to basement floor drain and downspout drains to control tree roots in main sewer.
- Look for visible signs of carpenter ants, termites, or any other destructive insects
- Apply Spring fertilizer to lawn.
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- Check your septic tank system (if applicable) to see if it needs pumped out. Schedule an appointment if needed.
- Add homemade or store bought energizer to your clean septic tank.
- Inspect the gaskets around your refrigerator and freezer to ensure they are air tight. If they are not, repair or replace as needed.
- Use a vacuum with a brush attachment to clean the coils on the back of your refrigerator and clean the drain pan.
- Clean and/or change the range hood filters.
- Clean the oven and stove.
- Clean bathroom exhaust fans and ceiling fans.
- Complete indoor painting and touch ups.
- Inspect the filters in your air conditioning unit and clean or replace them as necessary
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YEARLY MAINTENANCE

- Check the batteries in the smoke alarms, change if needed. Also, test the actual alarms after you're sure the batteries are good.
- Inspect the eaves around your home's roof, chimneys, caps, et cetera, for flying insect nests; remove as needed.
- Inspect and clean out your clothes dryer vent, if needed.
- Fix windows and exterior doors, such as latches and storm doors.
- Clean and inspect outdoor lighting.
- Apply Summer fertilizer to lawn.
- Organize outdoor shed/garage.
- Inspect the filters in your air conditioning unit and clean or replace them as necessary
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- Inspect your concrete or blacktop driveway, sidewalks, patios, porches, et cetera, for holes, cracks, and other damage, and repair as needed.
- Check caulk or seal between house and drive, repair as needed.
- Inspect your TV antenna or satellite dish and repair as needed. Also, clean the tree sap, moss, dirt, and other contaminants from your dish.
- Inspect the weather-stripping around your exterior doors and windows; replace as needed.
- Inspect the caulking around exterior windows and doors to keep out drafts; repair as needed.
- Scrape loose window glazing and replace as needed.
- Inspect the filters in your air conditioning unit and clean or replace them as necessary
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YEARLY MAINTENANCE

- Inspect exterior roof vents and clean and/or repair as needed.
- Inspect roofing and chimney caps for damage; repair and/or replace as needed.
- Clean out the inside of your chimney and your fireplace.
- Inspect the chimney and fireplace for needed repairs.
- Inspect the entire outside of your house for cracks, holes, and other openings in the siding; repair as needed.
- Close the air vents in the attic so the heated air in your home doesn't escape.
- Inspect the attic and the basement in your house for signs of pests such as birds, squirrels, bats, et cetera, and seal cracks and holes where they are entering.
- Schedule an appointment to have your heating system inspected and cleaned so it's ready for the winter season.
- Vacuum out heating system registers and ductwork.
- Pressure wash the outside of your house and garage to remove tree sap, accumulated dirt, and other contaminants.
- Inspect the filters in your air conditioning unit and clean or replace them as necessary
- Apply Fall Fertilizer to lawn.
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- Clean leaves, branches, and other debris from roofs.
- Remove window and door screens and clean. Inspect the screens for tears and holes and repair as needed.
- Clean and install storm windows.
- If you have window air conditioners, either remove them or cover them with plastic.
- Check and adjust grading around the house as needed so rain water and upcoming melted snow runs away from house.
- Apply rust proofing paint to metal items that stay outdoors.
- Perform Yearly Whole House Inspection.
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YEARLY MAINTENANCE

- Drain the water from outdoor faucets and garden hoses and store the hoses to protect against the freezing temperatures.
- Clean out humidifiers that you use in the winter and replace the filters.
- Follow the manufacturer's instructions and drain your hot water heater. If needed schedule an appointment for maintenance.
- Trim tree branches around your house that are touching or are near your roof.
- Clean and store patio furniture and lawn art.
- Ready the snow blower.
- Clean out gutters and downspouts and inspect for leaks and damage; repair as needed.
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- Touch up paint smudges and scratches around the house
- Polish furniture
- Clean lighting fixtures and ceiling fans.
- Replace furnace and humidifier filters.
- Check and re-grout tile in all bath and kitchen areas, as needed, and apply a silicone sealer.
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