Home Maintenance Checklist

Free printable checklist from Home Fix Daily (homefixdaily.org). Tick each job as you finish it.

Filter size: _____ Water shut off location: _____

Every month

- [ ] Test smoke detectors and carbon monoxide detectors
- [ ] Check the HVAC filter, replace it if it looks dirty
- [ ] Look under sinks for drips, stains, and damp smells
- [ ] Press the test button on GFCI outlets in kitchen and bathrooms
- [ ] Clean the range hood filter

Spring: roof, gutters, and exterior

- [ ] Clean gutters and downspouts, check brackets and seams
- [ ] Walk the roof from the ground, look for missing or curled shingles
- [ ] Service the air conditioner before summer heat arrives
- [ ] Check exterior caulk and paint, touch up bare spots
- [ ] Test the sump pump before heavy rain

Summer: cooling, water, and outdoor living

- [ ] Clean the dryer vent, inside and outside
- [ ] Check deck boards, railings, and steps
- [ ] Look for pests, nests, and holes where they enter
- [ ] Flush sediment from the water heater

Fall: heating, sealing, and winter preparation

- [ ] Clean gutters again before leaves pile up
- [ ] Service the furnace before the first cold night
- [ ] Check the chimney and flue, book a sweep if needed
- [ ] Seal drafts around windows and doors
- [ ] Shut off outdoor faucets and drain the lines

Winter: pipes, heating, and indoor safety

- [ ] Insulate exposed pipes in cold spots
- [ ] Check attic insulation and ventilation
- [ ] Watch for ice dams after snow, clear the eaves if they form
- [ ] Test the heating, bleed radiators if they heat unevenly

Every year or two

- [ ] Test for radon every two years, and sooner if you change the foundation or ventilation
- [ ] Pump the septic tank every 3 to 5 years, before it backs up rather than after
- [ ] Book a termite inspection every year
- [ ] Check the water heater anode rod

Budget 1 percent to 4 percent of home value each year for maintenance (Fannie Mae guidance). Call a professional for gas, electrical, and structural work. Do not guess with those three.