

Annual Home Maintenance Calendar

Staying on top of the daily, monthly and annual chores around your home is a big job.

Home maintenance and repair jobs are constants. We have listed some of the most common homeowner maintenance tasks. Keep in mind that your home may require additional maintenance and add those tasks to the list. Using a list like this may help avoid overlooked seasonal chores and keep your home in good repair.

January/February

- Clear air intakes, exhaust and meters of snow, debris, etc.
- If ice dams form, have them professionally removed
- Clean range hood filter
- Clean and check sump pump and pit
- Clean faucet aerators and turn on infrequently used faucets; put water in floor drains to maintain the trap's water barrier
- Replace furnace filters monthly or as recommended by the manufacturer

March/April

- Inspect basement/crawl space for seepage/leakage
- Inspect roof for damage and make repairs if necessary
- If ice dams form, have them professionally removed
- Check and repair any screen damage
- Adjust thermostat and humidifier for season change
- Vacuum refrigerator/freezer front and rear grille
- Replace batteries in thermostat, carbon monoxide detector and security system
- Clean dryer vent
- Replace furnace filters monthly or as recommended by the manufacturer

May/June

- Clear air intakes, exhaust and meters of debris, nests, etc.
- Check gutters and downspouts and clean if needed
- Open outside hose connection
- Clean outdoor central air conditioning condenser
- Check landscaping sprinklers to ensure proper alignment (do not let them soak your siding or foundation)
- Maintain proper grades for drainage throughout property
- Be sure to check for settling around home's foundation after spring thaw
- Check garage floor for cracks; seal and caulk
- Replace furnace filters monthly or as recommended by the manufacturer

July/August

- Check exterior finishes and maintain as needed
- Air out damp basements on dry days or use dehumidifier
- Have furnace (heating system) serviced
- Check and repair interior caulking and grout on tile in showers and baths
- Check and repair all exterior caulking and weather stripping, especially around windows and entry doors
- Seal coat and repair asphalt driveway as needed
- Clean faucet aerators and turn on infrequently used faucets; put water in floor drains to maintain the trap's water barrier
- Replace furnace filters monthly or as recommended by the manufacturer

September/October

- Clear air intakes, exhaust and meters of debris, nests, etc.
- Check fireplace and chimney; service or clean if needed
- Do safety checks: smoke and carbon monoxide detectors, fire escape routes, fire extinguisher, door and window locks
- Replace batteries in thermostat, carbon monoxide detector and security system
- Oil track, chain and rollers on overhead garage door
- Check roofing and flashing for signs of wear or damage
- Check roof vents/soffit vents
- Close outside hose connection and drain
- Winterize landscaping and blow out irrigation system
- Clean dryer vent
- Adjust thermostat and humidifier for season change
- Replace furnace filters monthly or as recommended by the manufacturer

November/December

- Clear air intakes, exhaust and meters of snow, debris, etc.
- Check gutters and down spouts and clean if needed
- If ice dams form, have them professionally removed
- Have main floor drain cleaned of roots and debris
- Replace furnace filters monthly or as recommended by the manufacturer

