

Annual Home Maintenance Calendar

January–February

INSIDE

- Clean range hood filter
- Clean and check sump pump and pit
- Replace furnace filters monthly or as recommended by the manufacturer
- Clean faucet aerators and turn on infrequently used faucets; put water in floor drains to maintain the trap's water barrier

OUTSIDE

- Clear air intakes, exhaust and meters of snow, debris, etc.
- If ice dams form, have them professionally removed

March–April

INSIDE

- Adjust thermostat and humidifier for season change
- Replace batteries in thermostat, carbon monoxide detector and security system
- Vacuum refrigerator/freezer front and rear grille and underneath
- Clean dryer vent
- Replace furnace filters monthly or as recommended by the manufacturer
- Inspect basement/crawl space for seepage or leakage

OUTSIDE

- Check and repair any screen damage
- Inspect roof for damage and make repairs if necessary
- If ice dams form, have them professionally removed

May–June

INSIDE

- Replace furnace filters monthly or as recommended by mfr

OUTSIDE

- Clear air intakes, exhaust and meters of debris, nests, etc.
- Check gutters and downspouts and clean if needed
- Open outside hose connection
- Clean outdoor AC 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

July–August

INSIDE

- Check and repair interior caulking and grout on tile in baths
- Have furnace serviced
- Replace furnace filters monthly or as recommended by the mfr
- Air out damp basements on dry days or use dehumidifier

OUTSIDE

- Clean faucet aerators and turn on infrequently used faucets; put water in floor drains to maintain the trap's water barrier
- Check and repair all exterior caulking and weather stripping, especially around windows and entry doors
- Seal coat and repair asphalt driveway as needed
- Check exterior finishes and maintain as needed

September–October

INSIDE

- Adjust thermostat and humidifier for season change
- Replace batteries in thermostat, carbon monoxide detector and security system
- Do safety checks: smoke and carbon monoxide detectors, fire escape routes, fire extinguisher, door and window locks

OUTSIDE

- Clear air intakes, exhaust and meters of debris, nests, etc.
- Check fireplace and chimney; service or clean if needed
- Check roofing and flashing for signs of wear or damage
- Check roof vents/soffit vents
- Winterize landscaping and blow out irrigation system
- Close outside hose connection

November–December

INSIDE

- Clean dryer vent
- Have main floor drain cleaned of roots and debris
- Replace furnace filters monthly or as recommended by the manufacturer

OUTSIDE

- Oil track, chain and rollers on overhead garage door
- 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