

Year-Round Home Maintenance Checklist

A month-by-month guide to keeping your home safe, efficient, and emergency-free.

JANUARY

- Test all smoke & CO detectors
- Check fire extinguisher gauge
- Inspect caulk around tubs & showers
- Check for ice dams and icicles
- Run water in unused fixtures to prevent freeze

FEBRUARY

- Replace HVAC filter
- Check water heater for leaks or rust
- Inspect visible plumbing for drips
- Clean kitchen range hood filter

MARCH

- Clean gutters & downspouts (spring thaw)
- Inspect roof from ground for winter damage
- Check foundation for new cracks
- Check sump pump operation
- Check weatherstripping on exterior doors

APRIL

- Turn on outdoor spigots, check for leaks
- Power-wash siding, walkways, and deck
- Inspect exterior caulk around windows/doors
- Clean window screens and check for tears
- Check grading & drainage away from house

MAY

- Service A/C before summer (replace filter)
- Check deck/patio for loose boards, stones, or rails
- Inspect exterior paint and siding for damage
- Clean dryer vent and exhaust duct
- Test GFCI outlets inside and outside

JUNE

- Check attic for proper ventilation
- Inspect washer hoses for bulges or cracks
- Check toilet flappers and fill valves
- Inspect caulk around sinks & counters
- Lubricate door hinges and locks

JULY

- Vacuum refrigerator coils
- Check and clean bathroom exhaust fans
- Inspect exterior stairs and handrails
- Flush water heater to remove sediment
- Check for signs of pests (droppings, holes)

AUGUST

- Replace HVAC filter (summer check)
- Check driveway/walkways for cracks
- Clean garbage disposal (ice + vinegar)
- Trim trees/shrubs away from house and roof
- Check sump pump operation

SEPTEMBER

- Schedule furnace/HVAC professional inspection
- Test heating system before cold weather
- Check fireplace and chimney condition
- Replace batteries in smoke/CO detectors
- Inspect interior doors and window locks

OCTOBER

- Clean gutters of fall leaves
- Seal gaps and drafts (caulk, weatherstripping)
- Inspect roof for missing or damaged shingles
- Check insulation in attic (if accessible)
- Inspect basement/crawlspace for moisture

NOVEMBER

- Turn off and drain outdoor spigots/hoses
- Winterize A/C units (cover or disconnect)
- Check exterior lights (shorter daylight)
- Inspect dryer vent connection (no kinks)
- Stock winter supplies (salt, shovel, ice melt)
- Prep car for winter / ice scraper for car

DECEMBER

- Test all smoke & CO detectors (year-end)
- Check fire extinguisher (accessible & charged)
- Inspect plumbing for freeze risk; confirm pipes insulated
- Check for drafts around windows and doors
- Review yearly maintenance log and plan ahead

EVERY 2-3 MONTHS: Test smoke/CO detectors | Check under sinks for drips/leaks | Inspect for pests

TIPS & REMINDERS:

Spending 15 minutes per month on this checklist can help avoid thousands in emergency repair costs.

- Running your dishwasher and washing machine once per month with an Affresh tablet can help minimize grime buildup and unwanted odors.
- If your dryer is taking too long to dry stuff, you may be due for a dryer vent inspection/cleanout.
- If anything looks off, call or text us — we're happy to come take a look.