



MONTHLY HOME MAINTENANCE TIPS

JANUARY

- Review product warranties and product manuals for recommended maintenance. Mark your calendar to track scheduled maintenance and service.
- Fix squeaks in floors and stairs
- Make or update a room-by-room inventory of everything in your house (photograph or videotape) for insurance purposes.
- Insulate around exterior water pipes to avoid cold air infiltration.
- Change or clean furnace filter and humidifier element.
- Change water filters and service water softeners.
- Push the "test" button on electric outlets (GFCI) in the kitchen, bath and garage. Then push "reset" button.

MARCH

- Daylight Savings Time begins 2nd Sunday in March. Set clocks forward one hour.
- Clean the garage. Dispose of paint thinners, household cleaners and pesticides properly.
- Clean the refrigerator, inside and out, with mild detergent. Remove all trays and shelves and wash and dry thoroughly before reinstalling.
- Test sump pump for reliable operation before spring rains. After heavy rains, inspect your basement walls for signs of moisture.
- Service lawn equipment: change oil, sharpen blades, etc.
- Clean gutters and downspouts for debris-free drainage.
- Clean outside window wells and basement stairs for clear drainage.

MAY

- Set ceiling fans to rotate counter clockwise (as seen from the floor), blowing air downward. This creates a cooling effect.
- Dust ceiling fan blades and bath fan grills.
- Check and lubricate overhead garage doors, and change batteries in remote keypad.
- Wash windows, inside and out.
- Service central air-conditioning unit. Maintain and clean condenser fins.
- Remove mineral deposits from faucet aerator screens and shower heads by soaking parts in white vinegar and scrubbing.
- Inspect and clean swimming pools, liners and filters.
- Service fountains and lawn irrigation systems.
- Check roof, flashing and chimney caps for leaks.
- Coat metal patio furniture with auto polish before placing them outdoors.
- Trim trees and shrubs after blooming.

FEBRUARY

- Remove and clean drain traps under sinks. Inspect and clean hair out of pop-up drain plugs.
- Inspect grout and caulk around tubs, sinks and showers. Fix cracked or missing grout. Clean stained or mildewed caulk with trisodium phosphate.
- Reduce or eliminate musty closet odors by washing walls with diluted solution of chlorine bleach. If mustiness is the result of moisture, find the source and correct it.
- Maintain drawers and doors. Clean, adjust and lubricate glides, latches and hinges.
- Check security and home automation systems. Check and/or replace back up batteries.
- Arrange to seal concrete driveways and walks in spring.

APRIL

- Replace batteries in smoke and carbon monoxide detectors, and garage door openers.
- Clean window, door and vent screens and repair screen tears.
- Inspect & clean gas grills to prepare for outdoor cooking season.
- Inspect garden hoses for leaks. Keep outdoor spigots disconnected until frost passes.
- Caulk air gaps around windows and doors.
- Check air-conditioning systems and change filters.
- Inspect clothes washing machine and water supply hoses for damage and replace as needed.
- Recharge fire extinguishers with expired dates.
- Clean garbage disposal with a baking soda and vinegar mixture. Change water filters and service water softeners.
- Begin lawn, plant and shrub fertilizing, seeding and mulching.
- During prolonged and heavy rain, look for ponding by exterior walls. That can end up in your basement, causing water damage.

JUNE

- Clean and seal wood decks.
- Inspect & clean chimneys by hiring a certified chimney sweep.
- Wash exterior siding, brick, gutters, driveways and walks.
- Seal patios and drive as recommended.
- Check windows and storm windows for proper operation. Caulk gaps around window and doors.
- Clean lint from the clothes dryer vent system, from the dryer to the exhaust vent.
- Check operation of attic fans, vent fans, external dampers and roof-mounted turbine vents.
- Prune trees and shrubs away from exterior siding and roof.
- Set thermostats and ductwork dampers for summer.

KITCHENS

BATHROOMS

ROOM ADDITIONS

EXTERIOR DESIGN

OUTDOOR LIVING

FINISHED BASEMENTS

HOME MAKEOVERS

ACCESSIBLE DESIGN

PERSONAL SPACES

ENERGY EFFICIENCY

ROOFING

SIDING

WINDOWS & DOORS

GARAGES & DRIVEWAYS

SEALING

WATER MANAGEMENT

STRUCTURAL PROBLEMS

REPAIRS & ADVICE



MONTHLY HOME MAINTENANCE TIPS

JULY

- Check exterior walls for peeling or cracked paint. Inspect masonry for cracks or missing mortar. Check siding for air gaps.
- Maintain automatic light timers and motion-detector systems, especially prior to vacation.
- Change or clean furnace filters.
- Change water filters and service water softeners.
- Inspect foundation walls for signs of termites. If you suspect termites, contact a professional exterminator.

SEPTEMBER

- Paint interior rooms and shampoo carpets while it's still warm enough to leave windows open.
- Service your furnace, heaters, water heater, gas logs and flues.
- Change or clean furnace filter.
- Clean and vacuum dust from vents, baseboard heaters and cold-air returns.
- Winterize swimming pools, fountains & lawn irrigation systems.
- Inspect storm windows for any signs of deterioration and make necessary repairs.
- Clean chimney flues, wood stoves and barbecues.
- Change water filters and service water softeners.
- Check and maintain chimney flues and outdoor electrical fixtures, and remove any obstructions.

NOVEMBER

- Daylight Savings Time ends. Set clocks back one hour 1st Sunday of November.
- Set ceiling fans to rotate clockwise (as seen from the floor). This upward direction moves warm air throughout the house.
- Replenish fire wood and check chimney, furnace and water heater flues.
- Prepare snow shovels, snow blower and winter-care tools.
- Winterize automobiles.
- Service and lubricate overhead garage doors and all operating parts.
- Treat rubber on bottom edge of garage door with car wax or WD40 so that it does not stick to freezing floor.
- Clean dishwasher, trash compactor and countertop appliances.
- Recharge or replace fire extinguishers with expired dates.
- Maintain outdoor lighting in working order. Inspect fixtures and outlets for weather damage and replace bulbs.

AUGUST

- Clean condenser coils on of back or underneath the refrigerator.
- Check faucets for leaks and replace washers or repair the faucet as needed.
- Check water heater for signs of leaks. Flush sediment out of the water heater per manufacturer's instructions.
- Clean kitchen range hood. Clean or replace range hood filters.
- Inspect driveway and walks for holes, cracks and caulking needs. Patch or repair as needed.
- Repair minor brick and mortar cracks.
- Seal wood decks and concrete driveways, walks and patios.

OCTOBER

- Test smoke detectors and carbon monoxide detectors. Replace batteries if needed.
- Disconnect garden hoses from outside spigots. Remove all paints, caulks and liquid materials from garage or garden sheds and into a non-freeze location.
- Winterize lawn, plants and shrubs. Seed, mulch & leaf collection.
- Inspect weather-stripping around doors and windows and repair or replace as needed.
- Set thermostats and ductwork dampers for winter.
- Clean gutters and downspouts throughout falling leaf season.
- Clean outside window wells & basement stairs for clear drainage.
- Maintain your emergency power generator.

DECEMBER

- Maintain supply of calcium chloride, magnesium chloride or potassium chloride for ice melting. Avoid salt on concrete.
- Check inside bathroom vanities and kitchen sink cabinets for moisture and leaks. Inspect pipes for condensation or slow drips. Repair the plumbing as needed.
- Unpack and test all electrical holiday decorations. Repair or discard any that do not function properly.
- Maintain steps and handrails in good shape during snow and ice season.
- Maintain and insulate pipes that are susceptible to freezing.

Receive these tips as a monthly reminder when you join the Right At Home group. Look for "Newsletter Signup" on our website at CallMosby.com.

KITCHENS

BATHROOMS

ROOM ADDITIONS

EXTERIOR DESIGN

OUTDOOR LIVING

FINISHED BASEMENTS

HOME MAKEOVERS

ACCESSIBLE DESIGN

PERSONAL SPACES

ENERGY EFFICIENCY

ROOFING

SIDING

WINDOWS & DOORS

GARAGES & DRIVEWAYS

SEALING

WATER MANAGEMENT

STRUCTURAL PROBLEMS

REPAIRS & ADVICE

Mosby
BUILDING ARTS THE Art OF LIVING

CALLMOSBY.COM • 314.909.1800