



Home Maintenance Tips

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January

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

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February

- Remove and clean drain traps under sinks. Inspect and clean 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 & home automation systems, back-up batteries and replace as needed.
- Arrange to seal concrete driveways, walks and patios in the spring.



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 the 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

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April

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

May

- Set ceiling fans to rotate clockwise. This lets the air blow on you, creating 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 aerators and shower heads by soaking parts in white vinegar or scrub with an old toothbrush
- 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 outdoors
- Trim trees and shrubs after blooming

June

- Clean and seal wood decks
- Hire a certified chimney sweep to inspect and clean chimneys
- 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 dryer to exhaust vent
- Check operation of attic fans and roof-mounted turbine vents
- Prune trees and shrubs away from exterior siding and roof
- Set thermostats and ductwork dampers for summer



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July

- Check exterior walls for peeling and 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.
- Plan interior remodeling projects and information. Plan for the work to start in the fall.

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August

- Clean condenser coil fins on the back or under 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 and cracks. Patch or repair as needed.
- Repair minor brick and mortar cracks.
- Seal wood decks and concrete driveways, walks and patios



September

- Paint interior rooms and shampoo carpets while it's still warm enough to leave windows open
- Service your furnace, heaters, water heater and gas logs
- Change or clean furnace filter
- Clean and vacuum dust from vents, baseboard heaters and cold-air returns
- Winterize swimming pools, fountains and 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
- Remove bird nests from chimney flues and outdoor electrical fixtures.

October

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



November

- Daylight Savings Time ends. Set clocks back one hour 1st Sunday of November
- Set ceiling fans to rotate counterclockwise. This direction moves warm air throughout the house.
- Replenish fire wood and check flues
- Prepare snow shovels, snow blower and winter-care tools
- Winterize automobiles
- Service and lubricate overhead garage doors and all operating parts
- 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.

December

- Maintain supply of calcium 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 plumbing as needed.
- Unpack and test all electrical holiday decorations. Repair or discard any that malfunction.
- Maintain steps and handrails in good shape during snow and ice season.
- Maintain and insulate pipes that are susceptible to freezing.

