

Year-Round Home Maintenance

01

January

- **Test smoke & CO detectors:** Press the test button on each detector to ensure proper function. Replace batteries if chirping. Detectors should be replaced every 10 years.
- **Check for drafts:** Walk around windows and doors with a lit candle or incense stick. If the flame flickers, you have air leaks. Seal with weatherstripping or caulk to improve energy efficiency.
- **Inspect disposal:** Run ice cubes and citrus peels through your garbage disposal to clean the blades and eliminate odors. Check for leaks underneath the sink.

02

February

- **Replace HVAC filter:** Change your furnace filter monthly during heavy use seasons. A dirty filter reduces efficiency and air quality. Check the size on your current filter before purchasing.
- **Check bathroom caulk:** Inspect caulking around tubs, showers, and sinks for cracks or mold. Re-caulk if needed to prevent water damage and mold growth.
- **Inspect fire extinguisher:** Ensure the pressure gauge is in the green zone and the pin is intact. Check expiration date. Place extinguishers in kitchen, garage, and near bedrooms.

03

March

- **Schedule HVAC service:** Have a professional tune-up your air conditioning system before summer. This includes cleaning coils, checking refrigerant levels, and testing all components.

- **Inspect roof & gutters:** Look for missing shingles, damaged flashing, or signs of wear after winter. Clear debris from gutters and check for proper drainage to prevent foundation issues.

- **Clean window tracks:** Vacuum out dirt and debris from window tracks. Wipe down with soapy water and lubricate tracks with silicone spray for smooth operation.

04

April

- **Clean gutters:** Remove leaves, twigs, and debris to prevent water damage. Ensure downspouts direct water at least 5 feet away from your foundation. Consider gutter guards to reduce future maintenance.

- **Test sprinklers:** Turn on your irrigation system and check each zone for broken heads, leaks, or misaligned sprayers. Adjust timing for spring watering needs and repair any damage.

- **Check outdoor faucets:** Turn on exterior spigots and check for leaks or drips. Look for cracks in pipes caused by freezing. Replace washers if faucets drip.

05

May

- **Clean dryer vent:** Disconnect the vent hose and remove lint buildup using a dryer vent brush or vacuum. Clogged vents are a major fire hazard and reduce dryer efficiency.

- **Inspect deck or patio:** Check for loose boards, protruding nails, or rot. Power wash and reseal wooden decks to protect from moisture. Tighten any loose railing connections for safety.

- **Service lawn equipment:** Change oil, replace spark plugs, and sharpen mower blades. Clean or replace air filters. Check tire pressure and fuel lines for cracks.

06

June

- **Power wash exterior:** Clean siding, walkways, and driveways to remove dirt, mildew, and stains. Use appropriate pressure settings to avoid damage. This improves curb appeal and prevents deterioration.

- **Trim trees & shrubs:** Prune overgrown branches away from your home, roof, and power lines. Remove dead limbs that could fall during storms. Maintain at least 3 feet clearance from structures.

- **Check hoses:** Inspect garden hoses for cracks, leaks, or bulges. Replace damaged hoses and washers. Drain and coil hoses properly when not in use to extend their life.

07

July

- **Clean fridge coils:** Unplug refrigerator and vacuum dust from condenser coils (usually on back or bottom). Clean coils improve efficiency and prevent breakdowns. Do this twice yearly.

- **Inspect attic:** Check for signs of roof leaks, pest infestations, or inadequate ventilation. Ensure insulation is dry and evenly distributed. Look for water stains on rafters or decking.

- **Check plumbing for leaks:** Examine under sinks, around toilets, and near water heaters for moisture or drips. Even small leaks waste water and can cause mold or structural damage.

08

August

- **Seal driveway cracks:** Fill small cracks with crack filler and seal larger ones with patching compound. Sealcoat asphalt driveways every 2-3 years to prevent water damage and extend lifespan.

- **Check grout & caulk:** Inspect tile grout in bathrooms and kitchens for cracks or missing sections. Re-grout and re-caulk as needed to prevent water intrusion and mold growth.

- **Test sump pump:** Pour water into the sump pit until the float triggers the pump. Ensure it turns on and drains properly. Clean the intake screen and check the discharge pipe.

09

September

- **Schedule HVAC service:** Have your heating system professionally serviced before winter. This includes cleaning burners, checking gas connections, testing the thermostat, and ensuring safe operation.

- **Inspect fireplace:** Have your chimney professionally cleaned and inspected for creosote buildup, blockages, or cracks. Check damper operation and ensure the firebox is in good condition.

- **Replace weather stripping:** Install new weatherstripping around doors and windows where you feel drafts. This reduces energy costs and improves comfort during cold months.

10

October

- **Winterize sprinklers:** Blow out irrigation lines with compressed air to prevent freezing and pipe bursts. Shut off water supply to outdoor systems. Insulate backflow preventers and above-ground components.

- **Clean gutters again:** Remove fallen leaves before winter to prevent ice dams and water damage. Ensure downspouts are clear and water flows freely away from your foundation.

- **Store outdoor furniture:** Clean and cover or store patio furniture, grills, and planters. Drain garden hoses and store indoors. Bring in decorative items that could be damaged by winter weather.

11

November

- **Check roof & insulation:** Inspect for missing shingles or damage before snow arrives. Verify attic insulation is adequate (R-38 to R-60 recommended). Seal air leaks around pipes and vents.

- **Reverse ceiling fans:** Switch fan direction to clockwise (when looking up) to push warm air down from the ceiling. This improves heating efficiency and comfort in winter months.

- **Prep for snow & cold:** Stock up on ice melt and snow removal tools. Test your snow blower. Insulate outdoor faucets and disconnect hoses. Know where your main water shut-off is located.

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December

- **Inspect cords & outlets:** Check all electrical cords for fraying or damage, especially holiday lights. Don't overload outlets. Replace any damaged cords immediately to prevent fire hazards.

- **Clean oven & hood:** Deep clean your oven and range hood before holiday cooking. Remove grease buildup from filters and fan. Clean oven racks and interior to improve efficiency and prevent smoke.

- **Review home records:** Organize receipts, warranties, and maintenance records for the year. Update your home inventory for insurance purposes. Plan next year's major projects and budget accordingly.

