

# YEARLY HOME MAINTENANCE SCHEDULE

The following is a suggested schedule for home maintenance inspections and repairs:

## **SPRING (April - June)**

- ✓ Clean gutters; make sure they are flowing properly.
- ✓ Inspect roof for damaged shingles.
- ✓ Check flashing, and re-seal as needed.
- ✓ Renail any loose siding or trim boards.
- ✓ Check house and garage for any rotting wood, and repair as needed.
- ✓ Check and replace any bad caulking around windows, doors, siding joints, or anywhere else needed.
- ✓ Clean windows and their frames when installing screens. Wash and repair screens at this time.
- ✓ Check caulk or seal between house and drive, and repair as needed.
- ✓ Oil garage door tracks.
- ✓ Trim trees, bushes, and shrubs. (Wait until spring-flowering shrubs have finished blooming.)
- ✓ Clean flower beds out around the house.

## **WINTER (November - March):**

- ✓ Change furnace filters monthly.
- ✓ Repair any interior wall damage; touch up or repaint as needed.
- ✓ Develop plan for next summer's home improvements.

## **SUMMER (July - August):**

- ✓ Scrape, prime, and paint any areas on house or garage that are in need, especially any bare wood. (*Note: Observe precautions for reducing exposure to lead-based paint.*)
- ✓ If the house or garage doesn't need paint, wash exterior off at least once.
- ✓ Look for visible signs of carpenter ants, termites, or any other destructive insects.
- ✓ Check all flat roofs, and recoat or seal as needed, especially flashing.
- ✓ Check concrete drive, sidewalks, patios, and landings for condition and level; patch cracks, level, and/or replace, as needed.
- ✓ Clean carpets.

## **FALL (September - October):**

- ✓ Patch and seal driveway (asphalt or concrete), and concrete steps/landings.
- ✓ Check weatherstripping on all doors and windows, and repair as needed.
- ✓ Check all areas that need to be caulked, and repair as needed.
- ✓ Make sure all garage floor or driveway drains are flowing properly.
- ✓ Clear gutters of leaves, check for leaks, and repair as needed.
- ✓ Inspect roof for loose or missing shingles, and check flashing seals; repair as needed.
- ✓ Oil garage door tracks.
- ✓ Prune bushes, trees, and shrubs (except spring-flowering shrubs.)
- ✓ Have furnace checked or tuned up, and change filter; have boiler checked every few years (every year if boiler is more than 20 years old).
- ✓ Drain off sediment from hot water tank and steam heating system, if applicable.