

Yearly Home Maintenance Schedule

(Suggested schedule for routine home inspections, upkeep, and repairs.)

Regular maintenance helps protect your home, prevent costly repairs, and keep your home safe and efficient throughout the year.

Spring (April–June)

- ☐ Clean gutters and make sure they are draining properly.
- ☐ Inspect the roof for damaged shingles.
- ☐ Check flashing and reseal as needed.
- ☐ Renail loose siding or trim boards.
- ☐ Check the house and garage for rotting wood and repair as needed.
- ☐ Check and replace damaged caulking around windows, doors, siding joints, and other areas as needed.
- ☐ Clean windows and frames when installing screens. Wash and repair screens at this time.
- ☐ Check the seal between the house and driveway; repair as needed.
- ☐ Oil garage door tracks.
- ☐ Trim trees, bushes, and shrubs *(wait until spring-flowering shrubs have finished blooming)*.
- ☐ Clean flower beds around the home.

Summer (July–August)

☐ Scrape, prime, and paint areas of the house or garage that need attention, especially exposed or bare wood.

Note: Follow safety precautions when working around lead-based paint.

☐ If the house or garage does not need painting, wash the exterior at least once.

☐ Look for signs of carpenter ants, termites, or other destructive insects.

☐ Check flat roofs and recoat or seal as needed, especially around flashing.

☐ Inspect concrete driveways, sidewalks, patios, and landings for cracks, uneven areas, or damage. Repair as needed.

☐ Clean carpets.

Fall (September–October)

☐ Patch and seal driveways (asphalt or concrete) and repair concrete steps or landings.

☐ Check weatherstripping on doors and windows; repair as needed.

☐ Inspect areas that need caulking and repair as needed.

☐ Make sure garage floor and driveway drains are clear and flowing properly.

☐ Clear leaves from gutters, check for leaks, and repair as needed.

☐ Inspect the 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 the furnace inspected or tuned up and replace the filter.

- ☐ Have boilers checked every few years (*annually if the boiler is more than 20 years old*).
 - ☐ Drain sediment from the hot water tank and steam heating system, if applicable.
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Winter (November–March)

- ☐ Change furnace filters monthly.
 - ☐ Repair interior wall damage; touch up paint or repaint as needed.
 - ☐ Create a plan for next summer's home improvement projects.
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Seasonal Home Care Reminder

Small, regular maintenance tasks can help extend the life of your home's systems, improve energy efficiency, and prevent larger repairs in the future.