

YOUR HOME SUGGESTED MAINTENANCE SCHEDULE

INTERIOR	SPRING	FALL	ANNUALLY	AS NEEDED	EXTERIOR	SPRING	FALL	ANNUALLY	AS NEEDED
Inspect fireplace for cracks & deterioration			✓		Replace loose mortar between chimney bricks	✓			
Check and test smoke & CO detectors & fire extinguishers	✓	✓			Inspect flashings at chimney, dormers, valleys, vent, skylights	✓			
Inspect tiles for damage				✓	Inspect spark guard	✓			
Inspect wall & ceilings for cracks	✓	✓			Clean screen inspect for damage	✓			
Have stains & bulges on walls & ceilings inspected by a contractor	✓	✓			Inspect for missing, damage roof shingles	✓			
Check sealants around tubs, showers, sink & tiles				✓	Clean gutters, downspouts check for damage and pitch	✓			
Replace tile gout as needed				✓	Reseal all flashings	✓			
Inspect all cord and plugs for wear	✓		✓		Replace cracked window glass				✓
Inspect light switches, outlets & ceiling fixtures for loose parts				✓	Inspect fascias & soffits for paint failure and deterioration	✓			
Trip all circuit breakers to prevent corrosion build up			✓		Lubricate movable hardware (hinges, locks and casement windows)	✓			
Trip & inspect all GFCI outlets			✓		Replace worn weather stripping	✓			
Have panel box & wiring inspected			✓		Fill in all driveway and sidewalk cracks	✓			✓
Inspect for leaks at fixtures, valves, outdoor spigot, toilets, drainpipes, supply pipes			✓		Inspect joints between porches, roof & house for cracks and water penetration	✓			
Operate all shutoff valves to ensure safe & proper operation			✓		Inspect handrails & guardrails			✓	
Drain sediment from water heater			✓		Apply new caulk to windows, doors	✓			
Operate pressure relief valve on water heater & boiler			✓		Inspect porch & deck for settlement			✓	
Inspect all piping for corrosion			✓		Wash & inspect siding	✓			
Inspect basement and crawlspace for water seepage				✓	Inspect soil grading surround the house for ponding water and improper slope	✓			
Inspect wood structures for insect infestation & decay	✓	✓			Caulk joints between siding & other material & surfaces	✓			
Inspect all foundation areas for cracking & deterioration			✓		Clean & lubricate all window	✓			
Have oil burner inspected & tuned			✓		Remove all gathered debris from the roof surface	✓	✓		
Have gas pilot safety device inspected			✓		Paint & stain siding as needed	✓			✓
Change or clean hot air systems air filter				✓	Inspect deck for deterioration	✓			
Inspect belt on blower motor			✓		Apply water proof membrane to wood, brick & stone materials	✓			
Inspect ductwork for air leaks			✓		Clean dryer vent	✓			✓
Bleed air out of radiators & baseboards			✓		Inspect exterior outlets & switches	✓			
Vacuum exterior of boiler & furnace			✓	✓	Inspect & replace all staircases stone/brick siding mortar joints	✓			
Inspect & clean chimney			✓	✓	Lubricate garage door	✓			
Clean or replace A/C filters				✓	Check safety feature on garage door	✓			
Clean all heating ducts, grills & baseboards			✓		Trim all overgrown trees, shrubs & vegetation that interferes with wires, siding, gutters & roof	✓			
Have the entire house inspected for insects	✓			✓	Inspect all exterior wood material for insect activity	✓			

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