

Home Preventative Maintenance Check List

What is Preventative maintenance?

Preventative maintenance is a huge must in keeping your home in tip-top shape! As a homeowner, you cannot afford to sit back and wait until something breaks before you address it.

Below is a list of items we have provided to help you maintain your new home. This list is not limited to everything needed to maintain your home, just a helpful guideline

MONTHLY

Garbage Disposal:

- Vinegar ice cubes. Freshen the disposal as well as knock off any remaining food debris.

HVAC FILTERS:

- Inspect filters. If it's dirty, change it. If you have pets or a larger family, you may need to change filters every month.

Extinguisher:

- Make sure it is easily accessible, the gauge shows adequate pressure and it has no visible signs of wear and tear.

QUARTERLY

Smoke/CO2 detectors:

- A quick and easy task. Press the "test" button, if it beeps, you are good to go. If not, replace batteries, retest. If it still does not beep, check the battery terminal for corrosion. Clean and test. If that doesn't work, replace the unit.

Garage door:

- Check the auto-reverse feature of your opener. Place a 2x4 on the ground where the door closes. The door should reverse when the door hits the wood.
- Test the photo-electric sensors (if present) by placing an item in front of them. If either of these tests fail, contact a local garage door specialist.

Unused or little used areas:

- Check the water and flush the toilets in bathrooms that get little to no use.

Water softener:

- Check salt levels in the drum. Add as necessary.

TWICE A YEAR

Water heater:

- Test your water heater's pressure relief valve. Prevents mineral and corrosion buildup, which in turn prevents leaks.

Deep clean:

- Keeping appliances, windows and the home in general clean will help keep items in working order and prevent other issues from cropping up.

Smoke/CO2 detector batteries:

- Change them every 6 months. You can never be too careful with something this important.

Refrigerator coils

- Pull that refrigerator out from the wall and vacuum the dust that collects on the coils. It's an easy fix that will save you hundreds per year by making your refrigerator work more efficiently.

ANNUALLY

Spring:

- Check exterior drainage. Water should flow away from the house.
- Clean out gutters.
- Inspect the exterior of the home. Chipping paint, damaged siding, foundation cracks? Either fix those items yourself, or find a good contractor to address the issues.
- Schedule a maintenance check on your AC.
- Repair/replace damaged window screens.
- Clear dead foliage from around the home.
- Trim trees away from electric lines.
- Inspect roof for any damage incurred over the winter months. You may need to contact a pro.

Summer:

- Check grout in bathrooms and kitchen. Repair as needed.
- Check plumbing for leaks, clean out aerators on faucets.
- Assess the insect situation. Ants, moths, termites, carpenter bees... Call a professional if necessary.
- Clean and repair deck/patio. Power washing and staining. Check for loose boards or posts
- Clean out window wells.
- Check and clean dryer vents and other exhaust vents on the exterior of the home.
- Clean garage

Fall:

- Flush water heater and remove sediment
- Winterize AC systems.
- Prepare heating system for winter.
- Turn off and flush outdoor spigots/faucets.
- If you have a chimney, get it cleaned.
- Test sump pump. Don't wait until you need it to work to find out it is not working.
- Check driveway/pavement for cracks. Have it resealed before winter.
- Purchase winter gear. Shovels, salt/sand, ice scrapers.

Winter

- Check for ice dams and icicles. Not only are these dangerous to people who may be standing under them, they are incredibly heavy and can cause damage to your home.
- Make sure all outlets in your home work. Test your GFCIs.
- Go through your house and tighten/fix any of those knobs, handles, rails that may have loosened through the year.
- Check all locks and deadbolts on doors and windows.
- Repair caulking around showers and tubs.
- Remove showerheads and clean sediment. <https://www.goodhousekeeping.com/home/cleaning/a47692/how-to-clean-showerhead/>
- Deep clean and inspect basement. Make sure there are no signs of mold or visible foundation cracks.