

Annual Home Maintenance Schedule

SPRING (APRIL – JUNE)

- Clean gutters and ensure proper flow
- Inspect roof for damaged shingles
- Check flashing and re-seal as needed
- Nail 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 and any other areas as needed
- Scrape loose window glazing and replace as needed
- Clean windows and frames when installing screens. Wash and repair screens as needed
- Oil garage door tracks
- Trim trees, bushes and shrubs after spring-flowering shrubs have finished blooming
- Clean flower beds out around the house
- Drain off sediment from hot water tank and steam heating system

SUMMER (JULY – AUGUST)

- Scrape, prime and paint any areas on house or garage as needed, especially any bare wood. **Note:** observe precautions for reducing exposure to lead-based paint
- Wash exterior brick or vinyl as needed
- Look for visible signs of carpenter ants, termites or any other destructive insects. If visible, contact a pest control company for recommended treatment
- Check all flat roofs and recoat or seal as needed, especially flashing
- Check for mortar that needs repair including chimney mortar and inside fireplace. Tuck point or repair as needed
- Check concrete drive, sidewalks, patios and landings for condition and level. Patch cracks, level and/or replace as needed
- Clean carpets and wax tile and hardwood floors as needed

Courtesy of Home Repair Resource Center

FALL (SEPTEMBER - OCTOBER)

- Patch and seal asphalt or concrete driveway
- Check weather stripping 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. Check flashing seals. Repair as needed
- Clean and reseal decks, fences or other structures made of pressure-treated wood
- Oil garage door tracks
- Prune bushes, trees and shrubs (except spring-flowering shrubs)
- Have furnace checked or tuned up. Change filter. Have boiler checked every few years if present (every year if boiler is more than 20 years old)
- Have chimney cleaned – yearly if wood burning, every 5 years if for gas appliances
- Check damper in fireplace for obstructions such as bird's nests
- Drain off sediment from hot water tank and steam heating system

WINTER (NOVEMBER – MARCH)

- At beginning of winter, shut off interior valves supplying outdoor water pipes to prevent them from freezing
- Change furnace filters monthly
- Repair any interior wall damage. Touch up or repaint as needed
- Check and re-grout tile in all bath and kitchen areas as needed
- Plan any indoor or outdoor improvements for the following summer
- At winter's end, re-open interior valves supplying outdoor water pipes