

Home Maintenance Checklist



Set up a regular inspection program to help prevent major repairs and to protect your home's value. The following is a list of measures you can take to help extend the life of your appliances and prevent safety hazards too. Remember to turn off power or gas before inspecting, cleaning, or repairing appliances. Consult an appropriate professional if you need additional information or help.

Every 3 Months

- Test GFCI receptacles (the ones with a test button) for proper operation.
- Test smoke alarms by pressing test button on each alarm.
- Clean forced hot-air heating and/or cooling system's air filter to prevent dust from circulating throughout house. (remove and wash permanent filters; replace disposable ones).
- Check the circuit breakers and fuses. Call an electrician if fuses blow or circuit breakers trip frequently.

Every Year

- Inspect grading around house to be sure water drains away from the house on all sides.
- Check bricks or blocks for cracked mortar or loose joints.
- Clean out any debris or leaves that have blocked soil drainage inlets.
- Check painted surfaces for paint failure, water damage, or mildew. Examine all trim for tightness of fit, damage, and decay.
- Inspect roof for damaged or loose shingles or blisters.
- Check vents and louvers for free air movement.
- Check faucets, hoses, bibs, commodes, and shut-off valves for leaks.
- Check flame color on gas furnace (should be blue with little or no yellow).
- Remove debris from gutters and downspouts. Make sure rainwater drains away from the house.
- Check caulking around sinks, bathtubs, and showers and re-seal as needed.
- Repair driveway and walkways that are cracked or uneven to provide a level walking surface.
- Clean the clothes dryer exhaust duct and space under the dryer.
- Make sure areas next to furnace and heater are unobstructed by stored items.

Every 3 Years

- Call for professional service for your gas furnace.
- Have roof inspected by a professional to identify potential leaks.
- Have a termite inspection performed by a reputable local company.
- Have chimney professionally cleaned.

Note: This maintenance list is not an exhaustive list. These general maintenance suggestions have been compiled based on our experience in real estate inspection and repair. Please consult the appropriate professional for additional information.