

Home Maintenance Checklist

Your Comprehensive Guide to a Safe and Well-Kept Home

Monthly Maintenance Tasks

- **Test Smoke and Carbon Monoxide Detectors:** Press the test button to ensure alarms are working. Replace batteries as needed.
- **Inspect Fire Extinguishers:** Ensure pressure gauges are in the green and that extinguishers are easily accessible.
- **Check HVAC Filters:** Inspect and replace or clean furnace and air conditioning filters to maintain air quality and system efficiency.
- **Examine Grout and Caulk:** Inspect tiles in bathrooms, kitchens, and around sinks for cracks or deterioration, and repair as needed to prevent water damage.
- **Look for Leaks:** Check under sinks and around toilets, tubs, and appliances for moisture or drips.
- **Clean Range Hood Filters:** Wash or replace filters above your stove to reduce grease build-up and fire risk.
- **Inspect Outdoor Lighting:** Replace burnt-out bulbs and ensure all fixtures are functioning properly.

Seasonal Maintenance Tasks

Spring

- **Inspect Roof and Gutters:** Check for damaged or missing shingles, clean gutters and downspouts, and confirm water flows away from the foundation.
- **Service Air Conditioning:** Schedule professional maintenance for your cooling system before hot weather arrives.
- **Check Exterior Caulking and Paint:** Seal gaps and touch up paint to prevent moisture intrusion and wood rot.
- **Examine Foundation:** Look for cracks or signs of settling and address promptly.
- **Clean Windows and Screens:** Wash windows inside and out, and repair or replace screens as needed.
- **Inspect Decks and Patios:** Check for loose boards, protruding nails, and structural stability. Clean and reseal as needed.

Summer

- **Check Sprinkler and Irrigation Systems:** Ensure proper function to avoid water waste and dry spots in your landscape.
- **Inspect Siding and Trim:** Look for damage, rot, or infestation. Repair and paint if necessary.
- **Seal Driveways and Walkways:** Repair cracks and apply sealant to prevent deterioration from heat and rain.

Fall

- **Clean Gutters and Downspouts:** Remove leaves and debris to prevent clogs and ice dams.
- **Service Heating System:** Schedule a furnace inspection and replace filters before winter.
- **Inspect Chimney and Fireplace:** Have chimneys cleaned and checked for blockages or buildup.
- **Check Weather Stripping:** Replace worn-out weather stripping on doors and windows to improve insulation.
- **Winterize Outdoor Faucets:** Drain and cover exterior spigots to prevent freezing pipes.

Winter

- **Inspect attic:** Check for leaks that indicate poor insulation or ventilation.
- **Monitor for Drafts:** Seal gaps and cracks to keep warm air in and cold air out.
- **Protect Pipes from Freezing:** Insulate exposed pipes and keep a trickle of water running during extreme cold snaps.

Annual Maintenance Tasks

- Deep Clean Carpets and Floors: Shampoo carpets, polish hardwood, and thoroughly clean tile and grout.
- Inspect Plumbing: Check for leaks, corrosion, and water pressure issues throughout your home.
- Test Electrical System: Have an electrician inspect for outdated wiring or overloaded circuits if your home is older.
- Check for Termites and Pests: Schedule a professional inspection if you live in an at-risk area.
- Drain Water Heater: Flush to remove sediment and extend the heater's life.
- Inspect Major Appliances: Check hoses, connections, and performance for refrigerators, washers, dryers, and dishwashers.
- Review Home Safety: Ensure all doors and windows lock securely, and that security systems are working.
- Clean Dryer Vents: Remove lint from ducts to prevent fires.
- Clean AC drain lines to keep free from mildew clogging the line and causing backup

Additional Tips and Best Practices

- Keep a Maintenance Log: Record dates and details of completed tasks and repairs for future reference and possible insurance claims.
- Schedule Reminders: Use calendars or apps to stay on track with tasks throughout the year.
- Budget for Unexpected Repairs: Set aside a fund to cover emergency home maintenance and repairs.
- Hire Professionals as Needed: Know your limits and call licensed experts for electrical, roofing, plumbing, or structural work.
- Educate Your Household: Ensure all occupants know emergency shut-off locations for water, gas, and electricity.



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