

SUGGESTED HOMEOWNER MAINTENANCE LIST

Item	Monthly	Quarterly	Semi-annually	Annually	Comments
Clean & test smoke alarms	X				
Test & reset all GFCI's	X				
Clean & change furnace filters	X				or as directed by manufacturer's literature
Inspect heat system				X	early in the fall
Inspect air conditioning system				X	early in the spring
Inspect site drainage			X		
Seal exterior concrete cracks			X		
Inspect sprinkler system for leaks	X				during months of use
Clean weep holes in thresholds of all exterior doors			X		
Inspect exterior paint or stain			X		
Touch up caulk			X		
Touch up grout			X		
Lube garage overhead door & tighten bolts			X		
Drain some water from bottom of water heater				X	or as directed by manufacturer's literature
Clean gutters			X		or as needed
Operate pressure relief valve on water heater				X	
Clean window weep holes & apply silicone spray to the track			X		or as needed
Clean masonry weep holes			X		
Inspect roof & chimney flashings			X		inspection by professional roofer

Inspect behind refrigerator & icemaker for leakage	X				
Inspect hoses for washing machine		X			
Inspect wall behind washing machine for moisture		X			
Inspect under dishwasher for leaks	X				
Inspect hot water heater drain pan		X			
Inspect brick mortar joints				X	
Inspect caulking around windows & doors			X		
Clean chimney				X	or as needed
Reseal slate floor tiles				X	