

Homeowner Maintenance Calendar

January

Winter Maintenance

- Replace HVAC filters (repeat approximately every three months).
- Clean refrigerator and freezer coils.
- Inspect fire extinguishers.
- Test smoke and carbon monoxide detectors.
- Check for ice dams and potential roof damage.
- Wash walls and touch up paint where needed.

February

Indoor Maintenance

- Deep clean the garbage disposal.
- Clean the dishwasher.
- Inspect interior walls for water damage.
- Check basement and crawl spaces for moisture.
- Clear the washing machine drain pump.
- Examine the foundation for cracks or leaks.

March

Spring Preparation

- Clean gutters and downspouts.
- Wash windows (interior and exterior).
- Power wash your home siding.
- Clean out window wells.
- Inspect your roof for loose shingles.
- Dust ceiling fan blades.
- Apply lawn fertilizer (best to feed your lawn when it's starting to green up and actively grow, so the timing may vary if it's a cold spring).

April

Exterior Maintenance

- Replace HVAC filters.
- Check exterior doors and windows for proper operation.
- Check your air conditioning unit and schedule annual maintenance.
- Repair any winter damage to siding or paint.
- Clean the dryer vent.
- Weed landscaping.

May

Summer Readiness

- Clean the bathroom exhaust fan.
- Inspect and repair your deck.
- Caulk and weather strip doors and windows.
- Turn on and test your sprinkler system.
- Apply lawn fertilizer.

June

Summer Maintenance

- Inspect your roof and home's exterior.
- Wash and seal wood fences.
- Flush the water heater.
- Inspect the exterior for potential pest entry points.
- Clean windows.
- Touch up exterior paint where needed.
- Test smoke and carbon monoxide detectors.

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July

Mid-Summer Tasks

- Clean air ducts.
- Check for drainage issues in the yard.
- Maintain and weed the landscaping and garden.
- Replace HVAC filters.
- Shampoo carpets.

August

Late-Summer Maintenance

- Clean major kitchen appliances.
- Repair asphalt driveway cracks.
- Check exterior paint and siding.
- Pump septic tank (if needed).
- Apply lawn fertilizer.

September

Fall Preparation

- Clean gutters.
- Drain sprinkler systems.
- Winterize your garden.
- Rake leaves and aerate/fertilize lawn.
- Re-caulk windows and doors.

October

Pre-Winter Maintenance

- Schedule a chimney sweep before first use.
- Replace HVAC filters.
- Winterize exterior plumbing and detach/store hoses.
- Inspect your HVAC ductwork for holes.
- Protect the air conditioning unit.
- Empty gas-powered lawn equipment.
- Apply a final round of lawn fertilizer before the cold season is in full effect.

November

Winter Readiness

- Inspect your furnace and HVAC system.
- Bring sensitive plants indoors.
- Stock up and prepare for potential power outages.
- Store outdoor furniture.

December

Winter Maintenance

- Deep clean the oven.
- Test home security systems.
- Check outlets, light fixtures, and light bulbs
- Ensure all exterior pipes are protected from freezing.



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