

Seasonal Maintenance Checklist

Spring - Exterior

- Inspect outside of house for visible defects: e.g., cracked or peeling paint, broken panes of glass, loose mortar between bricks. Repair as required.
- Repair door and window screens if necessary, and install.
- Inspect caulk and weather stripping around doors and windows. Repair as required.

Spring - Interior

- Test your smoke alarms (NOTE: this should be done monthly) and replace batteries.
- Clean or replace filters on air conditioner(s).
- Clean fireplace; have chimney professionally inspected and cleaned as necessary.
- Check exposed foundation walls (e.g., concrete block in basement or garage) for dampness. Consult a professional, as necessary.
- Check faucets for leaks; replace washers or faucets as necessary.
- Inspect attic for pests (e.g., mice, squirrels, hornets), and remediate if necessary; check attic ventilation.
- Inspect and clean dryer vent, range hood filters.
- Vacuum refrigerator compressor.
- Check hoses on washing machine, refrigerator, and dishwasher. If they show signs of deterioration, replace them.

Fall - Exterior

- Inspect caulk and weather stripping around doors and windows. Repair as required.
- Inspect outside of house for visible defects: e.g., cracked or peeling paint, broken panes of glass, loose mortar between bricks. Repair as required.
- Remove, clean, and store screens.
- Check storm windows and doors; repair or replace as required.
- In cold climate areas, disconnect hoses and turn off and drain outside faucets.
- After leaves have fallen, clean gutters and drainpipes and check roof for condition.
- Check flashing (e.g., around chimney, vents, skylights) for leaks; repair as necessary.
- Check chimney for damaged cap, loose mortar; repair/replace as necessary.
- Lubricate door locks, if necessary.

Fall - Interior

- Check fireplace flue; make sure damper opens easily and closes completely.
- Check insulation wherever possible (e.g., around electrical outlets on outside walls); add or replace as necessary.
- Have furnace serviced, clean or change filter.
- Check and clean humidifier per manufacturer's instructions.
- Call the utility company to do an energy audit.
- If you have a sump pump, test, clean, lubricate and repair as necessary.
- Drain hot water heater, flush out sediment, and refill.
- Vacuum refrigerator compressor, clean range hood filter.

This worksheet is part of "Life Advice: Your Home" at www.lifeadvice.com.