

## Monthly Home Maintenance Check List

January	
Wash walls and wood work	
Shampoo carpets and rugs	
Clean laundry and kitchen appliances-including the refrigerator drain pan and the range hood filter	
Because humidity levels are low, wooden items shrink and any cracks or gaps open wider. Fix squeaky floors and stairs and trim wooden doors that rub against their frame.	

February	
Patch cracked plaster and dented wall boards	
Lubricate hinges, door locks, cabinet, hardware, and appliance parts	
Straighten closets	

March	
Fix leaky sinks and bathroom fixtures	
Check and re-caulk tub and sinks as needed	
Tackle electrical repairs, such as servicing flickering fluorescent lights	
Drain the water heater from the spigot at the base until the water runs clear	
Unscrew and clean debris from faucet aerators	

April	
Connect outdoor hoses and open valves supplying outdoor water pipes	
Inspect outside of house from roof top to foundation walls, and make any necessary repairs to roof and siding	
Empty gutters and check the downspouts direct runoff away from the building	
Check and adjust grading around the house and adjust as needed so rain water runs away from house	
Wash windows and ready door and window screens. Wash blinds and curtains	

May	
Test and replace batteries as needed in smoke detectors	
Check porches, steps, and railing for loose boards and secure with screws or nails	
Service and store snow blower. Take out and prep lawn mower.	
Ready and install air conditioners and fans	
Clean porch decks and treat with sealer or preservative every 2 years	
Apply spring fertilizer to lawn	

June	
Empty refrigerators, drain pan to curb mold and odors, and vacuum condenser coils behind and underneath the fridge to increase efficiency	
Clean the oven and stovetop	
Clean bathroom exhaust fans. Clean and dust ceiling fans	
Complete any indoor painting this month, because weather is typically good for having windows open	
Weed the flower beds	

July	
Fix windows and exterior doors, such as latches on storm doors	
Inspect and clean outdoor lighting	
Hose down vinyl siding	
Clean and organize shed	
Apply summer fertilizer to lawn	

August	
Fill driveway potholes, and reseal driveway every 3 years	
Weed the flower beds	
Check concrete drives for cracks and seal as required	

## September

Apply fall fertilizer to lawn	
Check and adjust grading around the house as needed so rain water and upcoming melted snow runs away from home	
Have furnaces checked and serviced for winter heating season every 2 years. Replace furnace and humidifier filters	

## October

Apply rust proofing paint to metal items that stay outdoors	
Clean and store patio furniture and lawn art	
Clean and install storm windows	
Test and replace batteries as needed in smoke detectors	

## November

Disconnect outdoor hoses and store inside	
Ready the snow blower	
After leaves have fallen, clear gutters and prune any trees limbs that touch the house or might cause damage during storms	

## December

Touch up paint smudges and scratches	
Polish furniture	
Clean lighting fixtures and ceiling fans	
Replace furnace and humidifier filters	