

Home Maintenance Tips

For the warmer Southern climates

➤ Outside Maintenance Schedule	<input type="checkbox"/> Inside Maintenance Schedule
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Winter	Spring
➤ Clean gutters just before Christmas (if only once a year)	➤ Clean dryer vent from outside
➤ Turn off/Cover hose bibs all of January and February	➤ Clean debris from windowsills
➤ Test run generator (5min.) – back up gas system	➤ Inspect roof from winter storms
<input type="checkbox"/> Flush water heater and T&P valve	➤ Check operation of sprinkler heads
<input type="checkbox"/> Flush well holding tank	➤ Treat for bugs just before March 20
<input type="checkbox"/> Change water filter	➤ Test run generator – back up gas system
<input type="checkbox"/> Check water softener	➤ Check crawl space for critters, water, termites
<input type="checkbox"/> Inspect gas flue for leaks/rust	<input type="checkbox"/> Drano the AC condensate line
<input type="checkbox"/> Check all visible plumbing lines for leaks	<input type="checkbox"/> Best time to service the AC unit
<input type="checkbox"/> Check leaks behind frig. & Under dishwasher	<input type="checkbox"/> Get through the attic to check for leaks and critters
<input type="checkbox"/> Reverse ceiling fans	<input type="checkbox"/> Flip electrical panel breakers
<input type="checkbox"/> Clean garage or basement	<input type="checkbox"/> Clean refrigerator coils
	<input type="checkbox"/> Check all visible plumbing lines for leaks
Summer	Fall
➤ Clean gutters 1 st day of Summer (if twice a year)	➤ Clean dryer vent from outside
➤ Check gutter slope and operation	➤ Test run generator – back up gas system
➤ Trim tree limbs from roof/siding	➤ Check crawl space for critters, water, termites
➤ Clean refrigerator coils	➤ Test sump pump
➤ Test home alarm/security	<input type="checkbox"/> Service heating and air conditioning
➤ Exterior painting projects	<input type="checkbox"/> Chimney sweep if burning wood
➤ Test run generator – back up gas system	<input type="checkbox"/> Check all visible plumbing lines for leaks
<input type="checkbox"/> Dehumidify basements in summer months	<input type="checkbox"/> Fill traps in bathroom not used much
<input type="checkbox"/> Change water filter	
<input type="checkbox"/> Cut bushes/growth away from house	
<input type="checkbox"/> Check all visible plumbing lines for leaks	

Monthly	Yearly	Every 5-10 years
<input type="checkbox"/> Change air filter	(Whatever time of year you choose) <input type="checkbox"/> Check smoke detectors <input type="checkbox"/> Check fire extinguishers <input type="checkbox"/> Clean range hood filter <input type="checkbox"/> Twirl water heater T&P valve Check garage door auto-reverse	<input type="checkbox"/> Reseal the deck _____ <input type="checkbox"/> Clean out septic _____ <input type="checkbox"/> Paint house/trim _____