



HOMEOWNER MASTER MAINTENANCE CHECKLIST

EVERY MONTH

- ☐ **Clean garbage disposal.** Send some ice down the disposal to help sharpen the blades and make any repairs. [Garbage Disposal Not Working](#)
- ☐ **Test smoke alarms.** Always test to make sure you have working smoke alarms at the beginning of each month. [Smoke Alarms](#)
- ☐ **Don't let your trash get trashy!** Wipe out trash/recycle cans and bins to keep the funky smells at bay. If they are really smelly, clean with a 1:1 solution of water and rubbing alcohol.
- ☐ **Keep your water soft.** If you have water softener, check salt levels about every month or so.

JANUARY

- ☐ **Clean sink drains.** Pour an equal amount of baking soda and then vinegar down each drain (kitchens, bathrooms, etc.) to keep it running freely. If you find you have a slow drain, follow our guide here: [How to Unclog a Sink](#)
- ☐ **Check your fire extinguisher.** Every home should have at least one and ideally it should be near the kitchen. Check the date on the fire extinguisher as they should be replaced every 12 years. [Home Fire Safety Tips](#)
- ☐ **Change air filters in HVAC system and dust the vents.** Air filters trap dust before it can get into your HVAC system and cause damage. Plus, dusting the vents can help improve your home's air quality.
- ☐ **Ensure emergency kits are up-to-date.** At the start of the year, make sure you are prepared for different types of emergencies. Follow our guide here: [Home Emergency Kit](#)
- ☐ **Check for any foundation issues.** Houses shift over time, but major movement that causes cracks and other shifts could be a sign of bigger issues. Follow our guide here: [Foundation Problems and What to Do](#)
- ☐ **Check for wood rot.** A years' worth of rain and possible leaky pipes can cause wood to rot along your soffits, door frames, decks, etc. Use our guide to determine if you have rot and what to do: [Is it Wood Rot? A Question You Need to Answer Fast](#)
- ☐ **Check your water heater/flush sediment.** Sediment buildup can decrease the efficiency of your hot water. Flush the tank(s) for a great shower experience. If you find you need a new hot water heater this year, follow our guide: [New Water Heater](#)

FEBRUARY

- ☐ **Trim all trees.** Trimming while your trees are dormant decreases the stress they can experience. Get out there and trim any branches that could cause damage during spring storms. [Tree Trimming](#)

MARCH

- ☐ **Time to change air filters again.** Changing air filters frequently is key to keeping your HVAC system running smoothly. Air filters trap dust before it can get into your HVAC system and cause damage.
- ☐ **Check your smoke alarms.** Change the batteries in any battery-operated alarms. [Smoke Alarms](#)
- ☐ **Treat for insects.** Bugs are starting to become more active. Consider calling in a pest specialist for a pre-treat and/or make sure all points of bug entry are sealed. Also, clean up any standing water.
- ☐ **Clean gutters.** Time to clean all that gunk out of those gutters from any winter storms and keep them clear of debris going into spring. Follow our guide here: [How to Clean Gutters](#)
- ☐ **Rotate ceiling fans.** Turn the direction counterclockwise to keep cool in the increasingly warm weather.
- ☐ **Lawn mower maintenance.** Sharpen blades on your lawn mower as the grass starts to grow again. [Types of Lawn Mowers](#)
- ☐ **Check your deck.** Add a sealant to your deck if it needs another coat or simply clean off all the winter debris. [Exterior Wood Stain](#)

APRIL

- ☐ **Check your thermostat and insulation.** Before things heat up, make sure your home's insulation is up to the task and/or upgrade your thermostat to an energy-conscious smart thermostat. [Boost Comfort & Energy Savings with Blow-In Insulation](#) | [How to Install a Thermostat](#)
- ☐ **Deep clean.** Now is a good time to take a look at your fridge, pantry, bathroom, and carpets to give them a good spring clean. Don't forget to clean behind large appliances and wipe up all that dust and gunk.
- ☐ **Pressure wash concrete walkways.** Use a pressure washer to clean off mold/mildew and stains for better curb appeal.

MAY

- ☐ **Check outside for leaks.** Before hot weather, check sprinklers and hoses for any leaks so you aren't wasting precious water.
- ☐ **Prepare for wildfires.** Remove any fire hazards such as tree limbs and brush before things become dry and spread a wildfire fast. [Wildfire Protection](#)
- ☐ **Check inside for drips and leaks.** You could be wasting gallons of water per month. Fix any leaky faucet with our guide or replace an old one. [Fix a Dripping Faucet](#) | [Faucet Flow Rate](#)

JUNE

- ☐ **Clean sink drains again.** Pour an equal amount of baking soda and then vinegar down each drain (kitchens, bathrooms, etc.) to keep it running freely. If you find you have a slow drain, follow our guide here: [How to Unclog a Sink](#)
- ☐ **It's time to change air filters again.** Air filters trap dust before it can get into your HVAC system and cause damage. Plus, dusting the vents can help improve your home's air quality. Consider having your A/C serviced by a professional for the summer.
- ☐ **Assess storm damage.** If you had any storms this spring, make repairs needed like fixing a leaky roof or scheduling any maintenance to be done by a professional. [Leaky Roof](#)
- ☐ **Check your water heater/flush sediment.** Sediment buildup can decrease the efficiency of your hot water. Flush the tank(s) for a great shower experience. If you find you need a new hot water heater this year, follow our guide: [New Water Heater](#)

JULY

- ☐ **Treat for insects.** Bugs are at their most active. Clean up any standing water that is an attractor. You may even want to call in pest control specialists to keep the bugs at bay.
- ☐ **Inspect garage door.** Test its functionality for safety and clean/lubricate tracks and rollers.

AUGUST

- ☐ **Check your fence.** Keep your yard secure and fix any sagging gates or missing pickets. [Get Fenced In: Fix Your Broken Fence](#)
- ☐ **Vacationing?** If you're on vacation this month, turn off your water to prevent any leaks when you're gone. Turn your thermostat up to 78° to save on energy bills.

SEPTEMBER

- ☐ Yup, again. **Change air filters in HVAC system and dust the vents.** Air filters trap dust before it can get into your HVAC system and cause damage.
- ☐ **Check your smoke alarms.** Change the batteries in any battery-operated alarms. [Smoke Alarms](#)

OCTOBER

- ☐ **Clean gutters.** Time to clear leaves from gutters going into winter. Inspect and seal any gaps you may find and ensure they are affixed correctly. Follow our guide here: [How to Clean Gutters](#)
- ☐ **Close the pool.** Drain the water level to the recommended depth of about four to six inches. Clear and clean the bottom of the pool and filters. Cover the pool for safety.

NOVEMBER

- ☐ **Prep outside for winter.** Trim trees that are too close to your roof and mulch to get your yard ready for the coming winter. [Prep Your Home for Winter](#)
- ☐ **Rake and bag any leaves if you decide to not mulch.** Use our handy and large outdoor debris bag to clean up any leaf litter.
- ☐ **Winterize outdoor spigots.** Shut off the sprinkler system, drain out any water, and cover any outdoor spigots before a freeze.
- ☐ **Fix any concrete cracks.** Cracks in concrete can get worse in freezing and thawing weather. Stop that by filling in any large to medium cracks.
- ☐ **Consider having HVAC serviced.** Have a professional come out to make sure your HVAC system is ready for winter.
- ☐ **Caulk and weatherstrip.** Keep your home weather-tight this winter by adding or updating caulking on windows and doors. [3 Signs It's Time to Re-Caulk](#)
- ☐ **Ready for cozy fires?** Inspect your fireplace and chimney for any blockages and get a professional to clean it before your first use.
- ☐ **Rotate ceiling fan.** Turn the direction clockwise to keep warm in the increasingly cool weather.
- ☐ **Look at your walls!** Clean scuff marks and repair drywall holes before holiday company comes. [Simple Drywall Repair for Homeowners](#)
- ☐ **Deep clean.** Now is a good time to take a look at your fridge, pantry, bathroom, and carpets to give them a good clean. Don't forget to look behind large appliances and wipe up all that dust & gunk.

DECEMBER

- ☐ **Safely hang Christmas lights.** Make your home merry and bright by hanging some outdoor Christmas lights. Follow our guide for tips: [How to Hang Christmas Lights](#)

