



# HOME MAINTENANCE CHECKLIST

**Pamela R. Turner, Ph.D., and Lindsey Bailey, M.Ed.**  
*Department of Financial Planning, Housing and Consumer Economics*

Just like your personal health, your home's health will decline without regular care and maintenance. Maintaining a healthy indoor environment helps increase your quality of life and the life of your house. With a few simple steps you can keep your home healthy. **Use this checklist as a guideline for your regular spring and fall home maintenance evaluations.** Please note that maintenance frequencies may vary depending on your local climate and appliance manufacturing recommendations.



UNIVERSITY OF GEORGIA  
EXTENSION

## Basement/Crawl Space

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Check for signs of mold, moisture, water damage, and leaks. Repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Look for signs of rats, bats, roaches, termites, squirrels, mice, and other pests. Seal openings to keep pests out. Treat as needed; you may want to hire a professional.
<input type="checkbox"/>	<input type="checkbox"/>	Check that the sump pump and floor drain are working properly.

## Exterior

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Inspect all wood framing for signs of rats, bats, roaches, termites, squirrels, mice, and other pests. Contact a professional as needed to treat.
<input type="checkbox"/>	<input type="checkbox"/>	Check exterior siding and trim for loose pieces and chipped or peeling paint. Repair and repaint as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check for and replace decaying or damaged trim around the windows and doors.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect foundation and masonry for cracks. Hire a professional to repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check for signs of leaks.

## Yard

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Clear dead plants/shrubs from the house and trim branches of trees that overhang the roof.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect fence and deck for problems that may lead to wood rot. Clean, repair, reseal, and repaint as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check all garden hoses for leaks and repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Drain all outdoor faucets and hoses. Store the hoses for winter.
<input type="checkbox"/>	<input type="checkbox"/>	Hire a professional to clean out the main sewer line, especially if mature trees are present in your yard. (annually)

## Windows and Walls

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Clean window wells (semicircular barriers usually found surrounding basement windows) around the exterior of the house and check for proper drainage.
<input type="checkbox"/>	<input type="checkbox"/>	Check weather-stripping and caulking around windows and doors. Check for signs of leaks and repair or replace as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Repair or replace cracked or broken windows.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect the home interior walls and floors for termites. Contact a professional if treatment is needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check operation of windows and doors. Install screens, lubricate, and repair as needed.

## Roof and Attic

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Clean gutters and downspouts (may need to be done more frequently). Make sure they discharge water 2-3 feet away from the house.
<input type="checkbox"/>	<input type="checkbox"/>	Check flashing around the chimney, plumbing vent, skylight, and other joints to ensure it is securely fastened; repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect the roof surface, shingles, eaves, and soffits; repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check that attic insulation is in place; add more where needed. Check vents to make sure they are free of debris and working properly.
<input type="checkbox"/>	<input type="checkbox"/>	Check for signs of leaks and repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect attic for signs of rodents, bats, roaches, termites, and other pests. Treat as needed; you may want to hire a professional.
<input type="checkbox"/>	<input type="checkbox"/>	Check ductwork connections to make sure that fans exhaust to outdoors.

## Appliances

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Check bath and kitchen exhaust fans and clean the screens; repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Clean dehumidifier coils, check operation, and replace the filter.
<input type="checkbox"/>	<input type="checkbox"/>	Clean the garbage disposal.
<input type="checkbox"/>	<input type="checkbox"/>	Clean the refrigerator and freezer; wash door gasket, vacuum condenser coils, and empty drip pan. Check the door seal by closing it on a dollar bill. If you can easily remove the bill, then it is time to replace the gasket.
<input type="checkbox"/>	<input type="checkbox"/>	Clean washing machine water inlet filters; check hoses - replace if leaking.
<input type="checkbox"/>	<input type="checkbox"/>	Vacuum clothes dryer lint from ducts and surrounding areas. (You should be cleaning the filter after each use).

## Plumbing and Bathrooms

Spring	Fall	
<i>Every 3-7 years</i>		Hire a professional to pump your septic tank to prevent backup. This may need to be done more frequently if you have a garbage disposal.
<input type="checkbox"/>	<input type="checkbox"/>	Check toilets and tanks for leaks; repair as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check and repair any faucet, tub, or shower leaks.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect the caulking and grout around toilets, tubs, showers, and sinks; if caulking is damaged, scrape it out and re-caulk.
<input type="checkbox"/>	<input type="checkbox"/>	Remove shower heads and remove sediment.
<input type="checkbox"/>	<input type="checkbox"/>	Check water-purification and water softener filters; change as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect water heater for leaks, corrosion, and proper operation (you may opt to have a plumber do this); inspect flue assembly for gas water heaters.
<input type="checkbox"/>	<input type="checkbox"/>	Check water main/meter or well pump for leaks or sweating.
<input type="checkbox"/>	<input type="checkbox"/>	Test the water-heater pressure and temperature-relief valve for proper operation.

## Electrical

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Check for frayed/damaged cords and wires. Check exposed wiring in basements and call an electrician if there are dangerous conditions.
<input type="checkbox"/>	<input type="checkbox"/>	Clean all light fixtures, interior and exterior.
<input type="checkbox"/>	<input type="checkbox"/>	Trip the circuit breakers and test ground fault interrupters to ensure proper protection; label switches if needed.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect indoor and outdoor outlets to ensure they are in safe, working condition. Contact a professional electrician if needed.

## Heating and Cooling

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Replace air filters (this may need to be done more frequently depending on your HVAC system).
<input type="checkbox"/>	<input type="checkbox"/>	Dust off ceiling fan blades. Run the fan counterclockwise during spring/summer and clockwise during fall/winter.
<input type="checkbox"/>	<input type="checkbox"/>	Hire a professional to tune-up the heating and cooling system.
<input type="checkbox"/>	<input type="checkbox"/>	Cover or remove any window air-conditioning units; seal openings.
<input type="checkbox"/>	<input type="checkbox"/>	Inspect the ductwork and vents; clean as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Check the fireplace damper and clean the chimney (you may opt to hire a professional to do this).

## Garage

Spring	Fall	
<input type="checkbox"/>	<input type="checkbox"/>	Check operation of the garage door safety shut-off.
<input type="checkbox"/>	<input type="checkbox"/>	Look for signs of rats, bats, roaches, termites, squirrels, mice, and other pests. Seal openings to keep pests out. Contact a professional as needed to treat.
<input type="checkbox"/>	<input type="checkbox"/>	Clean out your garage, properly disposing of paint thinners, household cleaners, and pesticides.
<input type="checkbox"/>	<input type="checkbox"/>	Check for signs of water damage and leaks; repair as needed.
<input type="checkbox"/>		Have your lawnmower serviced.
	<input type="checkbox"/>	Empty and clean gas cans.
	<input type="checkbox"/>	Clean and store garden tools once all fall yardwork is completed.
<input type="checkbox"/>	<input type="checkbox"/>	Repair cracks and gaps in the driveway and walkway.

# Safety

Spring	Fall	
<i>Monthly</i>		Check that your fire extinguisher is fully charged; recharge or replace as needed.
<input type="checkbox"/>	<input type="checkbox"/>	Change the batteries in all smoke and carbon monoxide detectors.
<input type="checkbox"/>	<input type="checkbox"/>	Review your home evacuation plan and ensure escape ladders are available and working.
<input type="checkbox"/>	<input type="checkbox"/>	Update your home emergency plans in case of fire, tornado, etc., and be sure that each family member knows his or her role.
<input type="checkbox"/>	<input type="checkbox"/>	If your drinking water comes from a private well, you should have it tested. (See Bulletin 939, "Water Quality and Common Treatments for Private Drinking Water Systems")
<i>Every 2 years</i>		Test your home for radon. Contact your local extension agent or visit <a href="http://www.ugaradon.org">www.ugaradon.org</a> for more information.

**extension.uga.edu**

**Circular 1082**

**Reviewed June 2021**

Published by the University of Georgia in cooperation with Fort Valley State University, the U.S. Department of Agriculture, and counties of the state. For more information, contact your local UGA Cooperative Extension office. *The University of Georgia College of Agricultural and Environmental Sciences (working cooperatively with Fort Valley State University, the U.S. Department of Agriculture, and the counties of Georgia) offers its educational programs, assistance, and materials to all people without regard to race, color, religion, sex, national origin, disability, gender identity, sexual orientation or protected veteran status and is an Equal Opportunity, Affirmative Action organization.*