

HOME MAINTENANCE GUIDE FOR HOMEOWNERS

Owning a home is exciting—but it also comes with responsibility. Staying on top of maintenance helps you avoid costly repairs, extend the life of your home's systems, and protect your investment.

Ongoing Monthly Tasks

- Change or clean HVAC filters
- Test smoke & carbon monoxide detectors
- Inspect sinks, tubs, and toilets for leaks
- Clean kitchen vent hood filter
- Check water softener (if applicable)

Spring

- Inspect roof and gutters for damage
- Clean gutters & downspouts
- Service air conditioning system
- Check windows/screens for tears, reseal if needed
- Power wash exterior (siding, driveway, patio)
- Test outdoor faucets and irrigation system



Summer

- Clean dryer vent line
- Change irrigation schedule
- Inspect and repair fencing
- Check deck/patio for loose boards or cracks
- Flush hot water heater to remove sediment
- Check for pests (termites, ants, rodents)



Fall

- Test sump pump (if you have one)
- Seal driveway or walkways if needed
- Review and update hurricane kit & plan
- Trim trees and shrubs away from house
- Inspect window and door seals to prevent water intrusion



Winter

- Test GFCI outlets
- Change irrigation schedule
- Stock up on AC filters
- Check all windows open and close effectively
- Inspect ductwork for leaks or mold growth
- Run ceiling fans clockwise to circulate warm air



Lifespan of Major Items (Average)

- Roof: 15–30 years (depending on material)
- HVAC: 10–15 years
- Water heater: 8–12 years
- Appliances: 8–15 years
- Decking: 10–20 years
- Exterior paint: 7–10 years

Pro Tips

- Budget 1–3% of your home's value each year for maintenance.
- Keep a home binder (digital or paper) with warranties, receipts, and service records.
- Know the location of your water shut-off valve, breaker box, and gas shut-off.

Staying ahead with this checklist makes homeownership less stressful and protects your investment.



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