

# HOME MAINTENANCE SCHEDULE



## A SEASONAL GUIDE FOR REPAIRS

### SPRING (APRIL-JUNE)

#### CHECK:

- For loose siding, window glazing or rotting wood
- Flashing; re-seal as needed
- Roof for damaged shingles
- Caulking around windows, doors and seals between house and drive
- Garage door tracks; oil as needed
- Length of trees, bushes and shrubs; trim as needed
- Basement floor drain and downspout drains; add copper sulfate if needed

#### CLEAN:

- Gutters
- Windows, frames and screens
- Flower beds
- Sediment from hot water tank and steam heating system

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### SUMMER (JULY-AUGUST)

#### CHECK:

- For areas in need of a fresh coat of paint
- For visible signs of termites
- All flat roofs; re-coat or seal as needed
- Concrete drive, sidewalks, patios, and landing; patch cracks, level and/or replace as needed
- Chimney and fireplace mortar; repair as needed

#### CLEAN:

- House or garage exterior
- Carpets; wax tile and hardwood floors

### FALL (SEPTEMBER-OCTOBER)

#### CHECK:

- Tuckpointing on all brick areas; seal masonry with a silicone sealant
- Weatherstripping on doors and windows
- All areas that need to be caulked
- That all garage floor or driveway drains are flowing properly
- Roof for loose or missing shingles and flashing seals
- Furnace; tune and/or change filter
- Garage door tracks
- Bushes, trees and shrubs; trim as needed

#### CLEAN:

- Gutters; check for leaks
- Decks, fences or other structures made of pressure-treated wood; reseal as needed
- Chimney (every five years if gas-heated) and fireplace damper for obstructions
- Sediment from hot water tank and steam heating system

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### WINTER (NOVEMBER-MARCH)

- Shut off exterior water lines to prevent them from freezing; re-open in spring
- Change furnace filters monthly
- Repair interior wall damage; touch up paint
- Re-grout tile in bath and kitchen as needed
- Add copper sulfate to basement floor drain and downspout drains

Adopted from the New York Times  
*Annual Home Maintenance Checklist*

