

# A month by month guide to home maintenance

## Summer

### June

- Inspect air conditioning
- Check roof
- Check sheds and garages
- Check sealing around windows and doors
- Check septic system and clean if necessary
- Fertilize lawn
- Check water heater
- Check and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors

### July

- Air out damp basements on dry, sunny day
- Clean air conditioner
- Check exhaust fans
- Check water heater for leaks
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

### August

- Clean air conditioner filter
- Air out damp basements on dry, sunny days
- Inspect driveways and walks
- Inspect doors and locks
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

## Spring

### March

- Clean furnace filter and heat recovery ventilator (HRV)
- Check attic
- Check sump pump (if installed)
- Clean humidifier
- Remove snow and ice from overhang and vents

- Check and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors

## April

- Check eavestroughs and downspouts
- Clean furnace filter and HRV
- Clean humidifier
- Inspect basement or crawl spaces
- Check roof for loose or cracked shingles
- Check driveways and walks for frost damage
- Check water heater for leaks
- Turn on exterior water supply
- Plan landscaping to avoid soil settlement and water ponding
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

## May

- Inspect fences
- Check caulking for air and water leaks
- Lubricate weatherstripping
- Check exterior finishes
- Check windows and screens are operating properly
- Check septic system (if installed)
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

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### July

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## August

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- Inspect driveways and walks
- Inspect doors and locks
- Check and reset GFCI
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## Fall

### September

- Check exterior finishes
- Check garage door tracks and lubricate bearings
- Check caulking for air and water leaks
- Plant new lawn
- Check fireplace and chimney
- Check basement or crawl spaces
- Have humidifier, furnace and HRV serviced
- Check clothes dryer vent
- Check and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors

### October

- Check windows and screens
- Drain exterior water lines
- Check roof including shingles, flashing and vents
- Check weatherstripping
- Check sealing around windows and doors
- Check septic system
- Winterize landscaping and remove leaves
- Clean furnace filter and HRV
- Clean water heater
- Shut off exterior water supply
- Check eavestroughs and downspouts
- Clean humidifier
- Check and reset GFCI

- Test smoke alarms and carbon monoxide detectors

## November

- Check attic
- Inspect floor drains to ensure trap is filled with water
- Clean furnace filter and HRV
- Check for condensation and humidity
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

## Winter

### December

- Check air ducts
- Check for excessive snow on roof
- Clean furnace filter and heat recovery ventilator (HRV)
- Clean humidifier
- Check and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors

### January

- Clean furnace filter and HRV
- Check furnace fan belt
- Check water heater
- Check exhaust fans
- Clean humidifier
- Remove snow and ice from roof overhang/vents
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

### February

- Clean furnace filter and HRV
- Check inside surfaces
- Remove snow and ice from roof overhang/vents
- Check and reset GFCI