

SATH HOME MAINTENANCE SCHEDULE

TIP: Know the location of water and gas shutoff valves!

QUARTERLY

Plumbing	Description	Date last completed		
		Date	Date2	Date3
Faucets and shower heads	Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.			
Drains	Clean with baking soda. Pour water down unused drains.			
Pipes	Inspect visible pipes for leaks.			
Kitchen and bathroom cabinets	Check under and around for leaks.			
Toilets	Check for stability and leaks.			
Water heater	Check area around water heater for leaks. If you have hard water, drain 1-2 gallons water.			

Interior	Description	Date last completed		
		Date	Date2	Date3
Wood cabinets and trim	Apply a wood protectant.			
Interior doors	Lubricate hinges.			
Garage door	Lubricate hardware. Inspect mechanism for free travel.			
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.			
Basement or crawl space	Check for cracks or any sign of dampness or leaks. Check for any evidence of termites or wood-eating insects.			
Ceramic tile	Check and clean grout.			

Electrical and Appliances	Description	Date last completed		
		Date	Date2	Date3
Heating and cooling systems	Clean and replace filters if necessary.			
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.			
Refrigerator	Clean dust from top. Clean refrigerator drain pan. Clean and defrost freezer if necessary.			
Dishwasher	Check for leaks.			
Wiring, electrical cords, and plugs	Check for wear or damage. Replace if necessary.			
Smoke detector	Test for proper operation and replace batteries twice per year when time changes.			
GFI outlets	Test for proper operation.			

Exterior	Description	Date last completed		
		Date	Date2	Date3
Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.			
Landscaping	Check for proper drainage.			
Concrete and asphalt	Clean oil and grease.			

FALL

Date last completed

Plumbing	Description	Date	Date2	Date3
Plumbing shut-off valves	Inspect for proper operation.			
Outside faucets	Drain and store hoses and turn off water before first frost on or around Columbus Day			
Water heater	Flush out hot water with vinegar to remove accumulated sediment. Call contractor for service or do it you yourself - follow instructions from your water heater manufacturer.			
Faucet aerators	Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.			

Interior	Description	Date	Date2	Date3
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.			
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.			
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.			
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.			
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.			
Sectional garage doors	Adjust the travel and tension.			
Fireplace	Inspect flues. Clean if necessary. Inspect fireplace structure for cracks or damage. Turn on gas valve and pilot light and replace two sets of batteries (one controller and one in the fireplace module.			

Electrical and appliances	Description	Date	Date2	Date3
Heating system	Service heating system through contractor and replace furnace filter. Check condensation pump and hose at the furnace and make sure the pump reservoir is clean and the hose is not blocked.			
Cooling system	Remove debris from around units and clean with garden hose. Remove window air conditioner or protect with weatherproof cover. Clean and replace filters if necessary.			
Refrigerator coils	Clean under refrigerator.			
Combustible appliances	Inspect and service if necessary. Check clothes dryer vent cap to make sure it is working and clean lint out of the vent pipe.			

Exterior	Description	Date	Date2	Date3
Roof	Check for leaks. Check for damaged, loose, or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.			
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.			
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.			
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.			
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.			
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.			
Lawn and patio furniture	Clean and store or cover with weatherproof material.			

WINTER

Date last completed

Exterior	Description	Date	Date2	Date3
Vents	Remove snow from covered vents as soon as possible - Furnance and Hot water tank vents.			
Roof	Remove snow near roof edges to avoid ice dams.			
Doors	Keep deep snow away from all doors including slider doors to avoid melting snow from entering your unit through the door track.			

SPRING

Date last completed

Plumbing	Description	Date	Date2	Date3
Water heater	Flush out hot water to remove accumulated sediment.			

Interior	Description	Date	Date2	Date3
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.			
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.			
Tiled areas	Inspect for loose or missing grout or caulking. Regrout or recaulk if necessary.			
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.			
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.			

Electrical and appliances	Description	Date	Date2	Date3
Heating and cooling system	General furnace inspection: Look for rust, scaling on heat exchanger, and proper flame color; note odd sounds or smells; and check condition of venting. Remove debris around units.			
Circuit breakers	Exercise.			
Refrigerator	Clean coils.			

Exterior	Description	Date	Date2	Date3
Decks	Scrub mildewed areas and treat for water stains, mildew, and fungus.			
Roof	Clean. Check for leaks. Check for damaged, loose or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.			
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.			
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.			
Windows	Clean.			
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.			
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.			
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.			