



Spring Maintenance Checklist



KITCHEN & BATHS

- Clean garbage disposal.
- Clean sink drains.
- Check and clean range hood filter.
- Check toilets and sinks for evidence of leaks.
- Freshen sink drains with hot water and baking soda.
- Clean aerators on faucets and showers.



SYSTEMS

- Test smoke & carbon monoxide detectors.
- Replace HVAC air filters every three months or as needed.
- Survey of the HVAC compressor by a licensed professional.
- Check fire extinguishers for proper charge.
- Close irrigation drain, turn water back on, adjust timer, and test sprinklers (weather permitting).



EXTERIOR

- Check fencing and decking for homeowner maintenance needs.
- Inspect exterior siding, paint, masonry, and trim.
- Examine caulking around doors and windows, reapplying as needed.
- Inspect and clean gutters, and downspouts.
- Inspect doors and windows and clean sliding tracks.
- Lubricate the garage door springs and hinges.

This checklist is a handy thought starter that can serve as a helpful reminder. It is not intended to replace the official warranty manual and checklist or any manufacturer's warranty or care guides. Please reference the appropriate maintenance materials for in-depth instructions.





Summer Maintenance Checklist



KITCHEN & BATHS

- Clean garbage disposal.
- Clean sink drains.
- Check and clean range hood filter.
- Check toilets and sinks for evidence of leaks.
- Freshen sink drains with hot water and baking soda.
- Clean aerators on faucets and showers.



SYSTEMS

- Test smoke & carbon monoxide detectors.
- Seasonal maintenance on HVAC by licensed professional.
- Replace HVAC air filters every three months or as needed.
- Close irrigation drain, turn water back on, adjust timer, and test sprinklers.



EXTERIOR

- Check fencing and decking for maintenance needs.
- Inspect exterior siding, paint, masonry, and trim.
- Examine caulking around doors and windows, reapplying as needed.

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Fall

Maintenance Checklist



KITCHEN & BATHS

- Clean garbage disposal.
- Clean sink drains.
- Check and clean range hood filter.
- Check toilets and sinks for evidence of leaks.
- Clean aerators on faucets and showers. Freshen sink drains with hot water and baking soda.



SYSTEMS

- Test smoke & carbon monoxide detectors.
- Replace HVAC air filters (every three months or as needed).

EXTERIOR



- Check fencing and decking for homeowner maintenance needs.
- Inspect exterior siding, paint, masonry, and trim.
- Examine caulking around doors and windows, reapplying as needed.
- Inspect and clean gutters and downspouts. Keep your foundation clear of plant materials and debris.
- Inspect doors and windows and clean sliding tracks.
- Maintain original grading, drainage, and landscaping. (Page 7 of New Home Maintenance Manual)

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Winter Maintenance Checklist



KITCHEN & BATHS

- Clean garbage disposal.
- Clean sink drains.
- Check and clean range hood filter.
- Check toilets and sinks for evidence of leaks.
- Clean aerators on faucets and showers. Freshen sink drains with hot water and baking soda.
- Examine caulking, reapply as needed.
- In freezing temperatures, you can keep cabinet doors open under sinks to help with warm air circulation.



SYSTEMS

- Test smoke & carbon monoxide detectors. Change batteries as needed.
- Seasonal maintenance on HVAC system.
- Replace HVAC air filters (every three months or as needed).
- Turn off irrigation once the rain season begins. Make sure to drain it once it is turned off. Insulate any above ground components.
- Examine your water heater and clean the filter (if your appliance has one).
- Keep your thermostat set to a consistent temperature between 65-68 degrees.



EXTERIOR

- Check fencing and decking for maintenance needs.
- Inspect exterior siding, paint, masonry, and trim.
- Examine interior and exterior caulking around doors and windows, reapplying as needed.
- Inspect and clean gutters and downspouts. Keep your foundation clear of plant materials and debris. Have your roof inspected.
- Inspect doors and windows and clean sliding tracks. Adjust weatherstripping as needed.
- Maintain original grading, drainage, and landscaping. (Page 7 of New Home Maintenance Manual)
- Disconnect all outside hoses and install hose bib covers to keep exterior faucets from freezing.

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