

Built Right Home Inspection
Questions please call 705-845-5022

SEASONAL HOME MAINTENANCE CHECKLIST

WINTER

The winter months can be particularly harsh on your home, which makes maintenance especially important during this season. Follow this home maintenance checklist to ensure you keep your home protected during the coldest part of the year.

- Replace filters for the cooling and heating systems in your home
- Oil the hinges and locks on your doors
- Tighten hinge and doorknob screws
- Inspect the sump pump (if you have one) and make any needed repairs
- Spend time in the attic inspecting for insects, birds or other pests
- Check along the corners and seams of the gutters and plug any leaks
- Look for wasp nests and have them removed (should be dormant now)
- Make sure downspouts and gutters are cleaned



SPRING

After a long winter, you'll want to check and make sure your home is still in good shape. You'll also need to try to find out if any real damage occurred from the previous weather conditions. Sometimes water gets in places and freezes, expanding it, causing building materials to come apart or crack.

- Check exterior paint for cracks or wear
- Check the roof overhang, attic and decking for any water damage
- Have the cooling and heating systems serviced
- Replace the filters for the cooling and heating systems
- Check the caulking between ceramic tiles, indoors and out
- Re-caulk, if needed, around toilets, sinks and tubs
- Ensure seals on doors and windows show no cracking or breaks
- Change carbon monoxide and smoke detector batteries
- Look at screens and windows for any problems. Clean the screens
- Inspect basement or crawl space for rot, leaks, termites and moisture
- Make sure downspouts and gutters are cleaned

SUMMER

Since summer brings about warmer months, it's a good time to catch up on some of the things on the home maintenance checklist that require nice weather (ie. outdoor inspection). Here are several tasks you should complete during the warm summer months.

- Replace air conditioning and heating system filters
- Test the hot water heater pressure valve (carefully!)
- Check the walkways and driveway for any settling or cracks
- Make sure the vent on the hot water heater and dryer are free of debris
- Check out the roof to ensure there are no loose shingles or other damage
- Look for cracks in siding, trim, door frames, and window frames
- Check for any subsidence (caving in or sinking ground) near foundation
- Look for cracks in the walls or masonry
- Make sure downspouts and gutters are cleaned



FALL

The fall is a great time to start getting prepared for winter. You want your home in good shape so it can stand up to the colder winter months without a problem. Follow this home maintenance checklist to get everything done in the fall.

- Have the air conditioning and heating system serviced
- Look for leaks or problems in your plumbing. Make repairs, if needed
- Remove and store window installed air conditioners
- Check the seals on your doors and windows
- Ensure unvented gas heaters have the proper ventilation
- Change smoke and carbon monoxide detector batteries
- Check all electrical wiring for fraying, cracking or unusual wear
- Make sure downspouts and gutters are cleaned

By taking a little time to follow your home maintenance checklist you can help protect the value—the equity—of your home. Maintenance and cleaning are key to keeping your investment and your family safe. Keep this home maintenance checklist on hand so that you'll be sure you stay on top of everything your home and property needs each season.