

# The Not-So-Obvious Home Maintenance Checklist

The maintenance tasks you probably aren't thinking about. These often-overlooked items can prevent costly repairs, improve efficiency, and extend the life of your home's systems.

## ■ YEAR-ROUND TASKS (Often Forgotten)

### Monthly

<input type="checkbox"/>	Run water in rarely used sinks/showers to keep drain traps full and prevent sewer gas	___/___/___
<input type="checkbox"/>	Check water softener salt levels (if applicable)	___/___/___
<input type="checkbox"/>	Inspect dishwasher spray arms for clogs and mineral buildup	___/___/___
<input type="checkbox"/>	Check garbage disposal for odors - grind ice cubes and citrus peels	___/___/___
<input type="checkbox"/>	Test sump pump by pouring water into pit	___/___/___
<input type="checkbox"/>	Check for water pooling around AC condensate drain	___/___/___

### Quarterly

<input type="checkbox"/>	Exercise (open and close) main water shutoff valve to prevent seizing	___/___/___
<input type="checkbox"/>	Inspect washing machine supply hoses for bulging, cracks, or brittleness	___/___/___
<input type="checkbox"/>	Check water heater expansion tank air pressure (should match PSI on tank)	___/___/___
<input type="checkbox"/>	Clean refrigerator door gaskets and check seal integrity	___/___/___
<input type="checkbox"/>	Vacuum bathroom exhaust fan covers and check for proper airflow	___/___/___
<input type="checkbox"/>	Inspect caulking in showers and tubs - recaulk if separating	___/___/___
<input type="checkbox"/>	Check garage door balance (disconnect opener, door should stay put halfway up)	___/___/___
<input type="checkbox"/>	Inspect dryer vent connection behind dryer for lint buildup	___/___/___

<input type="checkbox"/>	Test dishwasher door latch and check door gasket for cracks	___/___/___
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## Twice Yearly (Spring & Fall)

<input type="checkbox"/>	Inspect attic for proper ventilation - check soffit vents are not blocked by insulation	___/___/___
<input type="checkbox"/>	Check crawlspace vapor barrier for tears or moisture accumulation	___/___/___
<input type="checkbox"/>	Lubricate garage door rollers, hinges, and tracks with silicone spray	___/___/___
<input type="checkbox"/>	Check slope of ground around foundation (should slope away 6" in 10 feet)	___/___/___
<input type="checkbox"/>	Inspect window weep holes (small holes at bottom of window frames) - clear debris	___/___/___
<input type="checkbox"/>	Test water pressure at outdoor spigot (should be 40-80 PSI)	___/___/___

## ■ SPRING MAINTENANCE (March - May)

### Exterior & Drainage

<input type="checkbox"/>	Check that downspouts extend at least 5-10 feet from foundation	___/___/___
<input type="checkbox"/>	Inspect foundation vents for blockages (debris, leaves, critter nests)	___/___/___
<input type="checkbox"/>	Check grading around AC condenser unit - should be level and well-drained	___/___/___
<input type="checkbox"/>	Inspect expansion joints in concrete driveways and walkways for vegetation	___/___/___
<input type="checkbox"/>	Check deck ledger board attachment to house for rot or loose fasteners	___/___/___
<input type="checkbox"/>	Inspect outdoor electrical outlets for weatherproofing covers and corrosion	___/___/___
<input type="checkbox"/>	Test outdoor spigot vacuum breaker (backflow preventer) for leaks	___/___/___
<input type="checkbox"/>	Check window wells for proper drainage and debris accumulation	___/___/___
<input type="checkbox"/>	Inspect retaining walls for bowing, cracks, or drainage issues	___/___/___

### HVAC & Ventilation

<input type="checkbox"/>	Check AC refrigerant lines for damaged insulation	___/___/___
<input type="checkbox"/>	Verify AC condensate drain line is clear (pour cup of vinegar through)	___/___/___
<input type="checkbox"/>	Inspect ductwork in accessible areas for disconnections or damage	___/___/___
<input type="checkbox"/>	Check attic for proper ventilation - ensure soffit and ridge vents are clear	___/___/___
<input type="checkbox"/>	Inspect whole-house fan (if applicable) for proper operation	___/___/___
<input type="checkbox"/>	Check humidifier pad or filter (if you have whole-house humidification)	___/___/___

### Interior Systems

<input type="checkbox"/>	Check attic insulation depth and note any compressed or missing areas	___/___/___
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<input type="checkbox"/>	Inspect attic for signs of ice dam damage from winter	___/___/___
<input type="checkbox"/>	Check bathroom exhaust fan ducts terminate outside (not in attic)	___/___/___
<input type="checkbox"/>	Inspect basement floor drain - pour water to ensure trap is full	___/___/___
<input type="checkbox"/>	Check sump pump discharge pipe for proper drainage away from house	___/___/___
<input type="checkbox"/>	Inspect water heater anode rod (extend life by replacing when 50% corroded)	___/___/___
<input type="checkbox"/>	Check kitchen exhaust fan duct for grease buildup and fire hazard	___/___/___

## ■ SUMMER MAINTENANCE (June - August)

<input type="checkbox"/>	Check AC condensate pump (if applicable) for proper operation	___/___/___
<input type="checkbox"/>	Inspect dehumidifier hose connection and drain for clogs	___/___/___
<input type="checkbox"/>	Check septic tank baffles and schedule pumping if due (every 3-5 years)	___/___/___
<input type="checkbox"/>	Inspect irrigation system backflow preventer for leaks	___/___/___
<input type="checkbox"/>	Check well pump pressure tank gauge - should be consistent	___/___/___
<input type="checkbox"/>	Inspect sprinkler heads for proper coverage and adjust to avoid overwatering foundation	___/___/___
<input type="checkbox"/>	Check exterior wood trim at ground level for signs of termite activity	___/___/___
<input type="checkbox"/>	Inspect foundation for new cracks - photograph and measure for monitoring	___/___/___
<input type="checkbox"/>	Check pool/spa equipment pad for proper drainage and corrosion	___/___/___
<input type="checkbox"/>	Verify roof turbine vents spin freely	___/___/___
<input type="checkbox"/>	Check for wasp nests in attic vents, soffit vents, and shutters	___/___/___

## ■ FALL MAINTENANCE (September - November)

### Exterior & Winterization

<input type="checkbox"/>	Disconnect garden hoses - even frost-proof spigots can fail if hose is attached	___/___/___
<input type="checkbox"/>	Check exterior wood surfaces (deck, fence) for finish failure - restain/seal if needed	___/___/___
<input type="checkbox"/>	Inspect chimney cap and crown for cracks before heating season	___/___/___
<input type="checkbox"/>	Check for carpenter bee holes in wood trim and fascia	___/___/___
<input type="checkbox"/>	Inspect exterior dryer vent flap - should close when dryer is off	___/___/___
<input type="checkbox"/>	Check foundation for gaps where utilities enter (mice can fit through 1/4" holes)	___/___/___
<input type="checkbox"/>	Verify sump pump discharge doesn't drain back toward foundation when frozen	___/___/___

## Heating & Indoor Air

<input type="checkbox"/>	Check furnace flame color (should be blue, yellow/orange indicates problem)	___/___/___
<input type="checkbox"/>	Inspect furnace exhaust flue pipe for corrosion or disconnection	___/___/___
<input type="checkbox"/>	Test furnace limit switch by blocking return air (furnace should shut down)	___/___/___
<input type="checkbox"/>	Check humidifier water panel for mineral buildup - replace if needed	___/___/___
<input type="checkbox"/>	Inspect heat pump auxiliary/emergency heat strips for proper operation	___/___/___
<input type="checkbox"/>	Verify programmable thermostat battery backup is working	___/___/___

## ❄️ ■ WINTER MAINTENANCE (December - February)

<input type="checkbox"/>	Check attic for ice dam formation - melting snow refreezing at eaves	___/___/___
<input type="checkbox"/>	Inspect furnace flue pipe for white corrosion (condensation issue)	___/___/___
<input type="checkbox"/>	Check for condensation on windows - may indicate humidity issues	___/___/___
<input type="checkbox"/>	Verify bath fan duct is insulated in attic to prevent condensation dripping	___/___/___
<input type="checkbox"/>	Check for icicles forming from roof (sign of heat loss or poor ventilation)	___/___/___
<input type="checkbox"/>	Inspect water heater for condensation on cold water lines (humidity problem)	___/___/___
<input type="checkbox"/>	Check basement for efflorescence (white powdery substance on walls - water issue)	___/___/___
<input type="checkbox"/>	Verify furnace combustion air intake is clear of snow and ice	___/___/___
<input type="checkbox"/>	Check dryer vent exterior for ice buildup blocking exhaust	___/___/___

## ■ ANNUAL DEEP DIVE TASKS

These are the tasks most homeowners never do - but should. Schedule during the appropriate season.

<input type="checkbox"/>	Flush water heater and inspect sediment level - replace anode rod if needed	___/___/___
<input type="checkbox"/>	Test water heater T&P (temperature & pressure) relief valve - should release water	___/___/___
<input type="checkbox"/>	Inspect main electrical panel for loose breakers and corrosion on bus bars	___/___/___
<input type="checkbox"/>	Check ground wire connection at water meter or main water line	___/___/___
<input type="checkbox"/>	Inspect GFCI and AFCI breakers - test and reset to verify function	___/___/___
<input type="checkbox"/>	Check service entrance cable where it enters house for damage or water intrusion	___/___/___
<input type="checkbox"/>	Inspect exposed plumbing for corrosion - green stains indicate copper corrosion	___/___/___
<input type="checkbox"/>	Check shut-off valves under sinks - exercise quarterly to prevent seizing	___/___/___
<input type="checkbox"/>	Inspect flex gas lines to appliances for cracking or kinking	___/___/___

<input type="checkbox"/>	Check chimney liner (if you have one) with flashlight from bottom	___/___/___
<input type="checkbox"/>	Inspect sump pump float switch and check valve operation	___/___/___
<input type="checkbox"/>	Test and document water meter reading - compare to bill for hidden leaks	___/___/___
<input type="checkbox"/>	Check main sewer cleanout cap for corrosion - replace if deteriorated	___/___/___
<input type="checkbox"/>	Inspect foundation for horizontal cracks (more serious than vertical)	___/___/___
<input type="checkbox"/>	Check attic for proper R-value insulation depth (varies by climate zone)	___/___/___
<input type="checkbox"/>	Photograph and measure any foundation cracks to monitor growth	___/___/___
<input type="checkbox"/>	Inspect sub-floor in crawlspace for sagging or moisture damage	___/___/___
<input type="checkbox"/>	Check for proper slope in shower pan - water should drain completely	___/___/___

## ■ EVERY 2-5 YEARS

<input type="checkbox"/>	Have HVAC ducts professionally cleaned (every 3-5 years)
<input type="checkbox"/>	Replace washing machine supply hoses even if not damaged (every 3-5 years)
<input type="checkbox"/>	Have septic system professionally inspected and pumped (every 3-5 years)
<input type="checkbox"/>	Test for radon gas (every 2-5 years, especially after renovations)
<input type="checkbox"/>	Have sewer line video inspected if tree roots nearby (every 3-5 years)
<input type="checkbox"/>	Replace water heater if over 10-12 years old (before it fails catastrophically)
<input type="checkbox"/>	Re-seal natural stone surfaces (granite counters, tile) per manufacturer specs

## ■ SITUATIONAL CHECKS

Remember these often-forgotten checks after specific events:

<input type="checkbox"/>	After heavy rain: Check basement/crawlspace for water intrusion within 24-48 hours
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<input type="checkbox"/>	After windstorms: Inspect roof flashing and check attic for new water stains
<input type="checkbox"/>	After HVAC service: Check that condensate drain line wasn't accidentally disconnected
<input type="checkbox"/>	After power outages: Test sump pump and backup systems immediately
<input type="checkbox"/>	After prolonged absence: Run all faucets and flush toilets to refill drain traps
<input type="checkbox"/>	After any plumbing work: Check water meter before bed - should not move overnight
<input type="checkbox"/>	Before buying appliances: Check if your water pressure requires a regulator (over 80 PSI)
<input type="checkbox"/>	After tree removal near house: Monitor foundation for settling (removed roots = soil shifting)

■ **Track Everything:** Use Hey Bodie to log these often-forgotten tasks, store photos of problem areas, and get reminders. Most insurance claims are denied due to 'lack of maintenance' - prove you did the work. Visit [HeyBodie.com](https://www.heybodie.com) to start protecting your investment!