



Home Maintenance Checklist

Gardenfrontier • Monthly • Seasonal • Annual Tasks | Last updated: November 01, 2025

Quick-Start: Top 10 High-ROI Tasks

- Change HVAC filter (every 1–3 months). 10 min | \$8–\$20
- Clean dryer lint trap + vent duct (monthly; deep clean 2x/yr). 15–60 min | \$0–\$50
- Test GFCI/AFCI outlets & breakers (quarterly). 10–20 min | \$0
- Flush water heater (annually; tankless: descaling). 45–90 min | \$20–\$50
- Inspect roof & gutters (spring/fall). 30–90 min | \$0–\$250 (pro)
- Seal exterior gaps & caulk (spring). 60–120 min | \$10–\$40
- Check sump pump (if applicable) before heavy rain. 10 min | \$0
- Replace smoke/CO detector batteries (yearly; test monthly). 10–20 min | \$5–\$15
- Clean fridge coils & door seals (6–12 months). 30–45 min | \$0–\$10
- Water shutoff drill (all occupants know locations). 5–10 min | \$0

Monthly Checklist

- Replace/clean HVAC filter
- Clear slow drains (enzyme or mechanical)
- Inspect/re-caulk tiny gaps in kitchen & bath
- Degrease range hood filters
- Refresh garbage disposal (ice + baking soda/vinegar)
- Toilet dye-tablet leak test; adjust flapper if needed
- Test smoke/CO alarms
- Exterior walk-around: peeling paint, soft wood, standing water
- Lube door hinges/locks; tighten loose screws
- Keep indoor humidity ~40–50% RH

Quarterly (Every 3 Months)

- Test GFCI/AFCI (press TEST/RESET)
- Vacuum dryer duct; verify exterior flap opens freely

- Scan plumbing under sinks & around toilets for seepage
- Top up softener salt / change filter cartridges
- Replace worn door/window weatherstripping
- Garage: test auto-reverse; inspect springs/cables (visual only)
- Pest prevention: attic/crawlspace; add door sweeps if gaps

Seasonal Checklists

Spring (Post-Thaw & Pollen)

- Clean gutters & downspouts; extend discharge 5–10 ft from foundation
- Roof: shingles, flashing, soft spots; schedule repair
- Exterior sealing: caulk trim/penetrations; repaint bare wood
- Cooling: replace filter; clear plants 2–3 ft around condenser; hose fins
- Sump pump: test with a bucket; verify backup power
- Irrigation: open valves, check leaks, adjust heads off siding
- Deck/patio: clean; reseal if water no longer beads

Summer (Heat & Humidity)

- Attic & insulation: ensure vents clear; scan for moisture
- AC performance: $\Delta T \approx 16\text{--}22^\circ\text{F}$ ($9\text{--}12^\circ\text{C}$) between return/supply
- Ensure soil grade slopes away ~1" per foot for first 6–10 ft
- Check windows/doors operate smoothly; add UV film/shades as needed
- Grill & outdoor faucets: inspect hoses; check gas leaks with soapy water
- Manage indoor RH 40–50%; clean AC condensate pan (if accessible)

Fall (Prep for Freeze & Storms)

- Final gutter clean after leaves; consider guards if chronic
- Heating tune-up: new filter; vacuum registers; bleed radiators (hydronic)
- Weatherproof: storm windows; replace door sweeps
- Winterize outdoor plumbing: blow out sprinklers; shut & drain hose bibs
- Chimney & fireplace: sweep/inspect (wood-burning)
- Generator: test under load; stabilize fuel; label cords
- Snow gear: service snowblower; stock pet-safe ice melt

Winter (Freeze, Wind, Low Sun)

- Prevent ice dams: rake roof edges after heavy snow; keep attic cold & ventilated
- Control interior humidity: $\leq 40\%$ when outside $\leq 32^\circ\text{F}$ (0°C); use bath/kitchen fans
- Ensure condensate drains (furnace/boiler) are unfrozen and flowing

- Vacuum fridge coils; paper-slip test gaskets
- Test CO/smoke alarms; replace units >10 years old
- Keep walkways clear; treat slippery surfaces

Annual & Biannual Deep Maintenance

Once a Year

- Water heater: flush sediment (tank) or descale (tankless)
- Roof: annual pro inspection and targeted repairs
- Foundation & crawlspace: check cracks, moisture, pests
- Electrical panel: tighten lugs (pro) and label circuits
- Windows: wash; inspect glazing/paint; re-caulk perimeter
- Exterior paint: touch-ups; full repaint ~5–10 years
- Driveway: seal asphalt or repair concrete cracks
- Appliances: pull out fridge/range; clean; verify stainless braided hoses
- Termite/wood-destroyer inspection (risk zones)
- Septic: inspect; pump every 2–5 years depending on usage

Every 6 Months

- Dryer vent deep clean with brush through entire run
- Replace fridge water filter (if fitted)
- Replace whole-home/RO cartridges
- Test all alarms and check fire extinguisher gauges

Safety & Emergency Readiness

- Tag main water, gas, and electrical shutoffs; teach all occupants
- Create photo inventory of valuables with cloud backup
- Prepare a go-bag: IDs, meds, cash, chargers, basic tools, pet needs
- Disaster plan: evacuation routes, out-of-area contact, meet points
- Fire extinguishers: one per floor + kitchen/garage; know PASS method

Tip: Add these tasks to your calendar (Monthly, Quarterly, Seasonal, Annual) and track completion dates on this printout.
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