

Homeowner Maintenance Schedule



Item	Monthly	Quarterly	Semi annually	Annually	Comment
Clean and test smoke alarms	X				
Test and reset all GFCIs	X				
Clean and change furnace filters	X				
Operate heat system			X		Early in the fall
Operate air conditioning system			X		Early in the spring
Inspect drainage			X		
Seal concrete cracks			X		
Inspect exterior paint or stain			X		
Touch up caulk			X		
Touch up grout			X		
Lube garage overhead door and tighten bolts			X		
Drain some water from bottom of the water heater				X	or as directed by the manufacturer's literature
Clean Gutters			X		
Operate pressure relief valve on water heater				X	
Clean window weep holes				X	or as needed
Chimney cleaning				X	or as needed