

HOME MAINTENANCE CHECKLIST

Wisdom Blake
Home Inspections

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Spring

Fall

Periodically

Annually

Schedule of Maintenance

| Spring | Fall | Periodically | Annually | Task |
|--------|------|--------------|----------|---|
| | | | ✓ | 1. Exterior |
| | | | ✓ | Check grading immediately adjacent to house for low spots. Slope grade away from house at rate of 1 inch per foot for compacted soil or 1/4 inch per foot for paving. |
| ✓ | | | ✓ | Check paving for cracked and uneven sections. |
| ✓ | | | ✓ | Check exterior wood for signs of decay, rot, or insect damage. |
| ✓ | | | ✓ | Check painted surfaces for blisters or flaking. |
| ✓ | | | ✓ | Check siding, shingles and trim for cracks, warping, or other damage. |
| ✓ | | | ✓ | Check for loose or cracked caulking. |
| ✓ | | | ✓ | Check windows, screens, glazing putty, and weather-stripping for damage. |
| ✓ | | | ✓ | Cut back and trim vegetation against house. |
| ✓ | | | ✓ | Check for bird, insect, or other vermin nests. |
| ✓ | | | ✓ | Check exterior masonry for cracks or loose mortar. |
| ✓ | | | ✓ | Check downspout seams for leakage. |
| | | | ✓ | Check downspouts to ensure proper connection to underground drainage or splash blocks directing water away from house. |
| | | | ✓ | Check garage door for proper balance, lubrication, and "automatic door reverse". |
| | | | ✓ | Check handrails for looseness. |
| | | | | 2. Roof & Attic |
| ✓ | | | ✓ | Check roofing and flashing for cracks, moss, debris, nail pops, or other damage. |
| ✓ | | | ✓ | Clean gutters and screens. Check fascias and soffits for damage. |
| ✓ | | | ✓ | Check gutters for leaks or loose sections. |
| ✓ | | | ✓ | Check attic for bird, insect, or vermin nests, and for house exhaust ducts that are loose. |
| ✓ | | | ✓ | Check roof decking for signs of leakage, warping, or mildew. |
| ✓ | | | ✓ | Check screens in roof vents, soffit vents, and louvers. |
| ✓ | | | ✓ | Check cement chimney caps. |
| ✓ | | | ✓ | Check inside and outside of masonry chimneys for cracks, spalling, or loose mortar. |
| ✓ | | | ✓ | Check metal chimneys for loose or corroded sections. |
| | | | | 3. Basement & Foundation |
| | | | ✓ | Check framing for cracks, notches, rot, insect damage, or excessive deflection. Check support posts. |
| | | | ✓ | Check foundation walls for cracks, open penetrations, loose mortar, heaving, or excessive movement. |
| | | | ✓ | Check basement for signs of moisture or water entry after heavy rains. |
| ✓ | | | ✓ | Check floor slab for cracking or heaving. |
| | | | ✓ | Check screens in crawl space vents. |
| | | | ✓ | Check sump pump for proper operation. |
| | | | | 4. Interior |
| | | | ✓ | Check tub & shower surrounds for loose tiles, grout, or caulking. |
| ✓ | | | ✓ | Check fireplace for cracks, loose mortar, or excessive creosote buildup. |
| ✓ | | | ✓ | Check walls and windows for cracks, mildew, or other damage. Check and lubricate window hardware. |
| | | | ✓ | Check dryer vent and duct for excessive lint buildup. |
| | | | ✓ | Check smoke detectors and fire extinguishers. |
| | | | | 5. Central Heating & Cooling |
| | | | ✓ | Clean or replace air filters. Clean grilles and registers. |
| ✓ | | | ✓ | Clean humidifier and replace element. Check condensate drain. |
| | | | ✓ | Lubricate motors and pumps. Check belts. |
| | | | ✓ | Have licensed heating/cooling contractor inspect and service equipment. |
| | | | ✓ | Bleed air off radiators, and drain water from expansion tank in hot water heating systems. |
| | | | ✓ | Drain water from low water cutoff on steam heating systems. |
| | | | ✓ | Remove soot and debris from chimney cleanout. |
| | | | | 6. Plumbing |
| | | | ✓ | Check valves and fittings for leakage. |
| | | | ✓ | Check faucets and fixtures for leakage. |
| ✓ | | | ✓ | Drain exterior water lines, hose bibs, sprinklers, and pool equipment. |
| | | | ✓ | Check floor drains and sanitary traps for functional flow and ability to maintain water level. |
| | | | ✓ | Drain sediment from water heater tank. |
| | | | ✓ | Check gas appliances for any smell of gas. Call your Gas Company if any leaking gas is suspected! |
| | | | ✓ | Check Well and Septic Systems. |
| | | | | 7. Electrical |
| | | | ✓ | Trip circuit breakers and ground fault circuit interrupters (GFCI's). |
| ✓ | | | ✓ | Check lights, receptacles, and covers for looseness or damage. |
| | | | ✓ | Check indoor and outdoor exposed wiring and cable for wear, damage, or open splices. |
| | | | ✓ | Have licensed electrician inspect and tighten all wire connections inside panels. |