

Seasonal Home Maintenance Schedule

A safe & healthy home must be maintained to stay that way.
Every home is unique so here are just some things that you may need to do seasonally.

Spring



- ☐ Turn OFF gas furnace/fireplace pilot lights.
- ☐ Test sump pump before spring thaw.
- ☐ Clean chimney if needed.
- ☐ Clear gutters & downspouts & be sure water flows away from the foundation. Fix any leaks or misalignment.
- ☐ Clean windows, replace storm windows with screens- fix as needed.
- ☐ Daylight Savings—turn on & off circuit breakers & shutoff valves & test GFI outlets. Check smoke & carbon monoxide detectors & replace batteries annually.
- ☐ Test temperature and pressure relief valve on hot water tank—consult your owner's manual on how to do it.
- ☐ Flush out hot water tank to remove any sediment— check the owner's manual on how to do it.
- ☐ Vacuum under refrigerator and clean condenser coils-& Defrost freezer whenever frost is 1/4" thick.
- ☐ Clean out basement window wells & under decks.
- ☐ Tune up lawnmower.
- ☐ Rake & aerate lawn.



Summer



- ☐ Pump septic tank.
- ☐ Repair any cracks in foundation, siding or roof.
- ☐ Clean faucet aerators and shower heads.
- ☐ Check and repair caulk and grout in bathroom or kitchen.
- ☐ Re-glaze windows if needed.
- ☐ Monitor basement humidity— less than 60%.
- ☐ Clean or replace any air conditioning filters.
- ☐ Check basement pipes for condensation— insulate cold water pipes and reduce humidity.
- ☐ Check air conditioning system— clean filters & service every 2 yrs.
- ☐ Seal off any holes in exterior that could be entry point for small pests and bugs.
- ☐ Remove any plants/roots that penetrate the siding or brick. Inspect pipes for leaks.
- ☐ Test GFI outlets for proper operations-especially after any lightening storms.
- ☐ Clean and lubricate sliding door tracks and garage door tracks.



Fall



- ☐ Clean and store patio furniture.
- ☐ Trim trees touching roof or gutters.
- ☐ Check & clean the gutters and downspouts again for accumulated seeds and leaves.
- ☐ Drain outside water spigots and store hoses.
- ☐ Check caulk and weather stripping around windows and doors— repair as needed. Make sure all close properly.
- ☐ Check chimney flues for obstructions/bird nests.
- ☐ Service heating system annually-well running furnace will increase efficiency.
- ☐ Prune and trim trees & shrubs and remove debris that may attract insects/pest within 1 foot of your house.
- ☐ Rake and fertilize the lawn.
- ☐ Sharpen lawn mower blades.
- ☐ Check snow blower is in working order.
- ☐ Clean, sharpen & store garden tools.
- ☐ Turn gas pilot light ON.
- ☐ Replace screens with storm windows.
- ☐ If you don't have one yet, get a programmable thermostat and program it to fit your schedule— will save you money and be comfortable temperature when you wake up or return from work.



Winter



- ☐ Pour water down seldom used drains.
- ☐ Clean out dishwasher food filters.
- ☐ Daylight Savings—turn on & off circuit breakers & shutoff valves & test GFI outlets.
- ☐ Test smoke and carbon monoxide detectors.
- ☐ Clean kitchen and bathroom exhaust fans.
- ☐ Clean humidifiers 2-3 times during the season.
- ☐ Check fire escape routes, door and window locks and lighting around house to be safe.
- ☐ Watch that any air vents indoor and outdoor are not blocked by snow or debris.
- ☐ Check furnace filters monthly— change as needed.
- ☐ Test well water annually.
- ☐ If you haven't changed all yet, change out 5 lights to Compact Fluorescent Lights (CFL).
- ☐ Use LED lights at the holidays— saves money.
- ☐ If you need to replace any appliances— look for Energy Star label to save money for many years.



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Call for questions about any of the information above- (920) 496-5330

