



Safeguard Home Inspections - Home Buyer's Maintenance Checklist

When buying a home, most people probably first think of the financial responsibility. Don't let yourself forget, however, about the time and labor that home ownership also requires. Just as regular oil changes help keep your car engine happy and healthy, regular home maintenance tasks will help keep your home in good repair, saving time and money in the long run.

It can be intimidating to think about these various tasks, especially if you are a new homeowner. However, the good news is that you can do the majority of these tasks on your own without much experience. Google is your best friend when it comes to finding a wealth of information and home maintenance tips.

In order to maximize your efficiency, I have created a home maintenance calendar for you. This calendar outlines monthly, quarterly, biannually and seasonal tasks. Not all experts agree as to which task needs to be done in which season, so this isn't a black and white list. Do what works for you and your schedule, and as long as these things get accomplished, your home will be happy for years to come.

**Use the same quality vendors I
use in my own home and
business.**

**For a complete list of Safeguard's
preferred vendors visit**

SafeguardInspects.com



Winter season checklist

Year: _____

December

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

January

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

February

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- _____
- _____

Annually

- Regularly check for ice dams and icicles
- Test your electricity to the extent that you can
- Tighten any handles, knobs, racks, etc.
- Check all locks and deadbolts on your doors and windows
- Check caulking around showers and bathtubs; repair as needed
- Remove showerheads and clean sediment
- Deep clean and inspect the basement
- _____
- _____

Biannually

- Give your house a deep clean
- Vacuum your refrigerator coils
- _____
- _____



Spring season checklist

Year: _____

March

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

April

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

May

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- _____
- _____

Annually

- Check the exterior drainage
- Clean out gutters
- Inspect the exterior of your home
- Get your air conditioning system ready for summer; consider servicing
- Repair/replace damaged window screens
- Clear dead plants/shrubs from the house
- Check trees for interference with electric lines
- Inspect roofing for damage, leaks, etc.
- _____
- _____

Biannually

- Test your water heater's pressure relief valve
- Replace batteries in smoke/carbon monoxide detectors
- _____
- _____



Summer season checklist

Year: _____

June

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

July

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

August

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- _____
- _____

Annually

- Check grout in bathrooms, kitchen, etc.; repair as needed
- Inspect plumbing for leaks, clean aerators on faucets
- Take care of any insect problems you may have
- Clean and repair deck/patio as needed
- Clean out window wells of debris
- Check and clean dryer vent, other exhaust vents to exterior of home
- Clean garage
- _____
- _____

Biannually

- Give your house a deep clean
- Vacuum your refrigerator coils
- _____
- _____



Fall season checklist

Year: _____

September

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

October

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

November

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- _____
- _____
- _____

Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- _____
- _____

Annually

- Flush hot water heater and remove sediment
- Winterize air conditioning system
- Get heating system ready for winter
- Turn off and flush outdoor water faucets
- Get chimney cleaned
- Test sump pump
- Check driveway/pavement for cracks
- Buy winter gear
- _____
- _____

Biannually

- Test your water heater's pressure relief valve
- Replace batteries in smoke/carbon monoxide detectors
- _____
- _____