

Your maintenance schedule

The full month-by-month checklist

January 4 tasks

- ☐ Check HVAC filter (replace every 1–3 months)
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ Run water & flush toilets in unused rooms
Keeps P-traps full so sewer gas stays out of guest baths.
- ☐ Test smoke & CO detectors
Push-button test takes 30 seconds; working detectors halve fire fatalities.
- ☐ Check fire extinguisher pressure gauge
Extinguishers quietly lose charge; a dead one is worse than none.

February 3 tasks

- ☐ Check HVAC filter (replace every 1–3 months)
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ Deep-clean range hood filter & check vent
A greasy filter recirculates smoke instead of exhausting it.
- ☐ Vacuum refrigerator coils
Dusty coils make the compressor run hot — shorter life, higher bills.

March 8 tasks

- ☐ Check HVAC filter (replace every 1–3 months)
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ Replace smoke/CO detector batteries
Do it when clocks change so it's never forgotten.
- ☐ Book A/C tune-up before cooling season PRO
Techs are cheap and available in shoulder season; refrigerant and coil issues show up before the first heat wave.
- ☐ Inspect washing machine hoses & under-sink connections
Burst supply hoses are a top-3 insurance claim; braided hoses fail too.
- ☐ Test sump pump (pour a bucket of water)
Sump pumps fail silently and are only ever needed suddenly.
- ☐ Open pool / start-up chemistry PRO
Opening early beats algae; balanced water protects the equipment.

- ☐ **Start up irrigation: check heads & zone coverage**
One broken head wastes hundreds of gallons a week, invisibly.
- ☐ **Clean bathroom exhaust fan grilles & test airflow**
Bath fans prevent the mold you'd otherwise be scrubbing.

April 16 tasks

- ☐ **Check HVAC filter (replace every 1–3 months)**
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ **Run water & flush toilets in unused rooms**
Keeps P-traps full so sewer gas stays out of guest baths.
- ☐ **Test smoke & CO detectors**
Push-button test takes 30 seconds; working detectors halve fire fatalities.
- ☐ **Test GFCI outlets (kitchen, baths, garage, exterior)**
The test/reset buttons verify shock protection actually trips.
- ☐ **Book A/C tune-up before cooling season** PRO
Techs are cheap and available in shoulder season; refrigerant and coil issues show up before the first heat wave.
- ☐ **Clear debris around outdoor condenser (2 ft clearance)**
Airflow is capacity — cottonwood fluff and leaves can cut efficiency 20%.
- ☐ **Clean dryer vent duct to the exterior**
Lint fires are common and preventable; a clogged duct also doubles dry times.
- ☐ **Septic: check for slow drains & wet spots over the field**
Early warning beats a \$10k field replacement; pump the tank every 3–5 years.
- ☐ **Clean gutters & downspouts**
Overflowing gutters rot fascia and dump water at the foundation.
- ☐ **Inspect roof from the ground (binoculars): shingles, flashing**
One lifted shingle after a storm is a \$0 fix now, a ceiling stain later.
- ☐ **Inspect deck: flip a board, probe posts, check ledger bolts**
Deck collapses are almost always the ledger connection — check it, not just the surface.
- ☐ **Open pool / start-up chemistry** PRO
Opening early beats algae; balanced water protects the equipment.
- ☐ **Pool: test water & clean skimmer baskets**
Weekly in season; the checklist marks the monthly deep-check.
- ☐ **Start up irrigation: check heads & zone coverage**
One broken head wastes hundreds of gallons a week, invisibly.
- ☐ **Check attic: leaks, daylight, pest signs, insulation**
The attic confesses roof problems months before ceilings do.
- ☐ **Reverse ceiling fans for the season**
Counterclockwise pushes air down for summer; clockwise recirculates heat in winter.

May 12 tasks

- ☐ Check HVAC filter (replace every 1–3 months)
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ Clear debris around outdoor condenser (2 ft clearance)
Airflow is capacity — cottonwood fluff and leaves can cut efficiency 20%.
- ☐ Test well pressure tank & inspect wellhead PRO
Short-cycling kills well pumps; the tank air charge drifts.
- ☐ Well water test (bacteria, nitrates) PRO
Annual testing is the only way to know — wells change with the water table.
- ☐ Clean gutters & downspouts
Overflowing gutters rot fascia and dump water at the foundation.
- ☐ Walk the foundation: cracks, grading, water pooling
Soil should slope away 6 in over 10 ft; water against the stem wall is the enemy.
- ☐ Trim vegetation 12+ inches off siding & roofline
Plants hold moisture against the house and give pests a bridge.
- ☐ Inspect deck: flip a board, probe posts, check ledger bolts
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Opening early beats algae; balanced water protects the equipment.
- ☐ Pool: test water & clean skimmer baskets
Weekly in season; the checklist marks the monthly deep-check.
- ☐ Reverse ceiling fans for the season
Counterclockwise pushes air down for summer; clockwise recirculates heat in winter.
- ☐ Lubricate garage door tracks, hinges & test auto-reverse
The auto-reverse test is a child-safety item; the lube is a longevity item.

June 7 tasks

- ☐ Check HVAC filter (replace every 1–3 months)
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.
- ☐ Flush water heater (drain sediment)
Sediment insulates the burner from the water — wastes gas and shortens tank life.
- ☐ Check water heater T&P valve
Lift the lever, hear the discharge; a stuck valve is a pressure hazard.
- ☐ Check exterior paint / siding for peeling & rot
Paint is the sacrificial layer — bare wood decays fast.
- ☐ Trim vegetation 12+ inches off siding & roofline
Plants hold moisture against the house and give pests a bridge.

- ☐ **Re-seal deck / porch wood**
Water beads = sealed. Soaks in = reseal this season.
- ☐ **Pool: test water & clean skimmer baskets**
Weekly in season; the checklist marks the monthly deep-check.

July 7 tasks

- ☐ **Check HVAC filter (replace every 1–3 months)**
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Extinguishers quietly lose charge; a dead one is worse than none.
- ☐ **Clear debris around outdoor condenser (2 ft clearance)**
Airflow is capacity — cottonwood fluff and leaves can cut efficiency 20%.
- ☐ **Pool: test water & clean skimmer baskets**
Weekly in season; the checklist marks the monthly deep-check.
- ☐ **Check & re-seal grout / caulk in showers**
Failed shower caulk leaks into the subfloor for months before it shows.

August 5 tasks

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- ☐ **Deep-clean range hood filter & check vent**
A greasy filter recirculates smoke instead of exhausting it.
- ☐ **Vacuum refrigerator coils**
Dusty coils make the compressor run hot — shorter life, higher bills.

September 12 tasks

- ☐ **Check HVAC filter (replace every 1–3 months)**
A clogged filter strains the blower and raises energy use — the #1 cheap fix in home maintenance.

- ☐ **Book heating tune-up before heating season** PRO
Furnace/heat-exchanger checks are a safety item, not just comfort — cracked exchangers leak CO.
- ☐ **Inspect washing machine hoses & under-sink connections**
Burst supply hoses are a top-3 insurance claim; braided hoses fail too.
- ☐ **Test sump pump (pour a bucket of water)**
Sump pumps fail silently and are only ever needed suddenly.
- ☐ **Inspect & re-caulk windows, doors, and siding joints**
A \$6 tube of caulk is the cheapest insulation and rot prevention you can buy.
- ☐ **Trim vegetation 12+ inches off siding & roofline**
Plants hold moisture against the house and give pests a bridge.
- ☐ **Re-seal deck / porch wood**
Water beads = sealed. Soaks in = reseal this season.
- ☐ **Chimney sweep & inspection** PRO
Creosote is fuel; one sweep a year removes the chimney-fire risk.
- ☐ **Close / winterize pool** PRO
Freeze damage to pool plumbing is a spring surprise nobody wants.
- ☐ **Pool: test water & clean skimmer baskets**
Weekly in season; the checklist marks the monthly deep-check.
- ☐ **Fertilize & overseed lawn**
Fall feeding builds roots; spring feeding builds weeds.
- ☐ **Clean bathroom exhaust fan grilles & test airflow**
Bath fans prevent the mold you'd otherwise be scrubbing.

October 17 tasks

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Lint fires are common and preventable; a clogged duct also doubles dry times.

- ☐ **Winterize exterior faucets & irrigation (drain / insulate)**
A burst hose bib floods the wall cavity before you notice.
- ☐ **Septic: check for slow drains & wet spots over the field**
Early warning beats a \$10k field replacement; pump the tank every 3–5 years.
- ☐ **Inspect roof from the ground (binoculars): shingles, flashing**
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- ☐ **Pool: test water & clean skimmer baskets**
Weekly in season; the checklist marks the monthly deep-check.
- ☐ **Blow out / winterize irrigation lines** PRO
Water left in lines splits pipes and manifolds over winter.
- ☐ **Reverse ceiling fans for the season**
Counterclockwise pushes air down for summer; clockwise recirculates heat in winter.

November 10 tasks

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Do it when clocks change so it's never forgotten.
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A burst hose bib floods the wall cavity before you notice.
- ☐ **Clean gutters & downspouts**
Overflowing gutters rot fascia and dump water at the foundation.
- ☐ **Rake / clear leaves from drains and window wells**
The freeze–thaw season starts with clogged surface drains.
- ☐ **Close / winterize pool** PRO
Freeze damage to pool plumbing is a spring surprise nobody wants.
- ☐ **Blow out / winterize irrigation lines** PRO
Water left in lines splits pipes and manifolds over winter.
- ☐ **Check attic: leaks, daylight, pest signs, insulation**
The attic confesses roof problems months before ceilings do.

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December 1 tasks

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