

## Home Maintenance Check List - Fall

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Done  
Notes

Date:

Site

Service

- Fertilize lawn and garden areas.
- Over seed lawn areas.
- Winterize lawn irrigation system.
- Rake and remove leave and wilted vegetation.
- Winterize Pool and spa.

*House Exterior*

Service

- Clean and lubricate all window and door hardware - check any weather stripping for signs of wear and tightness of fit.
- Clean "weep hole" at bottom of windows.
- Test and inspect all exterior lights for proper operation.
- Cover room air-conditioner unit with insulating dust and moisture-proof cover inside and out, or remove unit and seal opening.
- Seal attic fan with cover and insulate.
- Clean gutters and downspouts and repair and/or caulk where needed. Water that strikes the house or drips down from the roof should drain away from the foundation walls. The gutter and downspout system should keep water from pooling around the foundation where it can create a moisture problem.
- Ensure that waterlines and hose bibs are protected from freezing.
- Winterize lawn equipment.

Inspect

- Inspect chimney for creosote build-up, worn liner, loose bricks or stone and deteriorating joints - repair as necessary.
- Check any weather stripping for signs of wear and tightness of fit.
- Check vents for free air movement - clean any screens.
- Inspect condition of any exterior mounted hardware (antenna, satellite dish).
- Check sludge level in septic tank - When sludge reaches 1/3 of tank depth, have a professional service pump out and clean tank.

*House Interior*

Replace

- Clean or replace the filters in your heating and air conditioning systems.
- Change the batteries on smoke and carbon monoxide detectors.

Service

- Remove window air conditioners. Clean unit before placing into storage - Straighten any bent metal fins, scrape off any rust, then prime and paint.
- Have your heating and air conditioning systems serviced according the manufactures recommendations.
- Vacuum Electric elements on baseboard heaters.
- Clean gas space heaters. Be sure lines are clear.
- Work all valves for proper operation.

Done  
Notes

*House Interior - Cont'd*

- Clean and test smoke and carbon monoxide detectors.

*House Interior - Cont'd*

- Drain and remove any sediment at bottom of hot water heater.
- Refill water softener with salts (ionization type).
- Manually open safety valve at top of hot water tank to test for proper operation (use groves and a bucket to catch water).
- Clean and lubricate garage door opener.
- Remove thermostat cover and clean components carefully with soft brush.
- Service Humidifier - drain and clean water pan, ensure float assemble operates properly, Remove any mineral build-up and lubricate motor.
- Clean and inspect wood burning heaters - check for any cracks. If blower is present, vacuum blower and lubricate motor.
- Close shutoff valve to outside faucets and waterlines, then drain.
- Clean and inspect dryer venting.

Inspect

- Inspect the seals on windows and doors.
- Inspect joints in ceramic tile and caulk around tub and sink.
- Inspect exposed wiring and cords for wear and fraying.
- Inspect for and repair any plumbing leaks.
- Inspect stovepipe for corrosion.
- Check flame color on gas furnace - should be blue with little or no yellow.
- Check fireplace damper for proper operation and clean iron grates.

