

Spring
Fall
As Needed

Plumbing

Check all interior and exterior faucets and supply valves for leakage, corrosion.

Check for evidence of leaks around sinks, showers, toilets and tubs.

Check water heater for leaks and corrosion. Flush water heater per manufacturer's instructions.

Check lawn sprinkler system for leaky valves and to ensure sprinkler heads are working and adjusted properly.

Have the septic tank cleaned and inspected every two years.

Have well water tested by a certified lab for safety.

Know the location of the main water and fuel shut-off valves.

Heating and Cooling

Clean or change furnace filters every three months of operation.

Lubricate fan motor bearings.

Check fan belt tension on furnace blower motor.

Keep area clean around heating and cooling equipment.

Have system serviced prior to heating and cooling seasons.

Electrical

Periodically check exposed wiring and cable. Replace at first sign of wear or damage.

Check all lamp cords, extension cords and plugs for damage and wear. Replace as necessary.

Learn location of electrical service panels and label each circuit.

Trip circuit breakers every six months and ground-fault interrupters/arc-fault interrupters monthly to ensure proper function.

If fuses blow, circuit breakers trip frequently or any appliance sparks or shorts out, contact a licensed electrician for repairs.

Interior

Check ceilings and surfaces around windows for evidence of moisture during wet weather.

Check all tile joints for adequate grout.

Check caulking around showers, bathtubs, sinks and toilet bases.

Check ceiling areas beneath bathrooms for signs of leakage.

Check all stairs and railings for loose or damaged components.

Test all smoke alarms per manufacturer's instructions.
 (Consider changing the batteries when you adjust clocks for Daylight Savings Time.)

Check all fire and safety systems regularly.

Know the location of all gas shut-off valves.