



YEARLY HOME MAINTENANCE SCHEDULE

The following is Diamond Willow Home Inspection's suggested schedule for home maintenance inspections and repairs:

SPRING (April - June)

- Clean gutters; make sure they are flowing properly.
- Inspect roof for damaged shingles.
- Check flashing, and re-seal as needed.
- Renail any loose siding or trim boards.
- Check house and garage for any rotting wood, and repair as needed.
- Check porch flooring, and repair as needed.
- Check and replace any bad caulking around windows, doors, siding joints, or anywhere else needed.
- Scrape loose window glazing, and replace as needed.
- Clean windows and their frames when installing screens. Wash and repair screens at this time.
- Check caulk or seal between house and drive, and repair as needed.
- Oil garage door tracks.
- Trim trees, bushes, and shrubs. (Wait until spring-flowering shrubs have finished blooming.)
- Clean flower beds out around the house.

- Drain off sediment from hot water tank and steam heating system.
- Add copper sulfate to basement floor drain and downspout drains to control tree roots in main sewer.

SUMMER (July - August):

- Scrape, prime, and paint any areas on house or garage that are in need, especially any bare wood. (*Note: Observe precautions for reducing exposure to lead-based paint.*)
- If the house or garage doesn't need paint, wash exterior off at least once.
- Look for visible signs of carpenter ants, termites, or any other destructive insects.
- Check all flat roofs, and recoat or seal as needed, especially flashing.
- Check for mortar that needs repair (including chimney mortar and inside fireplace,) and tuckpoint or repair as needed.
- Check concrete drive, sidewalks, patios, and landings for condition and level; patch cracks, level, and/or replace, as needed.
- Clean carpets and wax tile and hardwood floors.
- Add copper sulfate to basement floor drain and downspout drains to control tree roots in main sewer.



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FALL (September - October):

- Patch and seal driveway (asphalt or concrete), and concrete steps/landings.
- Check tuckpointing on all brick areas, then seal masonry with a silicone sealant.
- Check weather stripping on all doors and windows, and repair as needed.
- Check all areas that need to be caulked, and repair as needed.
- Make sure all garage floor or driveway drains are flowing properly.
- Clear gutters of leaves, check for leaks, and repair as needed.
- Inspect roof for loose or missing shingles, and check flashing seals; repair as needed.
- Clean and reseal decks, fences, or other structures made of pressure-treated wood.
- Oil garage door tracks.
- Prune bushes, trees, and shrubs (except spring-flowering shrubs.)
- Have furnace checked or tuned up, and change filter; have boiler checked every few years (every year if boiler is more than 20 years old).
- Have chimney cleaned (yearly, if wood burning; every 5 years if gas)
- Check damper in fireplace for obstructions, such as birds' nests.
- Drain off sediment from hot water tank and steam heating system.
- Add copper sulfate to basement floor drain and downspout drains to control tree roots in main sewer.
- Shut off interior valves supplying outdoor water pipes and blow-out sprinkler lines to prevent them from freezing.

WINTER (November - March):

- Change furnace filters monthly.
- Repair any interior wall damage; touch up or repaint as needed.
- Check and re-grout tile in all bath and kitchen areas, as needed, and apply a silicone sealer.
- Add copper sulfate to basement floor drain and downspout drains to control tree roots in main sewer.
- Develop plan for next summer's home improvements.
- At winter's end, re-open interior valves supplying outdoor water pipes.