

Home Maintenance Calendar

Healthy Body • Healthy Home • Elevated Life

Why This Guide Matters

Routine maintenance helps protect your investment, improve comfort, and identify small problems before they become expensive repairs. This calendar provides a practical schedule that most homeowners can adapt to their home, climate, and lifestyle.

Monthly

- Check indoor humidity (generally 30–50%).
- Inspect under sinks for slow leaks.
- Test smoke and carbon monoxide alarms.
- Inspect HVAC filter; replace if needed.
- Walk around the exterior looking for drainage or grading issues.
- Run seldom-used plumbing fixtures to keep traps full.
- Check for window condensation or musty odors.

Spring

- Clean gutters and downspouts.
- Inspect roof from the ground for missing shingles or damage.
- Inspect siding, trim, and caulking.
- Service air conditioner.
- Inspect attic for staining or moisture.
- Inspect foundation for cracks or drainage concerns.
- Check outdoor hose bibs for leaks.
- Trim vegetation away from the home.

Summer

- Monitor humidity during warm weather.
- Clean bathroom exhaust fan grilles.
- Inspect deck, railings, and stairs.
- Wash exterior windows and screens.
- Inspect sprinkler systems for overspray near the foundation.
- Check crawl space or basement for dampness.

Fall

- Clean gutters after leaves fall.
- Service furnace or heating system.
- Replace HVAC filter.
- Seal gaps around windows and doors if needed.
- Inspect attic insulation and ventilation.
- Disconnect garden hoses and winterize exterior faucets.
- Test sump pump before winter.

Winter

- Watch for ice dams and excessive roof snow if applicable.
- Monitor indoor humidity to help reduce condensation.
- Inspect for frost in the attic if safely accessible.
- Keep exterior vents clear of snow.
- Check weatherstripping around doors.
- Know the location of the main water shutoff.

Every 3–5 Years

- Have the dryer vent professionally cleaned if needed.
- Inspect chimney/fireplace (if applicable).
- Review exterior grading and drainage.
- Inspect caulking around tubs, showers, windows, and doors.

Annually

- Review homeowner's insurance coverage.
- Update your home inventory.
- Review appliance manuals and maintenance.
- Schedule a comprehensive home walk-through.
- Document repairs and improvements.

Kali's Perspective

Healthy homes are rarely the result of one big project—they're the result of consistent care. Developing simple seasonal habits helps protect your home, improve its long-term performance, and reduce unexpected surprises.

Related Resources

Healthy Home Starter Guide
Healthy Home Buyer's Guide
Understanding Indoor Humidity
Bathroom Ventilation Best Practices
Attic Ventilation Best Practices
Whole-Home Dehumidifier Guide

Disclaimer

This guide is provided for educational purposes only. Maintenance needs vary by home, age, climate, and building systems. Consult qualified professionals for inspections, repairs, or work beyond your experience.