

# Home Maintenance Schedule

presented by **Crossroads Home Inspections**



*All repairs and scheduled maintenance should be performed by a qualified contractor that specializes in maintaining appliances and systems.*

Quarterly/As Needed		Date last completed	
Plumbing			
Faucets and shower heads	Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.		
Drains	Clean with baking soda & vinegar. Pour water down unused drains.		
Pipes	Inspect visible pipes for leaks.		
Kitchen and bathroom cabinets	Check under and around for leaks.		
Toilets	Check for stability and leaks.		
Water heater	Check area around water heater for leaks. Flush water heater to remove accumulated sediment according to owners manual.		
Sump Pump & Ejection Pit	Check monthly or as needed.		
Interior			
Wood cabinets and trim	Apply a wood protectant.		
Interior doors	Lubricate hinges.		
Garage door	Lubricate hardware. Inspect mechanism for free travel. Perform monthly testing.		
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.		
Basement or crawl space	Check for cracks or any sign of dampness or leaks. Check for any evidence of termites or wood-eating insects.		
Ceramic tile	Check and clean grout. Check for loose tiles.		
Electrical and appliances			
Heating and cooling systems	Clean and replace filters as necessary.		
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the exhaust fan.		
Refrigerator	Clean dust from top. Clean refrigerator drain pan. Clean and defrost freezer if necessary.		
Dishwasher	Check for leaks.		
Outlets & Light Switches	Check for wear, loose or damage. Replace if necessary.		
Smoke detector & CO detector	Test for proper operation and replace batteries and detectors and/or if necessary.		
GFCI outlets	Test for proper operation.		
Exterior			
Foundation	Inspect visible areas for cracks, heaving, displacement. Seal with proper material.		
Landscaping	Check for proper drainage. Keep vegetation down off of siding and 12" away from siding.		
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary. Clean oil and grease.		