

Home Maintenance Guide



Presented by:

BREN BREWER

brenbrewer.com

bren@soprotx.com

281-468-5145

kw PROFESSIONALS
KELLERWILLIAMS. REALTY





Introduction

Owning a home is one of the most significant investments you will make in your lifetime. Regular preventative maintenance is essential to protect this investment, ensuring that your home remains safe, comfortable, and efficient for years to come. This guide is designed to help you stay on top of essential maintenance tasks throughout the year. By following these monthly checklists, you can catch small issues before they become costly repairs, save money on energy bills, and maintain the value of your property.

How to Use This Guide

- Each month's page includes a list of recommended maintenance tasks tailored to the season.
- Review the checklist at the beginning of each month.
- Mark off each item as you complete it.
- Keep this guide handy for quick reference throughout the year.

Now, let's dive into your monthly maintenance tasks!



January

Prepare Your Home for the Year Ahead

January is the perfect time to start the year with a strong focus on your home's indoor systems and overall organization. Use this month to address common winter concerns, improve energy efficiency, and plan for the year ahead. Prioritizing these tasks early can help you save time and money later.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Check for drafts around doors and windows and seal if necessary. |
| <input type="checkbox"/> | Inspect water heaters for leaks or sediment buildup. |
| <input type="checkbox"/> | Organize and declutter storage spaces. |



February

Focus on Indoor Maintenance

February is the perfect month to tackle detailed cleaning and inspections of your home's interior. With winter still in full swing, it's a great time to ensure that your plumbing, electrical, and heating systems are in good condition.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Deep clean carpets and rugs. |
| <input type="checkbox"/> | Check for leaks under sinks and around plumbing. |
| <input type="checkbox"/> | Inspect grout and caulking in kitchens and bathrooms; repair as needed. |
| <input type="checkbox"/> | Clean dryer vents to prevent fire hazards. |
| <input type="checkbox"/> | Test GFCI outlets for proper functionality. |



March

Prepare for Spring

March brings warmer weather and the chance to focus on transitioning from winter to spring. This is an ideal time to inspect your home for any winter damage and prepare for outdoor activities in the months ahead.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Inspect your roof for missing or damaged shingles. |
| <input type="checkbox"/> | Clean gutters and downspouts. |
| <input type="checkbox"/> | Service your HVAC system for spring and summer. |
| <input type="checkbox"/> | Fertilize your lawn and prune shrubs. |
| <input type="checkbox"/> | Check outdoor faucets and hoses for damage from freezing. |



April

Spring Cleaning

April is synonymous with spring cleaning, making it the perfect time to freshen up your home's interior and exterior. Focus on tasks that enhance efficiency and boost curb appeal for the season ahead.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Wash windows inside and out. |
| <input type="checkbox"/> | Clean window screens and repair any holes. |
| <input type="checkbox"/> | Inspect your foundation for cracks. |
| <input type="checkbox"/> | Service lawn equipment for the upcoming season. |
| <input type="checkbox"/> | Clean your refrigerator coils to improve efficiency. |



May

Transition to Warmer Weather

With summer just around the corner, May is the time to ensure your home's exterior and outdoor spaces are ready for the warmer months. Prioritize maintenance tasks that keep your home comfortable and energy-efficient.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Inspect and clean your deck or patio. |
| <input type="checkbox"/> | Test and service your sprinkler system. |
| <input type="checkbox"/> | Power wash siding and outdoor surfaces. |
| <input type="checkbox"/> | Replace worn weatherstripping on doors and windows. |
| <input type="checkbox"/> | Check for pests and treat as necessary. |



June

Prepare for Summer Heat

June is a critical month for ensuring your home is equipped to handle the heat. Focus on cooling systems, ventilation, and other tasks that enhance comfort and safety during the summer months.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Clean and inspect ceiling fans. |
| <input type="checkbox"/> | Check attic ventilation and insulation. |
| <input type="checkbox"/> | Inspect your driveway and sidewalks for cracks. |
| <input type="checkbox"/> | Trim trees and bushes away from your home. |



July

Focus on Cooling Efficiency

July is often the hottest month of the year, making it vital to focus on tasks that improve energy efficiency and keep your home cool. Regular maintenance ensures that your systems perform at their best during peak use.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Inspect air conditioning units; clean or replace filters. |
| <input type="checkbox"/> | Check and clean outdoor grills. |
| <input type="checkbox"/> | Look for signs of termites or other pests. |
| <input type="checkbox"/> | Inspect weatherproofing on outdoor structures. |
| <input type="checkbox"/> | Monitor for leaks in irrigation systems. |



August

Mid-Summer Maintenance

As summer winds down, take time to assess your home's condition and address any wear and tear caused by high temperatures or heavy use. This ensures your home is ready for the transition into fall.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Check for signs of water damage or mold. |
| <input type="checkbox"/> | Flush hot water heater to remove sediment. |
| <input type="checkbox"/> | Inspect and clean chimney if used during winter. |
| <input type="checkbox"/> | Service garage doors and lubricate tracks. |
| <input type="checkbox"/> | Replace or repair damaged window screens. |



September

Prepare for Fall

With cooler weather on the horizon, September is the time to focus on outdoor preparations and ensuring your home is ready for the fall season. Address key systems before temperatures drop.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Inspect your roof and gutters for debris. |
| <input type="checkbox"/> | Check and clean your furnace or heating system. |
| <input type="checkbox"/> | Seal driveway cracks before colder weather. |
| <input type="checkbox"/> | Drain and store outdoor hoses. |
| <input type="checkbox"/> | Inspect weatherstripping around doors and windows. |



October

Fall Maintenance Tasks

October is a great time to finalize preparations for the colder months ahead. Focus on outdoor cleanup, safety checks, and ensuring your home is energy-efficient.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Rake leaves and aerate your lawn. |
| <input type="checkbox"/> | Inspect and clean your fireplace or wood stove. |
| <input type="checkbox"/> | Test outdoor lighting and replace bulbs as needed. |
| <input type="checkbox"/> | Check for drafts around doors and windows. |
| <input type="checkbox"/> | Clean gutters after leaves have fallen. |



November

Prepare for Winter

In November, it's essential to prepare your home for freezing temperatures and ensure your heating systems are in top shape. Winterizing your outdoor spaces is also key this month.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Store outdoor furniture and grills. |
| <input type="checkbox"/> | Check insulation in your attic. |
| <input type="checkbox"/> | Service your heating system. |
| <input type="checkbox"/> | Inspect exterior paint for touch-ups. |



December

Year-End Home Maintenance

December is the time to ensure your home is ready for winter and to reflect on the maintenance tasks completed throughout the year. Preparing for the new year ensures that your home remains in excellent condition.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Check HVAC filters and replace if needed. |
| <input type="checkbox"/> | Test smoke and carbon monoxide detectors; replace batteries if necessary. |
| <input type="checkbox"/> | Clean and inspect holiday decorations before storage. |
| <input type="checkbox"/> | Check plumbing for any leaks or freezing risks. |
| <input type="checkbox"/> | Inspect your roof for damage after storms. |
| <input type="checkbox"/> | Review and update your home maintenance plan for next year. |

Thank you for using our Home Maintenance Guide!



As a homeowner, taking care of your property is one of the best ways to protect your investment and ensure long-term value. I hope this guide has been a helpful resource in keeping your home in excellent condition throughout the year.

As a real estate professional, I'm here to help with all your homeownership needs. Whether you're looking to buy, sell, or simply have questions about home maintenance, I'd love to be your trusted resource. My goal is to provide value to homeowners and help you achieve your real estate dreams.

Let's Stay Connected!

If you're considering buying or selling a home, or if you know someone who is, don't hesitate to reach out. I'm always happy to provide advice, share market insights, or assist with your real estate journey.

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