Annual Home Maintenance Checklist

A practical checklist for Central Iowa homes.

Year: _____

January 01

- [ ] Replace water and ice-maker filters when due.
- [ ] Clean range hood grease filters per product instructions.
- [ ] Check windows for condensation and adjust indoor humidity.
- [ ] Keep furnace intake and exhaust vents clear of snow.
- [ ] Prioritize home repairs and research contractors.

February 02

- [ ] Run water in rarely used drains to refill the traps.
- [ ] Look for attic pest activity from a safe access point.
- [ ] Plan air sealing at drafty basement rim joists.
- [ ] Check toilets for rocking or moisture at the base.
- [ ] Lubricate garage door parts per the manual, not tracks.

March 03

- [ ] Check the roof from the ground for winter damage.
- [ ] Look for damp spots or new stains in the basement.
- [ ] Test the sump pump and backup system.
- [ ] Check how rain and snowmelt drain away from the foundation.
- [ ] Review storm supplies and your tornado shelter plan.

April 04

- [ ] Schedule air conditioner service before hot weather.
- [ ] Inspect siding, trim and exterior sealant for damage.
- [ ] Repair torn window screens and clean window glass.
- [ ] Service lawn equipment before the first mow.
- [ ] Clear window wells of debris and check their drainage.

May 05

- [ ] Inspect deck boards and connections for damage.
- [ ] Clean and refinish exterior wood as its finish requires.
- [ ] Have dead or damaged tree limbs assessed before storms.
- [ ] Check outdoor faucets for leaks when turning them back on.
- [ ] Inspect walks and driveways for cracks or frost heaving.

June 06

- [ ] Check the air conditioner's condensate drain for clogs.
- [ ] Look under sinks for drips and plumbing leaks.
- [ ] Inspect bathroom caulk and grout for gaps.
- [ ] Check basement humidity; use a dehumidifier as needed.
- [ ] Inspect washing machine hoses for cracks or bulges.

Keep up with recurring care: Test smoke and CO alarms monthly; follow product schedules for filters and equipment. Adjust timing for weather. Use safe access points and qualified help for roof work or other hazardous tasks.

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July 07

- [ ] Have attic ventilation concerns evaluated by a pro.
- [ ] Check irrigation for leaks and spray hitting the house.
- [ ] Trim plants back from siding and outdoor equipment.
- [ ] Touch up exterior paint during suitable weather.
- [ ] Inspect exterior door thresholds for water damage.

August 08

- [ ] Seal suitable driveway and sidewalk cracks as needed.
- [ ] Check exterior masonry and mortar for deterioration.
- [ ] Repair loose fence boards and sticking gates.
- [ ] Clean window tracks and clear designated weep holes.
- [ ] Clean the dishwasher filter per its instructions.

September 09

- [ ] Schedule furnace inspection and servicing.
- [ ] Check weatherstripping around doors and windows.
- [ ] Inspect insulation around exposed plumbing.
- [ ] Aerate and overseed the lawn as needed.
- [ ] Have roof flashing around chimneys, vents and skylights inspected.

October 10

- [ ] Clean leaves and debris from gutters and downspouts.
- [ ] Disconnect hoses; winterize outdoor faucets and irrigation before freezing weather.
- [ ] Inspect and seal gaps where pests could enter the home.
- [ ] Check garage door safety reversal and photo-eye sensors.
- [ ] Inspect exterior steps and handrails before icy weather.

November 11

- [ ] Unplug the toaster and empty its crumb tray.
- [ ] Have the dryer exhaust duct cleaned; check for damage.
- [ ] Check smoke and CO alarm age; replace batteries as directed.
- [ ] Have fireplace and chimney inspected before first use.
- [ ] Prepare snow-removal tools and surface-appropriate ice melt.

December 12

- [ ] Turn off power and clean bathroom exhaust fan covers.
- [ ] Clean accessible refrigerator coils per manufacturer instructions.
- [ ] Inspect holiday lights and cords; discard damaged ones.
- [ ] Clean light fixtures and replace burned-out bulbs.
- [ ] Review your fire escape plan and keep exits clear.

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