

# ULTIMATE HOME MAINTENANCE CHECKLIST FOR FALL

When you stay on top of your home's maintenance requirements you'll prevent costly repairs and protect its value for years to come.

To help you take care of those upkeep requirements easier, we created this ultimate list of home maintenance tasks for the fall season that cover every inch of your home.



(\*) indicates those tasks are only necessary for cold weather climates



## Fall home maintenance tasks

### Air Health and Humidity

- Test, monitor, and adjust the relative humidity to maintain 35-40% (or lower in very cold outdoor temperatures)

### Appliances

- Clean dryer lint trap(s) and lint screen(s)
- Clean or replace washing machine filter(s)
- Inspect laundry water hoses
- Inspect refrigerator and freezer door seals and gaskets

### Decking

- Inspect decking boards, railings, stairs and related components
- Power wash decking
- Seal all treated wood on decks, porches and railings

### Detectors and Safety

- Inspect fire extinguishers and record pressure
- Replace batteries in smoke detectors

## Detectors and Safety Cont.

- Test and record radon detector and/or remediation system level(s)
- Test carbon monoxide detector and clean outside of unit(s)
- Test smoke detectors and clean outside of units

## Doors, Cabinets and Windows

- Inspect countertops, baseboards, casings, and trim caulk and/or seals
- Inspect exterior door thresholds, latches and operation
- Inspect interior railings, guard rails, and floors for loosening and squeeks
- Install storm windows (before cold season)\*

## Fireplace

- Check fireplace operation
- Clean fireplace glass, debris, pilots and burners
- Clean or sweep fireplace chimney
- Inspect fireplace pilot, burners, refractory panels and/or brick, facades and seals
- Inspect the damper and chimney cap to make sure it's tight

## Gutters, Downspouts, Eaves and Fascia

- Adjust pitch of gutters and downspouts
- Clean gutters, downspouts, eaves and fascia
- Inspect gutters, downspouts, eaves and fascia

## Heating and Cooling (HVAC)

- Change or clean furnace filter(s)
- Change or clean HRV system and components
- Check furnace operation\*
- Clean air conditioner(s) condenser unit(s)
- Clean heat exchange and/or air-to-air exchanger core
- Cover air conditioning unit
- Inspect and adjust furnace belt(s)
- Inspect HVAC air ducts and hoses
- Lubricate HVAC motor(s)
- Remove window AC units before the first coldspell of the season\*
- Shut down the air conditioner once it's used for the last time this fall by switching off the air conditioner (AC) breaker in the main breaker box\*

## Lawn and Landscape

- Check backfilling around the foundation for any settling and ensure proper sloping
- Create fertilize plans for cold months\*
- Drain and winterize landscaping sprinkler systems\*
- Inspect fencing for rust spots and standing water around fence posts - sand, touch-up, and fill spots as needed
- Inspect retaining walls, flow of swales, culvert and drainage inlets and/or outlets
- Mow lawn before first snow fall, then apply fall or starter fertilizer\*
- Plan landscape trimming by species
- Put away or cover gardens and flower beds\*
- Rake up the yard of leaves and debris

## Plumbing and Ventilation

- Check for leaks under kitchen and bathroom sinks
- Check the PVC ring under the sinks and tighten as necessary
- Disconnect hoses, water, turn-off shut-offs and drain lines for exterior lines (prior to winter)\*
- Exercise main water shut-off for home and individual water shut-offs to plumbing fixtures
- Insulate and protect exposed pipes

## Roof and Attic

- Inspect roof plumbing stack, chimney and housing

## Siding, Masonry, Stucco and EIFS

- Inspect caulk and/or seals of exterior vents and ducts

## Sump Pump

- Inspect sump pump and verify operation
- Verify that the sump pump extension is installed on the home's exterior

## Water Heater(s)

- Check around the water heater for leaks
- Inspect water heater(s) temperature pressure release(s), fittings, base(s), valves, pipe insulation and water color/smell

## Water Softener

- Clean salt bridges from water softener
- Clean water softener brine tank
- Fill water softener brine tank with salt
- Inspect water softener salt level and gasket

## General Fall Tips

- Adjust your thermostats to conserve energy
- Change ceiling fan to proper direction for season\*
- Get rid of old electronics, computers, appliances, expired medications, unused clothing; shred old office paperwork
- Gather ice storm supplies\*
- Get shovels, scrapers and other snow gear for the car and home\*
- Keep your exterior lights on for safety during the evening with shorter daylight
- Make sure each vehicle has an emergency and first aid kit
- Review utility bills
- Stabilize or drain gas from lawn equipment and ATVs\*
- Stock up on bags of ice melt and/or sand\*
- Store garden tools\*
- Tune up the snow blower\*
- Use anti-freeze in lawn tractor/mower\*
- Wash and repair patio cushions and webbing
- Wash patio furniture and store inside\*