

# ULTIMATE HOME MAINTENANCE CHECKLIST FOR WINTER

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 winter season that cover every inch of your home.



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



## Winter home maintenance tasks

### Air Health and Humidity

- Clean dehumidifier (monthly during the winter season)
- Monitor for excessive moisture levels and condensation on windows
- Test, monitor, and adjust the relative humidity to maintain 35-40% (or lower in very cold outdoor temperatures)

### Appliances

- Change or clean refrigerator freshness filter(s)
- Change or clean refrigerator water filter(s)
- Clean dishwasher door seals and spray arm(s)
- Clean dishwasher filter(s)
- Clean dryer lint trap(s) and lint screen(s)
- Clean electric range element connections
- Clean freezer condenser coil(s)
- Clean gas range burner ignitions and gas holes
- Clean or change range hood filters and fan(s)

## Appliances Cont.

- Clean or replace washing machine filter(s)
- Clean refrigerator condensor coil(s)
- Inspect laundry water hoses
- Inspect refrigerator and freezer door seals and gaskets

## Doors, Cabinets and Windows

- Check caulking and weather-stripping around all windows and doors for damage - replace as needed
- Clean wood cabinets to prevent drying and cracking
- Confirm all windows are closed and locked
- Inspect exterior door seals and weather stripping
- Inspect interior door thresholds, latches and operation
- Lubricate and adjust window hinges
- Lubricate and align cabinet doors
- Lubricate hinges of interior doors and tighten screws as needed
- Oil hinges and locks on exterior doors

## Drywall

- Inspect drywall for areas in need of repair

## Electrical

- Exercise electrical breakers
- Test GFCI and/or GFI receptacles

## Gutters, Downspouts, Eaves and Fascia

- Check gutters for excessive ice/snow build up - remove as necessary\*
- Remove icicles from fascia, soffit, and gutters, and check soffit for stains and drips\*

## Heating and Cooling (HVAC)

- Change or clean furnace filter(s)
- Change or clean HRV system and components
- Check insulation of basement box sills
- Clean and vacuum floor registers/supply air grills
- Clean and vacuum return air grills
- Clean HVAC cooling coils
- Clean HVAC drain lines

## Heating and Cooling (HVAC) Cont.

- Clean HVAC drain lines
- Clean HVAC drain pans
- Clean HVAC evaporator coils
- Clean radiators
- Inspect and change thermostat batteries
- Inspect HVAC air ducts and hoses
- Inspect HVAC connections, drains, temperature settings, air ducts, valves and refrigerant levels
- Open bottom return grill to ensure coldest air goes back to the furnace
- Vacuum radiators and check valves in steam system to make sure they are opening and closing

## Plumbing and Ventilation

- Briefly run water on any infrequently used plumbing fixtures
- Check all faucets for signs of dripping and change washers as needed
- Check for leaks under kitchen and bathroom sinks
- Check the PVC ring under the sinks and tighten as necessary
- Clean and vacuum bathroom exhaust fan grills

## Plumbing and Ventilation Cont.

- Clean and/or clear faucet aerators
- Clean garbage disposal(s)
- Drain and store outdoor hoses\*
- Inspect bathroom caulking and seals
- Test and record water hardness

## Roof and Attic

- Check roof for ice dams, icicles, or excessive snow and carefully remove as needed\*
- Examine attic for frost accumulation\*
- Inspect drywall barrier, attic security and attic service door(s)

## 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

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

## General Winter Tips

- Do not use salt or ice removers on concrete; they will cause pitting and/or spalling - use sand for traction instead\*
- Install a dehumidifier to remove excess moisture in the basement\*
- Keep your exterior lights on for safety during the evening with shorter daylight