

# Home Maintenance Checklist



Maintaining your home can feel overwhelming. ABC Home & Commercial Services is here to help. Use this checklist to keep track of home maintenance tasks all year long.

## JANUARY

- Check your home's exterior.** Repair or replace damaged window screens and inspect your roof and fascia for signs of wear or the presence of pests or rodents.
- Replace HVAC filter.** Change your filters at least once every three months, and more often if you have allergies.
- Prune your live oak trees.** To avoid oak wilt, trim your oaks before the first of February.

## FEBRUARY

- Clean up your yard.** Remove dead or wilted plants and leaves and prune bushes and shrubs.
- Inspect your mower.** Sharpen your mower blades and consider investing in a new spark plug or air filter.
- Perform maintenance on your air conditioner.** Get your AC serviced before temperatures climb.
- Control fleas.** Add nematodes to your lawn and garden to reduce your summer flea population.

## MARCH

- Protect your home.** Test your smoke and carbon monoxide detectors and your fire extinguisher to make sure they work.
- Clean your home's exterior.** Power wash your decks, driveways and stone on your home's exterior and wash your windows.
- Nurture your lawn.** Apply fertilizer and test your irrigation system to ensure sprinkler heads are unclogged.

## APRIL

- Clean out gutters.** Remove leaves, twigs and acorns from your gutters.
- Clean and repair your deck or patio.** Remove leaves and yard debris and reseal your deck if necessary.
- Plant your garden.** Help your plants survive summer by getting your vegetables and herbs in the ground now.
- Replace HVAC filter.** Change your filters at least once every three months, and more often if you have allergies.

## MAY

- Inspect plumbing.** Inspect for leaks, clean faucet aerators and run water in sinks and tubs and flush toilets in guest bathrooms.
- Check vents.** Inspect clothes dryer and other vents. Vacuum and clean vents.
- Prune trees.** Prune trees carefully back to live wood.

## JUNE

- Seal windows and doors.** Check for cracks, caulk and seal as needed. Apply new weatherstripping.
- Adjust irrigation and watering schedules.** Monitor plants and grass as temperature climbs and adjust watering as needed.

## JULY

- Give bathrooms a facelift.** Clean tile grout and replace grout or caulk as needed. Check caulking around shower and tub.
- Deep clean kitchen appliances.** Clean your coffeepot, dishwasher and garbage disposal with vinegar and baking soda.
- Replace HVAC filter.** Manufacturers recommend changing your filters at least once every three months, and more often if you have allergies.

## AUGUST

- Flush hot water heater.** Drain your water heater to reduce sediment buildup and improve performance.
- Plant your fall garden.** Plant vegetables and tomatoes to provide you with a bounty during the fall and winter months.

## SEPTEMBER

- Inspect your furnace and chimney.** Make sure there is no debris, leaks or other problems with your fireplace or heater.
- Winterize your pool.** If you have a pool, stock up on supplies and a cover in anticipation of cooler temperatures and less frequent swims.

## OCTOBER

- Deep clean your fridge.** Scrub produce drawers and shelves. Vacuum the coils behind the unit.
- Deep clean oven and stovetop.** Make sure burners on stove work, use oven-safe thermometer to test oven and wash stove hood vent filter.
- Nurture your lawn.** Patch areas of dead grass, add compost and plant cool weather annuals and wildflower seeds.
- Replace HVAC filter.** Manufacturers recommend changing your filters at least once every three months, and more often if you have allergies.

## NOVEMBER

- Safety first.** Test smoke and carbon dioxide detectors, fire extinguishers and locks and deadbolts on doors and gates.
- Tidy up your lawn.** Rake up dead leaves and add them to your compost and add any trees or shrubs to your landscape.

## DECEMBER

- Let there be light.** Replace burned out bulbs with LEDs and clean lampshades and hoods.
- Spruce things up.** Clean carpets, tighten drawer pulls and refresh guest linens and toiletries.

**NEED HELP WITH YOUR HOME?**

Call us at (512) 837-9500 or schedule a service at [abchomeandcommercial.com/austin](http://abchomeandcommercial.com/austin)