

# home maintenance checklist



	when	date completed
<b>P = Periodically / S = Spring / F = Fall / A = Annually</b>		
<b>FOUNDATION &amp; MASONRY (basement, exterior walls):</b> To prevent seepage and condensation problems		
Check basement for dampness and leakage after wet weather.	P	
Check foundation walls, steps, retaining walls, walks, patios, driveways, garage floors, etc., for cracks, heaving, crumbling.	S	
Check chimneys, deteriorated chimney caps, loose and missing mortar.	S / F	
Maintain grading, sloped away from foundation walls.	A	
<b>ROOFS &amp; GUTTERS:</b> To prevent leaks, condensation, seepage and decay		
Check for damaged, loose or missing shingles, blisters.	S / F	
Check for leaking, misaligned or damaged gutters, downspouts (leaders), hangers (straps), gutter guards and strainers.	S / F	
Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.	P	
Cut back tree limbs growing on or over roof.	F	
Check flashings around roof stacks, vents, skylights, chimneys, antenna supports for leakage.	S / F	
Check vents, louvers and chimneys for birds' nests, squirrels, insects.	S / F	
Check fascias and soffits for paint flaking, leakage and decay.	S	
<b>EXTERIOR WALLS:</b> To prevent paint failure, decay and moisture penetration		
Check painted surfaces for paint flaking or paint failure.	S	
Check siding, shingles and trim for damage, looseness, warping and decay.	P	
Check exterior masonry walls for cracks, looseness, missing or broken mortar.	S	
Cut back and trim shrubbery against sidewalls.	S / F	
<b>DOOR AND WINDOWS:</b> To prevent air and weather penetration problems		
Check caulking and check for decay around doors, windows, corner boards, joints; recaulk as needed.	F	
Check glazing putty around windows.	F	
Check weather stripping.	F	



Because of the general nature of this advice and the individual application thereof, neither the American Society of Home Inspectors nor its members assumes any responsibility for any loss, cost, damage, injury or expense that may be incurred or suffered as a result of the use of this information.



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