

2026 COMPLETE HOME MAINTENANCE CHECKLIST

Presented by Alicia Ewbank, CCS | Windermere Real Estate/East

Website: aliciaewbank.withwre.com

Cell: 206-446-1952

Email: aliciae@windermere.com

Property Address: _____

MONTHLY: The Efficiency & Safety Audit

- ☐ **HVAC Filters:** Replace (standard 1") or inspect (high-efficiency 4").
- ☐ **Smoke/CO Detectors:** Push the test button; check expiration dates.
- ☐ **Garbage Disposal:** Grind ice cubes/citrus peels; check for leaks.
- ☐ **Fire Extinguishers:** Ensure pressure is in the green zone.
- ☐ **GFCI Outlets:** Press "Test" and "Reset" in bathrooms/kitchen.
- ☐ **Range Hood:** Degrease and clean the metallic filter.
- ☐ **P-Traps:** Run water in guest showers/sinks to block sewer gas.
- ☐ **Faucet Aerators:** Clean mineral scale to maintain water pressure.
- ☐ **Foundation Scan:** Check for pooling water or new exterior cracks.
- ☐ **Appliance Cords:** Inspect for fraying, heat, or pinched wires.
- ☐ **Water Softener:** Verify salt levels (if applicable).
- ☐ **Utility Review:** Compare bills for sudden spikes (hidden leaks).

QUARTERLY: The Deep System Check

- ☐ **Garage Door:** Test auto-reverse (use a 2x4); lubricate tracks.
- ☐ **Refrigerator:** Vacuum the coils and clean the door seals.
- ☐ **Dishwasher:** Clear the food trap/filter; run a cleaning cycle.
- ☐ **Sump Pump:** Pour water in the pit to trigger the float switch.
- ☐ **Attic/Crawlspace:** Check for pests, moisture, or insulation shifts.
- ☐ **Interior Caulking:** Check bathtubs and showers for gaps.
- ☐ **Dryer Drum:** Check for lint bypass behind the lint screen.
- ☐ **Exhaust Fans:** Clean dust from bathroom and laundry fan grilles.

SPRING: The Overhaul (March–May)

- ☐ **Roofing:** Inspect shingles/flashing from the ground (use binoculars).
- ☐ **Gutters:** Clear winter debris; ensure downspouts divert 5' away.
- ☐ **A/C Tune-Up:** Schedule professional service before the July heat.
- ☐ **Siding:** Pressure wash mold/algae; check for paint "bubbling."
- ☐ **Hose Bibs:** Reactivate outdoor water; check for frozen pipe leaks.
- ☐ **Sprinklers:** Test heads for coverage and 2026 water-efficiency.
- ☐ **Lawn Care:** Aerate, fertilize, and service your mower blades.
- ☐ **Driveway:** Fill cracks in asphalt/concrete to prevent weed rot.
- ☐ **Window Screens:** Wash and inspect for tears (pest control).
- ☐ **Deck/Patio:** Conduct the "Water Bead Test"; reseal if necessary.

FALL: Winterization & Protection (Sept–Nov)

- ☐ **Furnace:** Schedule safety inspection; check heat exchanger.
- ☐ **Chimney:** Professional sweep and cap inspection.
- ☐ **Outdoor Faucets:** Drain and install insulated "Styrofoam" covers.
- ☐ **Leaves:** Rake and mulch to prevent lawn mold and gutter clogs.
- ☐ **Weatherstripping:** Replace brittle seals on exterior doors/windows.
- ☐ **Dryer Vent:** Deep clean the entire duct length (fire prevention).
- ☐ **Tree Trimming:** Remove branches overhanging the roof or wires.
- ☐ **Foundation Vents:** Close (or open) depending on your home's age.
- ☐ **Ceiling Fans:** Reverse direction to "Clockwise" for winter.
- ☐ **Emergency Kit:** Update batteries, water, and 2026 FinCEN docs.

ANNUAL: The Longevity Essentials

- ☐ **Water Heater:** Drain/Flush sediment from the bottom of the tank.
- ☐ **Sewer Line:** Schedule a camera scope (especially if near trees).
- ☐ **Termite Inspection:** Professional scan of crawlspace/basement.
- ☐ **Electrical Panel:** Look for "scorch" marks or tripped breakers.
- ☐ **Washing Machine:** Inspect/replace rubber hoses (standard 5-yr life).
- ☐ **Grout/Tile:** Deep clean and reseal bathroom floor/wall grout.
- ☐ **Locks/Hinges:** Lubricate with graphite; check door strike alignment.
- ☐ **Septic Tank:** (If applicable) Check levels; pump every 3–5 years.
- ☐ **Oven Calibration:** Check temps against a manual thermometer.
- ☐ **Home Inventory:** Video all rooms/assets for insurance records.

Notes:
