



Advanced Building Inspectors
Home Maintenance & Safety Checklist
Know the House You Buy Before You Buy It.

MONTHLY

- ☐ Test smoke alarms.
- ☐ Test carbon monoxide alarms.
- ☐ Replace or clean HVAC filter as needed.
- ☐ Check under sinks for plumbing leaks.
- ☐ Check around toilets for leaks.
- ☐ Inspect water heater for leaks or corrosion.
- ☐ Check refrigerator water supply line for leaks.
- ☐ Inspect washing machine hoses; replace rubber hoses every 5 years with braided stainless-steel hoses.
- ☐ Clean kitchen range hood filter.
- ☐ Clean dryer lint trap after every load and inspect dryer vent monthly.
- ☐ Test interior GFCI receptacles.
- ☐ Test AFCI devices where installed.
- ☐ Look for signs of rodents or insects.
- ☐ Verify sump pump is plugged in and operational.

SPRING

- ☐ Turn ON exterior water supply.
- ☐ Inspect hose bibs for freeze damage and leaks.
- ☐ Clean gutters and downspouts.
- ☐ Verify downspouts discharge 6–10 feet from the foundation.
- ☐ Test sump pump.
- ☐ Verify sump pump discharge drains well away from the home.
- ☐ Inspect grading around the foundation.
- ☐ Inspect foundation for cracks or water intrusion.
- ☐ Inspect roof shingles and flashing.
- ☐ Inspect chimney exterior.
- ☐ Service central air conditioning.
- ☐ Test exterior GFCI receptacles.
- ☐ Inspect decks, stairs, railings and porches.
- ☐ Trim shrubs and tree branches away from the home.

- ☐ Inspect driveway and walkway cracks.
- ☐ Test garage door auto-reverse safety feature.
- ☐ Clean window wells.

SUMMER

- ☐ Wash exterior windows.
- ☐ Inspect exterior caulking.
- ☐ Inspect siding, trim and exterior paint.
- ☐ Lubricate garage door rollers and hinges.
- ☐ Inspect attic ventilation.
- ☐ Inspect foundation and crawlspace vents (where applicable).
- ☐ Inspect irrigation system.
- ☐ Inspect outdoor faucets for leaks.
- ☐ Check for carpenter ants, termites and wasp nests.
- ☐ Inspect fencing.

FALL

- ☐ Have gas- or oil-fired heating systems professionally cleaned and serviced.
- ☐ Replace oil burner nozzle and oil filter (oil systems).
- ☐ Clean combustion chamber and heat exchanger.
- ☐ Inspect burners, flue pipe and venting.
- ☐ Test combustion efficiency and safety controls.
- ☐ Flush water heater (if recommended).
- ☐ Turn OFF exterior water supply.
- ☐ Drain exterior hose bibs and disconnect hoses.
- ☐ Clean gutters after leaves fall.
- ☐ Clean leaves from window wells and bulkhead entrances.
- ☐ Inspect weatherstripping.
- ☐ Verify chimney cap and animal screen are intact.

WINTER

- ☐ Keep furnace and boiler intake/exhaust vents free of snow.
- ☐ Watch for ice dams and roof leaks.
- ☐ Protect exposed plumbing from freezing.
- ☐ Monitor attic and basement for moisture.
- ☐ Check for excessive roof snow accumulation.

ANNUAL PROFESSIONAL MAINTENANCE

- ☐ Exercise the main water shutoff valve.
- ☐ Flush and drain water heater.
- ☐ Inspect water heater T&P valve and anode rod.
- ☐ Inspect expansion tank and boiler pressure.
- ☐ Replace humidifier pad (if installed).
- ☐ Inspect and clean bathroom exhaust fans.

- ☐ Inspect roof, flashing, plumbing vent boots, soffits and fascia.
- ☐ Inspect chimney and chimney crown.
- ☐ Test for radon every two years or after major renovations.
- ☐ Inspect attic and crawlspace.
- ☐ Inspect septic system or private well (if applicable).
- ☐ Inspect electrical panel.
- ☐ Verify carbon monoxide detector locations.
- ☐ Label water, gas and electrical shutoffs.
- ☐ Review homeowner's insurance coverage.

RODENT & INSECT PREVENTION

- ☐ Seal penetrations using copper mesh or stainless-steel wool.
- ☐ Seal larger openings with galvanized hardware cloth or metal flashing.
- ☐ Apply exterior-grade sealant.
- ☐ Keep mulch, firewood and vegetation away from the home.
- ☐ Schedule periodic pest inspections.

WATER MANAGEMENT

- ☐ Ensure soil slopes away from the foundation.
- ☐ Keep gutters free of debris.
- ☐ Verify splash blocks are properly positioned.
- ☐ Verify downspout extensions discharge 6–10 feet from the foundation.
- ☐ Confirm sump pump discharge drains away from the home.
- ☐ Clean window well drains.
- ☐ Inspect retaining walls and exterior drainage.

Maintenance Record

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