

Home Maintenance Schedule

Turn a vague intention to look after the house into a page you can tick off, so the jobs that only need doing once or twice a year actually get done.

A year of household jobs laid out month by month, with a box to date each one as it is done. Print one per year and keep it with your other property papers.

MAKE IT YOURS

Nothing here is a rule. Houses differ, and so do climates. Cross out what does not apply to yours and write in what does — an open fire, a septic tank, a sump pump, a well. The value is in having one page that says what you decided.

Property

Year

SPRING date each job as you complete it

☐ Service the air conditioning or heat pump before it is needed

☐ Clear gutters and downpipes of winter debris

☐ Check the roof from the ground with binoculars — slipped or cracked tiles

☐ Inspect exterior paint, render and sealant around windows

☐ Test the lawn mower and outdoor machinery after storage

☐ Check outside taps and hoses for split pipes after frost

SUMMER date each job as you complete it

☐ Clean or replace extractor and range hood filters

☐ Check the loft for signs of damp, daylight or pests

☐ Reseal decking, fencing and outdoor timber

☐ Vacuum the fridge and freezer condenser coils

☐ Flush the water heater and check the pressure relief valve

☐ Test the sump pump by pouring water into the pit

AUTUMN date each job as you complete it

- ☐ Service the boiler or furnace before the heating season
- ☐ Sweep the chimney and check the flue
- ☐ Clear gutters again after leaf fall
- ☐ Bleed radiators and check system pressure
- ☐ Drain and insulate outside taps against frost
- ☐ Check window and door draught seals

WINTER date each job as you complete it

- ☐ Test every smoke and carbon monoxide alarm
- ☐ Check the extinguisher pressure gauge and the date
- ☐ Look for condensation, black mould and cold spots
- ☐ Check pipe lagging in the loft and unheated spaces
- ☐ Run seldom-used taps and toilets to keep traps sealed
- ☐ Check the loft hatch seal and insulation depth

Jobs specific to this property