



# Home Maintenance Guide 🏠

## Presented by Frank “Joey” Reina III



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### 🔧 Routine Home Maintenance Checklist

Stay on top of your home's value and safety with these recommended tasks.

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#### 📅 Biennial (Every 24 Months)

- 🔧 **HVAC Tune-Up**  
Check AC before summer and furnace before winter. Replace filters monthly or quarterly.
  - 🌀 **Clean Dryer Vents**  
Prevent fire hazards and boost dryer efficiency.
  - 🚰 **Check for Plumbing Leaks**  
Inspect under sinks, around toilets, and near water heaters.
  - 🪟 **Inspect Windows & Doors**  
Check for drafts, cracked caulk, or broken seals.
  - 🔋 **Test Smoke & CO Detectors**  
Replace batteries if needed.
  - 🚰 **Drain Water Heater**  
Flush out sediment for better efficiency and longer life. ONLY DO if recommended by a plumber. Some water heaters are too old and flushing it will ruin it.
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#### 🍂 Annual (Once a Year)

- 🧹 **Clean Gutters & Blow Roof**  
Do this before the rainy season or winter to prevent clogs and roof damage.
- 🪵 **Check Decks & Outdoor Structures**  
Inspect for loose boards, signs of rot, and reseal if needed.

- 🧽 **Power Wash Exterior Surfaces**  
Clean siding, walkways, patios, and driveways.
  - 🔍 **Termite Inspection**  
Especially important in California — consider doing this annually if the home has a history.
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## Seasonal Quick List



### Spring

- Clean windows inside and out
- Check irrigation/sprinklers
- Refresh landscaping/mulch



### Summer

- Inspect roofing for sun damage
- Service lawn equipment
- Check fences and gates



### Fall

- Prep heating systems
- Trim trees away from house
- Clean chimney if applicable



### Winter

- Cover outdoor faucets
  - Check insulation in attic/garage
  - Monitor for drafts and leaks
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### Pro Tip:

Keep a **Home Maintenance Journal** or use a digital calendar to track completed tasks and receipts. This can help during future resale and prevent major repair surprises.

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### Questions? Want help getting started?

Reach out anytime:

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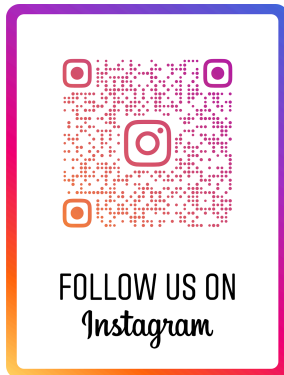
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