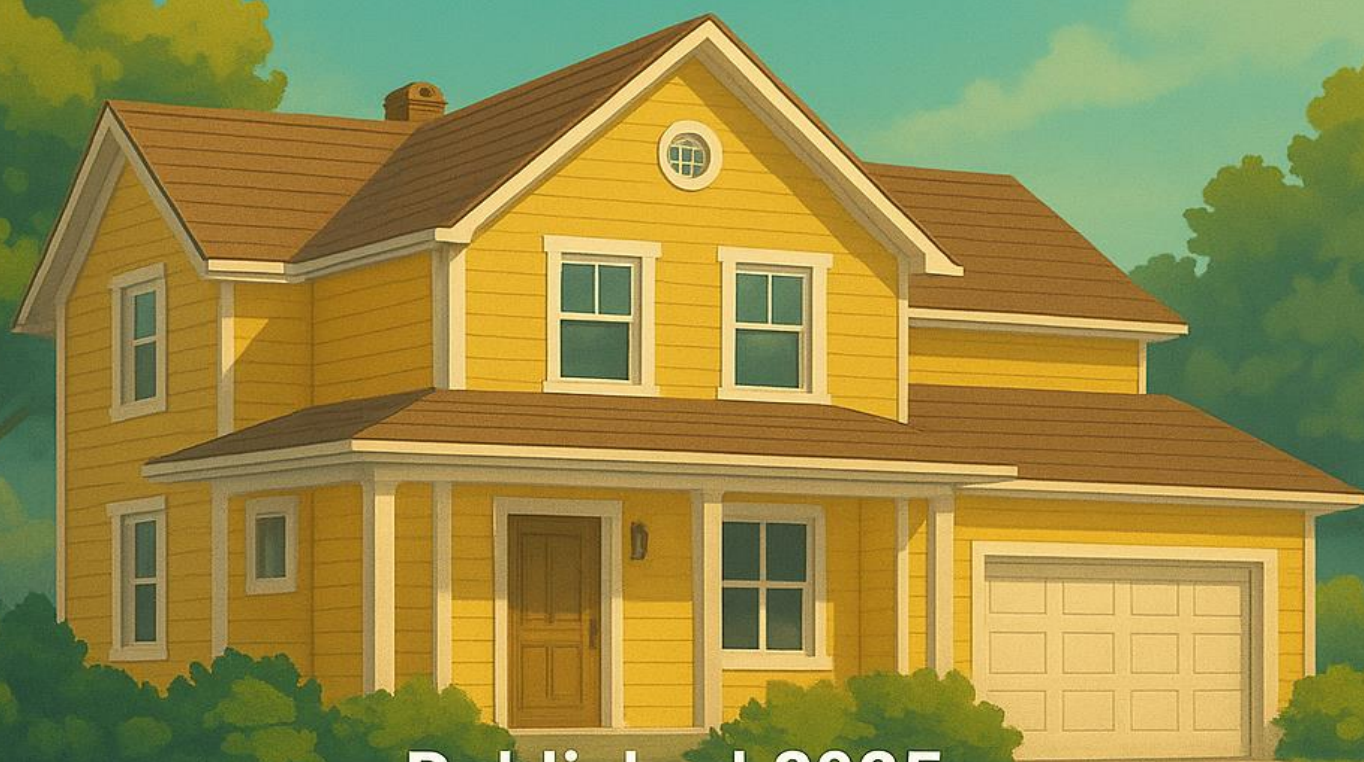


THE SMART HOMEOWNER'S MAINTENANCE GUIDE

AI-Powered Checklists,
Repair Cheat Sheets &
Troubleshooting Prompts

Canada & US Edition




Published 2025

LEGAL DISCLAIMER

This guide is for informational purposes only and is not intended to replace professional advice. Always consult licensed contractors, certified professionals, or municipal authorities where required. The author and publisher assume no responsibility for any actions taken based on this guide.

INTRODUCTION

 Welcome, Homeowner!

Congratulations on taking one of the most important steps toward protecting your home: proactive maintenance.

Your home is your biggest investment, but many homeowners end up spending thousands on preventable repairs. With a simple plan, clear checklists, emergency preparedness, and AI-powered tools, you can avoid costly surprises and stay in control.

This guide will provide:

- ✓ Printable Seasonal and monthly home maintenance checklists
- ✓ Emergency quick-fix cheat sheets
- ✓ Average repair cost estimates for common repairs in both Canada & US

- ✓ AI-powered ChatGPT prompt library
- ✓ Contractor interview guides and insurance checklists
- ✓ Bonus templates for budgeting, home inventory, and planning

PART 1 — SEASONAL MAINTENANCE

CHECKLISTS



SPRING CHECKLIST

- ✓ Inspect roof for winter damage (shingles, flashing, gutters).
- ✓ Clean gutters & downspouts thoroughly.
- ✓ Test sump pump & backup battery system.
- ✓ Inspect exterior caulking, siding, and foundation cracks.
- ✓ Clean windows & screens; check seals.
- ✓ Service HVAC for AC season (clean coils, replace filters).
- ✓ Power wash siding, decks, patios, and walkways.
- ✓ Fertilize lawn, seed bare spots, and check irrigation system.
- ✓ Inspect decks, patios, and fences for rot or loose boards.

SUMMER CHECKLIST

- ✓ Inspect and clean outdoor grill (gas lines, burners, grease trap).
- ✓ Check irrigation system operation and adjust timers.
- ✓ Inspect attic ventilation (moisture & insulation issues).
- ✓ Monitor pest control (termites, ants, wasps, rodents).
- ✓ Service AC unit and clear condensate drain lines.
- ✓ Seal driveways, walkways, and patios.
- ✓ Clean dryer vent exhaust line (fire prevention).
- ✓ Check weather seals around windows & doors.
- ✓ Inspect pool equipment if applicable.

FALL CHECKLIST

- ✓ Clean gutters & downspouts before winter.
- ✓ Drain & shut off outdoor faucets and irrigation lines.
- ✓ Schedule furnace inspection & tune-up.
- ✓ Test and replace smoke & CO detector batteries.
- ✓ Inspect roof & attic for leaks or insulation issues.
- ✓ Seal gaps around doors, windows, and exterior vents.
- ✓ Schedule chimney inspection & cleaning if applicable.
- ✓ Stock winter supplies (salt, shovels, emergency kits).
- ✓ Check attic insulation levels.



WINTER CHECKLIST

- ✓ Monitor for ice dams on roof edges.
- ✓ Keep thermostat above 55°F (13°C) to prevent frozen pipes.
- ✓ Insulate exposed water lines in crawlspaces & garages.
- ✓ Test generator & backup power systems.
- ✓ Verify sump pump discharge lines aren't frozen or blocked.
- ✓ Remove heavy snow buildup from roof.
- ✓ Check space heater placement for fire safety.
- ✓ Test garage door operation and weather seals.
- ✓ Check emergency kits: batteries, flashlights, food, water.







MONTHLY QUICK CHECKLIST



- ✓ Test smoke & CO detectors.
- ✓ Replace HVAC filters.
- ✓ Check under sinks for plumbing leaks.
- ✓ Flush infrequently used drains (bathtubs, basement).
- ✓ Test GFCI outlets.
- ✓ Inspect visible plumbing & piping for corrosion.
- ✓ Visual roof & gutter check after heavy storms.

PART 2 — EMERGENCY QUICK-FIX CHEAT SHEETS

LEAKY FAUCET (TEMPORARY FIX)

-  Shut off water supply immediately.
-  Tighten handle or packing nut if loose.
-  Apply plumber's tape for minor leaks.
-  Schedule full repair or cartridge replacement as soon as possible.

CLOGGED SINK OR BATHTUB DRAIN

-  Remove visible debris from drain opening.
-  Pour boiling water slowly into the drain.

- ✓ Add ½ cup baking soda followed by ½ cup vinegar.
- ✓ Wait 15 minutes, then flush with hot water.
- ✓ Use plunger or drain snake if necessary.
- ✓ Avoid chemical drain cleaners.

TOILET OVERFLOW

- ⊗ Turn off toilet water supply valve.
- ⊗ Use plunger to clear blockage.
- ⊗ Use toilet auger if plunger fails.
- ⊗ Avoid chemical drain products.
- ⊗ Call plumber if issue persists.

POWER OUTAGE

- 💡 Check breaker panel and reset any tripped circuits.
- 💡 Test GFCI outlets throughout the house.

- 💡 Inspect neighborhood to confirm if it's a larger outage.
- 💡 Use flashlights (avoid candles to prevent fire risk).
- 💡 Unplug electronics to protect from power surges.
- 💡 Contact utility provider for updates.

FURNACE FAILURE

- ✅ Check thermostat batteries and settings.
- ✅ Replace air filters if clogged.
- ✅ Inspect power switch and breaker.
- ✅ Reset furnace if model allows.
- ✅ Call licensed HVAC technician if unresolved.


FROZEN PIPES

- ✅ Shut off main water supply immediately to avoid flooding in case of cracked pipes.
- ✅ Open faucets to relieve pressure.

- ✓ Apply gentle heat using hair dryer or heating pad.
- ✓ Never use open flame or blowtorches.
- ✓ Monitor for leaks once pipes thaw.

PART 3 — AVERAGE REPAIR COST


TABLE (CANADA & US)

 This section provides average cost estimates for common home repairs. Prices may vary depending on your region, home size, materials, and labor rates.

Repair Type	Typical Cost (USD/CAD)
Faucet Replacement	\$150 - \$350
Toilet Repair	\$100 - \$300
Garbage Disposal Replacement	\$250 - \$500
Water Heater Replacement	\$1,000 - \$2,500
Sewer Line Repair	\$3,000 - \$8,000
Sump Pump Replacement	\$400 - \$1,000
Furnace Tune-Up	\$80 - \$250
Furnace Replacement	\$3,000 - \$6,000
AC Recharge & Service	\$150 - \$450
Full Roof Replacement	\$7,000 - \$12,000
Gutter Cleaning	\$100 - \$300
Gutter Replacement	\$1,000 - \$3,000
Window Replacement (per unit)	\$400 - \$800
Deck Repair	\$300 - \$2,500
Fence Post Repair	\$150 - \$400
Electrical Outlet Repair	\$80 - \$200
Ceiling Fan Installation	\$100 - \$250
Light Fixture Replacement	\$80 - \$300
Electrical Panel Upgrade	\$1,000 - \$3,000
Drywall Repair (minor)	\$200 - \$500
Interior Painting (whole house)	\$2,000 - \$5,000
Hardwood Flooring Install (per sq ft)	\$8 - \$15
Tile Floor Repair	\$200 - \$600

PART 4 — AI-POWERED CHATGPT

PROMPT PACK

 Use these ChatGPT prompts to help you diagnose issues, plan budgets, create maintenance schedules, and communicate with contractors. You can copy-paste them directly into ChatGPT or any AI tool you use.

General Home Maintenance Prompts

1. Create a seasonal maintenance checklist for my home located in [City, Country].
2. List 10 common maintenance tasks for a home built in [Year].
3. Give me a monthly home maintenance schedule for a house with a basement.
4. What are the most important annual home inspections I should schedule?
5. Generate a preventive maintenance plan for a 20-year-old home.
6. How can I prepare my home for extreme cold temperatures?

Plumbing Prompts

1. Give me troubleshooting steps for a kitchen faucet with low water pressure.
2. Why is my toilet running constantly, and how do I fix it?
3. How do I safely unclog a bathroom drain?
4. What are early warning signs of a leaking pipe behind the wall?
5. Create a maintenance checklist for my home's sump pump system.
6. How can I prevent frozen pipes in my home during winter?

Electrical Prompts

1. Troubleshoot why my circuit breaker keeps tripping.
2. Give me safety tips for replacing an electrical outlet.
3. How do I reset a tripped GFCI outlet?
4. List early warning signs of electrical wiring problems in a home.
5. What are common causes of flickering lights?
6. Is it safe to replace a light fixture myself?

HVAC Prompts

1. Why is my furnace not heating properly?
2. Give me a step-by-step furnace troubleshooting guide.
3. How often should I replace HVAC air filters?
4. Create a spring AC system maintenance checklist.
5. How do I troubleshoot unusual furnace noises?
6. What should I check before calling an HVAC technician?

Roofing & Exterior Prompts

1. How do I inspect my roof for storm damage?
2. What are signs my gutters need repair?
3. Give me a checklist for preparing my home's exterior for winter.
4. How often should I clean my gutters?
5. Create a spring exterior home inspection checklist.
6. How do I safely check attic ventilation?

Budget & Cost Planning Prompts

1. Estimate the cost of replacing my home's furnace in [City, Country].
2. Help me budget for a bathroom remodel (5x8 ft) in [City, Country].
3. What is the average cost of roof replacement for a 1500 sq ft home?
4. Create a simple 12-month home maintenance budget plan.
5. What are the hidden costs of buying an older home?

Contractor Vetting Prompts

1. Give me 10 interview questions to ask a home repair contractor.
2. How can I verify if a contractor is properly licensed?
3. List red flags to watch for when hiring a contractor.
4. How do I compare quotes from different contractors fairly?
5. Generate a contractor service agreement template.

Emergency Troubleshooting Prompts

1. What should I do if my basement floods suddenly?
2. My water heater is leaking — what are my immediate steps?
3. How can I shut off my home's main water supply safely?
4. List emergency power outage preparation steps.
5. How do I safely thaw frozen pipes?

Bonus Homeowner Prompts

1. Create a home inventory list for insurance purposes.
2. Give me a checklist for preparing my home for sale.
3. How can I improve my home's energy efficiency?
4. Create a home fire safety plan.
5. List the top 10 small home upgrades that add resale value.

PART 5 — BONUS RESOURCES



Contractor Interview Cheat Sheet

- ✓ Are you licensed, bonded, and insured?
- ✓ What certifications do you hold?
- ✓ How many years of experience do you have?
- ✓ Can you provide recent references?
- ✓ Will you provide a detailed written estimate?
- ✓ What's the expected timeline for this project?
- ✓ Do you subcontract any of the work?
- ✓ What warranty or service guarantee do you provide?
- ✓ Are permits required for this job, and will you handle them?

Insurance Coverage Checklist

- ✓ Confirm dwelling coverage amount reflects full rebuild cost.
- ✓ Verify personal property coverage levels are up to date.
- ✓ Review personal liability coverage limits.
- ✓ Add sewer backup and flood coverage if applicable.
- ✓ Confirm replacement cost vs actual cash value basis.
- ✓ Review coverage for detached structures (sheds, garages, fences).



Home Inventory Template

Use this template to document your belongings for insurance purposes:

Item	Location	Estimated Value	Model/Serial #
TV	Living Room	\$1,200	123456
Laptop	Office	\$1,000	789101
Washer/Dryer	Laundry Room	\$1,500	456789
Sofa	Living Room	\$800	N/A

CONCLUSION

You are now equipped with a complete system to stay on top of your home's maintenance, avoid costly repairs, and handle emergencies with confidence.

Revisit this guide each season. Use your AI-powered tools to assist you in diagnosing issues, planning budgets, and keeping your home in excellent condition for years to come.

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