

A Home Inspection Handbook:

Monthly Home Care Checklist

DATE:

Winter Readiness & Foundation Focus

January: Foundation & Joists

- ☐ Inspect foundation walls for cracks, moisture, or deterioration.
- ☐ Check for unevenness or sloping in floors.
- ☐ Ensure proper drainage around foundation (gutters, downspouts, grading).
- ☐ Maintain distance between vegetation and foundation.
- ☐ Inspect floor joists for rot, sagging, or insect infestation.

February: Furnaces & Heating

- ☐ Change furnace air filter (every 1-3 months).
- ☐ Ensure vents and registers are unblocked.
- ☐ Inspect for gas or water leaks around the furnace.
- ☐ Test carbon monoxide detectors and replace batteries.
- ☐ Schedule annual professional furnace inspection (if not already done).

Spring Thaw & Moisture Control

March: Moisture & Mold

- ☐ Check for signs of mold growth (bathrooms, kitchens, basement/crawl spaces, attic).
- ☐ Use exhaust fans in bathrooms/kitchens; consider dehumidifier in damp areas.
- ☐ Ensure proper ventilation in attics, crawl spaces, and basements.
- ☐ Promptly fix any leaks (roof, plumbing, windows).
- ☐ Maintain proper grading around foundation.
- ☐ Keep gutters clean and downspouts extended.

April: Water Management

- ☐ Inspect roof for missing/damaged shingles, wear around vents/chimneys.
- ☐ Clean gutters and downspouts thoroughly.
- ☐ Ensure downspouts extend away from foundation.
- ☐ Inspect flashing around chimneys, skylights.
- ☐ Check window/door caulking and weatherstripping for gaps.
- ☐ Ensure window wells are clear; ground slopes away from foundation.

Peak Season Prep & Outdoor Enjoyment

May: Major Systems Checkup

- ☐ Schedule professional HVAC system inspection/tune-up.
- ☐ Change AC air filters regularly.
- ☐ Clear debris from outdoor AC unit.
- ☐ Inspect faucets, toilets, pipes for leaks.
- ☐ Flush water heater annually.
- ☐ Test smoke and carbon monoxide detectors.
- ☐ Inspect electrical panel for loose wires, rust, overcrowding, mixed/double-tapped breakers, test GFCI outlets.
- ☐ Clean refrigerator coils; inspect dryer vents and washing machine hoses.

June: Outdoor Projects & Pest Prevention

- ☐ Inspect deck/patio for loose boards, railing stability, rot, cracks.
- ☐ Clean and consider sealing deck/patio.
- ☐ Trim shrubs/trees away from home's siding/foundation.
- ☐ Ensure ground slopes away from foundation.
- ☐ Check outdoor lighting for damage, replace bulbs.
- ☐ Inspect fence for damage, rot, leaning; ensure gates function.
- ☐ Eliminate standing water; consider natural pest repellents.

Summer Safety & Attic Assessment

July: Staying Cool & Fire Safety

- ☐ Schedule professional AC service/recharge if needed.
- ☐ Change air filters monthly.
- ☐ Clear debris from outdoor AC unit.
- ☐ Test smoke detectors and fire extinguishers.
- ☐ Inspect electrical panel for overheating signs (flickering, burning smell), overcrowding, etc.
- ☐ Use caution with outdoor electrical outlets/cords.

August: Attic Assessments

- ☐ Check insulation depth and condition; look for moisture/gaps.
- ☐ Ensure adequate attic ventilation (soffit, gable, ridge vents).
- ☐ Inspect for roof leaks (stains, discoloration).
- ☐ Look for pest activity (droppings, nests, chewed wires).
- ☐ Inspect rafters/trusses for damage, rot, sagging.
- ☐ Seal air leaks around pipes, wires, and ductwork in attic.

Fall Preparation & Energy Savings

September: Sealing Up for Savings

- ☐ Inspect windows/doors for gaps/cracks in frames, weatherstripping.
- ☐ Check gaps around electrical outlets/switches (exterior walls).
- ☐ Inspect around plumbing penetrations.
- ☐ Check attic access seal.
- ☐ Ensure fireplace damper seals tightly when closed.
- ☐ Apply weatherstripping/caulking where needed.
- ☐ Install door sweeps on exterior doors.
- ☐ Ensure adequate insulation in attic, walls, crawl spaces.
- ☐ Consider furnace tune-up (if not done in Feb).
- ☐ Inspect and seal ductwork.

October: Outsmarting Creepy Crawlies

- ☐ Seal exterior cracks, gaps, holes (windows, doors, foundation, electrical panels).
- ☐ Keep kitchen clean; store food in airtight containers.
- ☐ Fix leaks; ensure proper ventilation; keep basements/crawl spaces dry.
- ☐ Trim bushes/trees away from home; rake leaves.
- ☐ Store firewood/materials away from foundation.
- ☐ Eliminate standing water.

Year-End Review & Winterizing

November: Necessary Home Inspections

- ☐ Consider a professional home inspection for winter readiness, safety, or real estate transactions.
- ☐ Review all major systems (HVAC, plumbing, electrical) for winter performance.
- ☐ Check insulation and ventilation again.
- ☐ Test all safety features (smoke/CO detectors, GFCI outlets).

December: Detecting Drafty Doors

- ☐ Test doors (and windows) for drafts using hand, dollar bill, or candle test.
- ☐ Apply/replace weatherstripping around door frames.
- ☐ Install/replace door sweeps.
- ☐ Inspect/repair door thresholds.
- ☐ Caulk gaps around door frames.
- ☐ Ensure attic access and fireplace damper are sealed.