

## Utility Locations

<b>Water meter</b>		<b>Water shut-off</b>	
<b>Gas meter</b>		<b>Gas shut-off</b>	
<b>Electrical meter</b>		<b>Electrical panel</b>	
<b>Thermostat</b>		<b>Main sewer cleanout</b>	

## Common Home Maintenance Task Recommendations

<b>Smoke and Carbon Monoxide Alarms</b>	Test monthly. Replace batteries every 6 months. Replace units every 7 years (for CO alarms) or 10 years (for smoke alarms).
<b>GFCI / AFCI devices and breakers</b>	Test monthly.
<b>Return Air Filter(s)</b>	Replace or clean every 1-3 months, depending on type.
<b>HVAC system</b>	Schedule cleaning and service by licensed HVAC technician at beginning of cooling season and beginning of heating season each year.
<b>Water Heater</b>	Drain water heater every 6 months. Check for leaks and rust yearly. Test T&P valve yearly. Schedule inspection of T&P valve by licensed plumber every two years.
<b>Fireplace and Chimney</b>	Schedule inspection and cleaning by qualified specialist yearly.
<b>Roof and Gutters</b>	Schedule inspection by qualified specialist yearly. Keep roof and gutters free of leaves and debris.
<b>Grading and drainage</b>	Maintain grading and drainage to direct water away from the home. Keep underground drainage clear of debris.
<b>Trees and Vegetation</b>	Keep tree limbs, shrubs, and other vegetation trimmed so as not to contact walls or roof of house.
<b>Caulking and Sealants</b>	Inspect yearly – around windows and doors (interior and exterior), at plumbing fixtures, at countertops, and other locations. Repair/replace when cracked or damaged.
<b>Dryer Vent, Range Hood Filter, Bath Exhaust Grills</b>	Clean once a year or more often, depending on your usage.
<b>Pipe Insulation</b>	Inspect and repair insulation at water pipes on outside of home and in attic yearly, before winter.
<b>Appliance Hoses</b>	Inspect hoses on clothes washer, dishwasher, and refrigerator for cracks or deterioration yearly. Replace as needed, generally within every 5 years.

These are general recommendations that cover a variety of situations. Specific systems and components may have other requirements, other tasks may be needed.

Performance of maintenance tasks may entail some risk of personal injury or damage to property and possessions.

Like/Follow Milepost Home Inspection on social media for more maintenance info:



Consult qualified, licensed specialists for any tasks you do not feel comfortable performing yourself.

**Questions about home maintenance?  
Contact Milepost Home Inspection anytime.**

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**MILEPOST HOME INSPECTION**

Professional Houston-area Home Inspections and Consultations

8/2022

# Maintenance Calendar

YEAR:	J	F	M	A	M	J	J	A	S	O	N	D
Test Smoke and Carbon Monoxide Alarms												
Change Batteries in Smoke and Carbon Monoxide Alarms												
Test GFCI / AFCI devices and breakers												
Change or Clean Return Air Filter(s)												
Air-Conditioning Cleaning and Service												
Furnace Cleaning and Service												
Drain Water Heater												
Fireplace and Chimney Cleaning and Service												
Roof and Gutter Inspection and Cleaning												
Underground Drainage Inspection and Cleaning												
Trim Trees and Vegetation												
Grading and Drainage												
Caulking and Sealants												
Range Hood Filter												
Dryer Exhaust												
Bathroom Exhaust												
Pipe Insulation												
Appliance Hoses												
Review and Renew Property Insurance and Flood Insurance												
Evaluate Emergency Plans and Re-stock Emergency Supplies												

Use this calendar to note when you complete maintenance tasks throughout the year.

This calendar is provided as a courtesy by Milepost Home Inspection for homeowner use.

It is intended to include many common home maintenance tasks.

Additional maintenance tasks may be needed, and not every task will be needed at every home.



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