Monthly		Monthly				Monthly				Monthly			
Items for Maintenance Check		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
EVERY 30 DAYS	GFCI outlets												
	Smoke detectors and CO detectors												
	Heating and/or Cooling system filters (clean or change)												
	Wash concrete patios and driveways with water												
	Run a tray of ice cubes through the garbage disposal												
	Dryer vents, exhaust vents												
	Clean out window weep holes												
	Clean faucet aerators												
	Check and maintain grading of lot to original condition												
	Make sure outdoor sprinklers aren't spraying the house												
	Plumbing Lines												
	Range hood filter												
	Check caulking around showers, tubs and countertops, replace if necessary												
	Tile grout												
	Door hinges												
	Roof Tiles												
	Exterior door weather striping grading												
	Landscape sprinkler, filter												

Quarterly		Quarterly	Quarterly	Quarterly	Quarterly
Items for Maintenance Check		January to March	April to June	July to September	October to December
EVERY 90 DAYS	Drain water heater				
	Oak Cabinets, railings, thresholds				
	Flooring: carpet, tile, grout				
	Stucco				
	Masonry Mortar				
	Drywall cracks				
	Window operation				
	Garage door, silicone spray the hinge points, roller and springs				

		BI-Annually	BI-Annually
Items for Maintenance Check		January to June	July to December
6 MONTHS	Heating and/or Cooling system		
Yearly	Fireplace(s) and/or decorative gas appliance(s) if applicable		
	Vent caps on roof		

SEASONALLY		Seasonal		Seasonal	
Items for Maintenance Check		Spring	Summer	Fall	Winter
SEASONALLY	Rain gutters (if applicable)				
	Ceiling fan(s) (if applicable)				
	Heating and/or cooling system registers				
	Sprinkler timers (if applicable)				
	PVB insulation (Sprinkler System)				
	Cooling system condensate lines (if applicable)				