OWNING · MICHAEL MCNAMARA HOMES

New England home maintenance calendar

The jobs that keep a Monadnock Region house dry, warm and in good shape, season by season.

Fall

- [ ] Clean the gutters and downspouts after the leaves drop
- [ ] Disconnect garden hoses and shut off outdoor spigots
- [ ] Have the furnace or boiler serviced before the heating season
- [ ] Schedule a fuel delivery or set up automatic delivery IF YOU HAVE OIL HEAT
- [ ] Have the chimney inspected and swept IF YOU HAVE A WOOD STOVE OR FIREPLACE
- [ ] Stack firewood off the ground and under cover IF YOU HAVE A WOOD STOVE OR FIREPLACE
- [ ] Pump the septic tank if it is due, before the ground freezes IF YOU HAVE SEPTIC
- [ ] Check weatherstripping and caulk around doors and windows
- [ ] Test smoke and carbon monoxide detectors and replace batteries
- [ ] Reverse ceiling fans to push warm air down

Winter

- [ ] Find and label the main water shutoff, and make sure everyone in the house knows where it is
- [ ] Keep snow and ice cleared from the oil fill and vent pipes IF YOU HAVE OIL HEAT
- [ ] Keep a path to heating system vents and exhaust clear of snow
- [ ] Rake heavy snow from the roof edge if ice dams are forming
- [ ] Keep the thermostat at 55 or above when you are away
- [ ] Open cabinet doors under sinks on exterior walls during deep cold
- [ ] Empty wood stove ash into a metal bucket with a lid, away from the house IF YOU HAVE A WOOD STOVE OR FIREPLACE
- [ ] Check that the sump pump runs before the spring thaw

Spring

- [ ] Look over the roof, gutters and siding for winter damage
- [ ] Turn on the outdoor spigots and look for freeze damage

- [ ] Test the well water for bacteria and nitrates IF YOU HAVE A WELL
- [ ] Test the well for radon and arsenic every few years, which are common in New Hampshire bedrock IF YOU HAVE A WELL
- [ ] Check the drainage around the foundation and fix any grading that sends water toward the house
- [ ] Clean the dryer vent
- [ ] Have the air conditioning or heat pump serviced
- [ ] Check the basement and crawl space for moisture
- [ ] Walk the property for fallen limbs and trees leaning toward the house

Summer

- [ ] Wash and re-stain or seal the deck
- [ ] Inspect the exterior paint and touch up bare wood
- [ ] Trim shrubs and branches back from the house
- [ ] Seal cracks in the driveway
- [ ] Run a dehumidifier in the basement and empty it often
- [ ] Flush the water heater
- [ ] Look for wasp and hornet nests under eaves
- [ ] Check the septic tank cover and keep trees off the drain field IF YOU HAVE SEPTIC

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