

Your Complete Home Maintenance Guide

# STAY AHEAD OF COSTLY REPAIRS WITH A STRUCTURED APPROACH TO HOME CARE

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## Why Home Maintenance Is Important

Your home is one of your most valuable investments. Without regular maintenance, small issues can quickly turn into expensive repairs. This guide is designed to help homeowners stay on top of routine maintenance with clear, practical steps organized by frequency.

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### Interior Hardware

- Tighten screws on fixtures
- Check hinges and handles
- Inspect door latches

### Cosmetic Upkeep

- Touch up paint where needed
- Repair minor drywall cracks
- Address nail pops

### Appliances

- Clean dryer lint traps
- Inspect refrigerator seals
- Clean grease filters

### Water Systems

- Refill water softener salt
- Test sump pump
- Flush garbage disposal

## Seasonal Maintenance Checklist



### Spring / Early Summer

#### ❄️ HVAC & Cooling

- Service air conditioning system
- Clean outdoor condenser unit

#### 🧽 Exterior Cleaning

- Power wash siding and walkways
- Clean windows and screens

#### 🏠 Roof & Drainage

- Inspect roof and flashing
- Clean gutters and downspouts
- Ensure proper water drainage

#### 🔧 Deck & Outdoor Structures

- Inspect deck boards and railings
- Tighten fasteners
- Check for rot or damage

#### 💧 Landscaping & Irrigation

- Turn on irrigation systems
- Test sprinkler heads
- Inspect hose connections



### Fall / Early Winter

#### 🔥 Heating System

- Service furnace or heating system
- Replace HVAC filters

#### 🔒 Weatherproofing

- Seal gaps around windows and doors
- Replace worn weatherstripping

#### 🏠 Roof & Chimney

- Clean gutters again
- Inspect chimney before use

#### 🚰 Plumbing Protection

- Drain and disconnect hoses
- Shut off exterior water lines
- Insulate exposed pipes

#### 🔍 Exterior Inspection

- Inspect siding and trim
- Check driveway and walkways

## Annual Maintenance Journey

Critical once-a-year milestones to protect your investment.



### Mechanical & Systems

Drain and flush the **Water Heater** tank to remove sediment. Perform a deep cleaning of the **Dryer Vent System** and schedule a professional inspection of HVAC, plumbing, and electrical systems.



## Garage & Attic

Lubricate **Garage Door** tracks and rollers while testing safety sensors. In the **Attic**, inspect insulation levels and check for any signs of moisture, mold, or pest intrusion.



## Exterior & Structure

Conduct a full **Foundation** walk-around to check for cracks. Inspect and replace **Caulking** around windows and doors to maintain the thermal envelope.



## Landscaping & Drainage

Trim **Trees and Shrubs** away from the roofline and siding. Evaluate the property grading to ensure **Water Drainage** moves away from the foundation.

INTERVAL: 02-05 YEARS

## Long-Term Maintenance

- **Clean HVAC Ducts**  
Improves airflow and removes allergens.
- **Seal Tile Grout**  
Prevents moisture from getting behind tiles.
- **Exterior Caulking**  
Replace seals around vents and trim.
- **Reseal Decks/Fencing**  
Essential for wood longevity and aesthetics.

INTERVAL: 05-10 YEARS

## Major Maintenance Intervals

- **Smoke & CO Detectors**  
Sensors expire; replace entire units.
- **Reseal Driveways**  
Prevents water from cracking the asphalt.
- **Chimney & Flashing**  
Detailed inspection for masonry safety.

# Prevent Problems Before They Start

Consistent maintenance isn't just about fixing things—it's about protecting your peace of mind and your wallet.



## Reduce Costly Repairs

Catching a small leak today prevents a flooded basement and a massive bill tomorrow.



## Extend System Life

Regular servicing ensures your HVAC and appliances run smoothly for their full lifespan.



## Improve Efficiency

Well-maintained systems use less energy, lowering your monthly utility costs significantly.



## Maintain Property Value

A documented maintenance history is a major selling point and protects your equity.



## Reduce Stress

Rest easy knowing your home is safe, secure, and operating exactly as it should.

# Prefer to Have This Handled for You?

Keeping up with home maintenance can be time-consuming and easy to postpone. DAS HomeCare™ provides scheduled maintenance visits, inspections, and minor repairs - so you don't have to manage it yourself.

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