



National Center for Healthy Housing

National Healthy Homes Training Center and Network

Healthy Homes Maintenance Checklist

The following checklist was developed for the Healthy Homes Training Center and Network as a tool for healthy home maintenance. A healthy home is one that is constructed, maintained, and rehabilitated in a manner that is conducive to good occupant health.

To maintain a healthy home, occupants should keep it dry, clean, well-ventilated, free from contaminants, pest-free, safe and well-maintained. Good home maintenance can act to

reduce allergens, prevent illness, and reduce injury from accidents. This checklist provides basic guidelines; items may need to be checked more often depending on local conditions and manufacturer suggestions.

Developed for the National Healthy Homes Training Center by Terry Brennan and Ellen Tohn, technical advisors to the National Center for Healthy Housing.

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Yard & Exterior | | | | | |
| Water drains away from house | ● | | | | |
| No trip, fall, choking, sharp edge hazards | ● | ● | | | |
| Fence around pool intact | ● | ● | | | |
| Check for signs of rodents, bats, roaches, termites | ● | ● | | | |
| Drain outdoor faucets and hoses | | ● | | | |
| Clean window wells and check drainage | ● | ● | | | |
| Clean gutters and downspouts | ● | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Exterior Roof, Walls, Windows | | | | | |
| Shingles in good condition | ● | | | | |
| Check chimney, valley, plumbing vent, skylight flashing | ● | | | | |
| Make sure gutters discharge water away from building | ● | | | | |
| Check attic vents | | ● | | | |
| Check attic for signs of roof leaks | ● | | | | |
| Check for icicles and ice dams | | | winter | | |
| Look for peeling paint | ● | | | | |
| Look for signs of leaks where deck attaches to house | ● | | | | |
| Check below window & door that flashing intact | ● | | | | |
| Repair broken, cracked glass | | ● | | | |
| Look for signs of leaks at window and door sills | ● | | | | |
| Clean dryer vent | ● | ● | | | |
| Check exhaust ducts are clear | ● | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Basement & CrawlSpace | | | | | |
| No wet surfaces, puddles | ● | ● | | | |
| Sump pump and check valve working | ● | ● | | | |
| Floor drain working | ● | | | | |
| Vacuum basement surfaces | ● | | | | |
| Check for signs of rodents, bats, roaches, termites | | ● | | | |

Maintenance Checklist continued on next page



Maintenance Checklist (continued)

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Interior Walls, Ceilings, Windows, Doors | | | | | |
| Check for signs of water damage | | | ● | | |
| Check operation of windows and doors | ● | | | | |
| Lubricate and repair windows and doors | | | | ● | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Appliances | | | | | |
| Clean kitchen range hood screens | | | | ● | |
| Clean dryer vents and screens | ● | | | | |
| Clean exhaust fan outlets and screens | ● | | | | |
| Clean outdoor air intakes and screens | | ● | | | |
| Clean air conditioning coils, drain pans | ● | | | | ● |
| Clean dehumidifier coils, check operation | ● | | | | |
| Clean and tune furnaces, boilers, hot water heaters | | ● | | | ● |
| Clean and tune ovens and ranges | | ● | | | ● |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Plumbing, Fixtures and Appliances | | | | | |
| Check washer hoses-connections | | | ● | | |
| Check dishwasher hoses for leaks | | | ● | | |
| Check toilet supply/shut-off valve | | | ● | | |
| Clean & check refrigerator drip pan-icemaker connections | | | ● | | |
| Check shower-tub surrounds for signs of damage | | | ● | | |
| Check traps and drains under sinks, tubs, showers for leaks | | | ● | | |
| Check hot water heater for leaks | | ● | | | |
| Check boiler for leaks | | ● | | | |
| Check water main/meter or well pump for leaks or sweating | | ● | | | |
| Check water main/meter or well pump for leaks or sweating | | ● | | | |
| Clean septic tank | | | 2 yrs | | |
| Check drain and supply time for leaks | ● | ● | | | |
| Check bath and kitchen fans operation | ● | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Electrical Equipment | | | | | |
| Check for damaged cords | ● | ● | | | |
| Test ground fault interrupters | ● | | | | |
| Test outlets for proper hot, neutral and ground | | | once | | |
| Check smoke and CO alarms | ● | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|---|--------|------|--------|-----------|-------------|
| Garage | | | | | |
| Ensure storage of fuel cans | ● | ● | | | |
| Proper operation of garage door safety shut-off | ● | ● | | | |
| Check for signs of water damage | ● | | | | |
| Check for signs of rodents, bats, roaches, termites | ● | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|--|--------|------|--------|-----------|-------------|
| HVAC Equipment - Replace filters | | | | | |
| Warm air furnace (merv 8) | | ● | | | |
| Air conditioner (central air merv 8) | ● | | | | |
| Dehumidifier | ● | | | | |
| Outdoor air to return to heat recovery ventilation | | ● | | | |

| | Spring | Fall | Annual | As Needed | Pro Needed? |
|--|--------|------|--------|-----------|-------------|
| Attic | | | | | |
| Check for signs of rodents, bats, roaches, termites | | ● | | | |
| Check for water damage | | ● | | | |
| Ensure insulation in place | | ● | | | |
| Check that fans still exhaust to outdoors (check ductwork connections) | | | ● | | |