

# HOMEOWNERS HOME MAINTENANCE CHECKLIST



Whitney Wilcher

RE/MAX®



## MONTHLY MAINTENANCE

**Inspect and Change HVAC Filter**

Although some experts recommend changing your home's air filter once a month, many families change theirs every 3-6 months. If you have a large family, lots of pets, or allergies, changing your air filter once a month can make a big difference. Smaller families or homeowners that spend lots of time away can change theirs less often.

**Clean Kitchen Disposal**

Although most people occasionally check the disposal, cleaning it is a different story. There are several ways to do this: Add a large cup of ice cubes directly into the disposal and turn it on until the ice is gone; it clears any gunk and even helps sharpen the blades! You can also leave a leftover lemon half in there; enjoy a nice smell each time you use your sink! Do this once a month or as needed, whenever there's an unpleasant smell.

**Clean Range Hood Filter**

This task is easy to overlook but makes a big difference. If you haven't done this before, you might be in for a surprise. Experts recommend picking up a degreaser from the auto parts section, mix with hot water, and soak for a couple minutes. It should rinse off easily, much better than scrubbing or finding a replacement.

**Inspect Fire Extinguisher(s)**

It's always a good idea to check the location and expiration date of your fire extinguishers. It's easy to push them to the back of the cabinet or leave them there past their expiration date. Inspecting them once a month takes only a minute and could actually save your life.

**Clean Ceiling Fan Blades**

Dust builds up quickly on ceiling fans, usually without us noticing. Using a duster once a month can reduce allergies and improve air quality. For extra dirty fan blades, consider using an old pillowcase to trap large clumps of falling dust.



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## QUATERLY MAINTENANCE

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- Test Smoke/Carbon Dioxide Detectors**

This task only takes a minute but can be the difference between life and death. Once a month, walk around your home and simply press the “Test” button until you hear a confirmatory beep. Any quiet or defective detectors need replacement batteries. For older detectors, check the battery terminal for buildup; it may need a quick clean instead of new batteries.
- Test Garage Door Auto-Reverse System**

Every garage door made after 1993 has an auto-reverse safety system that detects objects trapped between the door and the floor. Neighborhoods with small children or pets will appreciate this feature. Test your garage door by simply placing a 2x4 on the ground in front of the door; close the garage door to make sure it reverses once it gets down, usually after a second or two. You can also test the photo-electric sensors using the same method. If the door doesn’t go back up, you may need to contact a professional.

## EVERY SIX MONTHS

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- Test the Water Heater Pressure Release Valve**

Testing the pressure release valve helps prevent mineral and corrosion buildup, which ultimately prevents leaks. Look for the valve, usually on the top or side, connected to a large drain pipe. Remove this pipe using plumbers wrench, make sure to place a large bowl/bucket underneath to catch water. Carefully lift the valve’s lever up but not all the way up (otherwise the tank will start to drain). A healthy valve will allow a gentle stream to flow into the bucket; a damaged valve will not allow water to leave. Excessive pressure is dangerous requires immediate attention. Contact your home warranty or a professional service right away.
  - Vacuum You Refrigerator Coils**

Keeping your refrigerator coils in good shape can actually save you a lot of money. This task comes recommended by service professionals. Refrigerators use up to 15% of your home’s overall power, dirty coils cause your fridge to work harder while wasting more energy. Simply unplug your fridge, remove the base grill, and vacuum any dirt, dust, hair, etc. This 5 min task can save you hundreds over the years.
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