



Home Maintenance Workbook

Know your home

General information only.

Hire a licensed pro for gas, electrical and roofing.

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Systems inventory

Check labels for model and manufacture date.

System	Brand / model	Year installed	Last serviced	Notes
Roof				
Furnace / boiler				
Air conditioner / heat pump				
Water heater				
Electrical panel				
Refrigerator				
Dishwasher				
Washer and dryer				
Smoke and CO alarms				
HVAC filter size				
Main water shutoff location				

Seasonal checklists

Four times a year.

Spring

- Clean gutters
- Roof check from the ground
- Service AC
- Check outdoor faucets
- Look for foundation cracks

Summer

- Replace AC filter
- Clean dryer vent
- Check deck and railings
- Trim plants from house
- Check caulk

Fall

- Clean gutters
- Service heating
- Replace furnace filter
- Drain hoses
- Test alarms

Winter

- Keep heat on when away
- Open sink cabinets in hard freezes
- Know main shutoff
- Watch for ice dams
- Clear vents of snow

Every job, big or small.

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Repair budget

Save monthly for what's coming.

Item	Age	Years left (est.)	Replacement cost	Save per month
Roof				
Furnace				
Air conditioner				
Water heater				
Appliances				
Total				

Save per month = replacement cost / (years left x 12).

Contacts

Keep this page by the electrical panel.

Who	Phone	Notes
Emergency: 911		
Gas utility		
Electric utility		
Water utility		
Plumber		
Electrician		
HVAC		
Roofer		
Insurance		

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