



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?
Basement & Crawlpace					
No wet surfaces, puddles	☒	☒	☐	☐	☐
Sump pump and check valve working	☒	☒	☐	☐	☐
Floor drain working	☒	☐	☐	☐	☐
Vacuum basement surfaces	☒	☐	☐	☐	☐
Check for signs of rodents, bats, roaches, termites	☐	☒	☐	☐	☐

	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	☒	☒	☐	☐	☐

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?
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?
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?
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?
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?
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)			●		