



This checklist covers some basic necessary maintenance items for most homes. It is by no means all-inclusive. Some items may not be applicable for the type of home and home features you have. For full details, please consult all guides, warranties, and literature provided by DSLD Homes, as well as the specific warranties and manuals for your home’s various appliances.



[www.dsldhomes.com/customer-care](http://www.dsldhomes.com/customer-care)

Louisiana

Monthly (on or around the first day of the month)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
▶ Test and clean/dust smoke and carbon monoxide detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ Test GFCI/GFI receptacle/breaker and outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ Inspect garbage disposal for blockage; clean with ice and vinegar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check grout/calking in tile surrounding wet areas (showers, sinks, tubs); repair as needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Spring and Fall Maintenance (on or around the first day of April and October)
 Apr
 Oct

Perform all monthly and quarterly maintenance in addition to the following (where applicable):		
▶ Clean gutters, downspouts, and roof eaves to remove leaves and debris	<input type="checkbox"/>	<input type="checkbox"/>
▶ Assess all exterior paint and caulk; repair as needed	<input type="checkbox"/>	<input type="checkbox"/>
▶ Inspect and maintain the flow of all swales, culverts, and any drainage inlets and outlets; Inspect for erosion; repair as necessary	<input type="checkbox"/>	<input type="checkbox"/>
▶ Before the first freeze, disconnect exterior hoses and devices from hose bibs; if possible, shut off water to bib and drain	<input type="checkbox"/>	<input type="checkbox"/>
▶ Wash north exterior walls of fascia and siding to prevent mildew	<input type="checkbox"/>	<input type="checkbox"/>
▶ Oil all moving parts and tighten nuts and bolts on garage door(s) and tracks; check garage door opener(s) and sensors	<input type="checkbox"/>	<input type="checkbox"/>
▶ Replace/clean heating, ventilation, and air conditioning (HVAC) air return filters	<input type="checkbox"/>	<input type="checkbox"/>
▶ Have an HVAC professional inspect and calibrate your heating and cooling system (start of heating and cooling season)	<input type="checkbox"/>	<input type="checkbox"/>
▶ Program thermostat for cooling and heating settings for reduced energy usage	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check connection between dryer and vent exhaust; repair as needed	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check washing machine hoses and connections for cracks and leaks; repair or replace as necessary per manufacturer	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check dryer vent exhaust for lint blockage; clean as needed	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check range hood charcoal filter; replace/clean as necessary; repair as needed	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check caulk seals between countertops and walls; repair as needed	<input type="checkbox"/>	<input type="checkbox"/>
▶ Check, and adjust as necessary, thresholds, door sweeps, and weatherstripping on exterior doors to maintain air tightness	<input type="checkbox"/>	<input type="checkbox"/>
▶ Thoroughly check showers and wet areas for mildew	<input type="checkbox"/>	<input type="checkbox"/>

Summer (on or around the first day of July)
 Jul

Perform all monthly and quarterly maintenance in addition to the following (where applicable):	
▶ Verify main water cutoff valve is accessible and functioning properly	<input type="checkbox"/>
▶ Inspect roof for loose or missing shingles or flashing	<input type="checkbox"/>
▶ Clear/clean weep holes in brick siding	<input type="checkbox"/>
▶ Service septic system (If applicable)	<input type="checkbox"/>
▶ Have a trained professional flush tankless water heater	<input type="checkbox"/>
▶ Drain and flush out hot water heater and verify that pressure relief valve is working (carefully follow manufacturer’s instructions)	<input type="checkbox"/>
▶ Verify HVAC condensate drain is flowing freely while air conditioner is running	<input type="checkbox"/>
▶ Verify the float switch or overflow pan on a second-floor air handling unit is clear of obstructions and functioning properly	<input type="checkbox"/>
▶ Check caulk around fireplace facing and repair as needed	<input type="checkbox"/>

Winter (on or around the first day of January)
 Jan

Perform all monthly and quarterly maintenance in addition to the following (where applicable)	
▶ Insulate exterior water service lines during a hard freeze	<input type="checkbox"/>
▶ During extreme cold, leave indoor faucets located on exterior walls dripping to prevent pipe freezing or sink furthest from water heater	<input type="checkbox"/>

Dry Erase pens only



DSLD Homes is marketed by Stoneridge Real Estate 225-369-6111.