

Home Maintenance Checklist

Szeto Handyman · San Gabriel Valley · Call or text (310) 628-9399 · szetohandyman.vercel.app

Every month

- ☐ Press TEST and RESET on every GFCI outlet (kitchen, baths, laundry, garage, outdoors).
- ☐ Test smoke and carbon monoxide alarms with the test button.
- ☐ Look under kitchen and bathroom sinks for drips, damp cabinet floors or swelling.
- ☐ Listen for toilets that refill on their own between flushes.
- ☐ Clean the kitchen sink aerator and the range hood mesh filter if they look clogged.
- ☐ Run water in unused sinks, tubs and showers so drain traps stay filled.

Spring

- ☐ Check window and door screens for tears; repair before bug season.
- ☐ Clean and balance ceiling fans; switch them to summer direction.
- ☐ Walk the yard while sprinklers run; fix heads spraying walls, windows or fences.
- ☐ Check hose bibs and outdoor faucets for drips and a working vacuum breaker.
- ☐ Look over wood fences, gates and deck boards for loose or soft spots.
- ☐ Test outdoor and motion lights; replace bulbs and aim sensors.
- ☐ Wash window screens and clean sliding door and window tracks.

Summer

- ☐ Check west-facing caulk and weatherstripping for sun damage.
- ☐ Keep the area around the water heater and electrical panel clear.
- ☐ Look for ant trails at door sweeps and window corners.
- ☐ Check the bath fan clears steam within a few minutes after a shower.
- ☐ Inspect stucco for new cracks around windows and corners.

Fall

- ☐ Flush the water heater, or have it flushed, and check its seismic straps.
- ☐ Replace smoke and CO alarm batteries; note any unit past its replacement date.
- ☐ Recaulk windows and doors where caulk is cracked or pulling away.
- ☐ Replace worn door sweeps and weatherstripping before cool, windy weeks.
- ☐ Clear single-story gutters from a ladder and check that downspouts drain away from walls.
- ☐ Test the furnace before the first cold night; change the filter if it is easy to reach.
- ☐ Secure loose fence boards and gate latches before wind season.

Winter

- ☐ Watch ceilings and walls after the first big rains for new stains.
- ☐ Check that yard drains and driveway drains are clear.

- ☐ Look at window sills and door bottoms for water getting in.
- ☐ Make sure the CO alarm near bedrooms works while heaters run.
- ☐ Plan spring projects and send photos for quotes.

Know your house (do once)

- ☐ Find and label the main water shutoff; photograph it.
- ☐ Find the gas meter shutoff and keep the right wrench nearby.
- ☐ Label the electrical panel breakers by room.
- ☐ Note the water heater age and size from its label.
- ☐ Keep leftover paint labeled by room, and a few spare tiles and flooring planks.
- ☐ Write down the brands of your faucets, toilets and blinds for future parts.

Small jobs welcome. Free estimates. Text a photo for a quote. We speak English, Mandarin and Cantonese.