



National Center for
Healthy Housing

Fact Sheet

Call 2 Inspect 
Denver's Trusted Home Inspectors



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.

Yard and Exterior	Spring	Fall	Annual	As Needed	Pro Needed?
Water drains away from house	<input checked="" type="checkbox"/>				
No trip, fall, choking, sharp edge hazards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Fence around pool intact	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Check for signs of rodents, bats, roaches, termites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Drain outdoor faucets and hoses		<input checked="" type="checkbox"/>			
Clean window wells and check drainage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Clean gutters and downspouts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

Basement and Crawlspace	Spring	Fall	Annual	As Needed	Pro Needed?
No wet surfaces, puddles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Sump pump and check valve working	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Floor drain working	<input checked="" type="checkbox"/>				
Vacuum basement surfaces	<input checked="" type="checkbox"/>				
Check for signs of rodents, bats, roaches, termites		<input checked="" type="checkbox"/>			

Exterior Roof, Walls, Windows	Spring	Fall	Annual	As Needed	Pro Needed?
Shingles in good condition	<input checked="" type="checkbox"/>				
Check chimney, valley, plumbing vent, skylight flashing	<input checked="" type="checkbox"/>				
Make sure gutters discharge water away from building	<input checked="" type="checkbox"/>				
Check attic vents		<input checked="" type="checkbox"/>			
Check attic for signs of roof leaks	<input checked="" type="checkbox"/>				
Check for icicles and ice dams					
Look for peeling paint	<input checked="" type="checkbox"/>				
Look for signs of leaks where deck attaches to house	<input checked="" type="checkbox"/>				
Check below window & door that flashing intact	<input checked="" type="checkbox"/>				
Repair broken, cracked glass		<input checked="" type="checkbox"/>			
Look for signs of leaks at window and door sills	<input checked="" type="checkbox"/>				
Clean dryer vent	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Check exhaust ducts are clear	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

	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?
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)			●		

	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		●			
Clean septic tank					
Check drain and supply time for leaks	●	●			
Check bath and kitchen fans operation	●	●			

	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?
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					
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	●	●			