

ARIZONA HOME MAINTENANCE CHECKLIST:



Maintaining your home in Arizona involves unique challenges due to the arid climate and extreme temperatures. To help you keep your home in top condition, here's a comprehensive home maintenance checklist tailored to the specific needs of Arizona homeowners.

MONTHLY

- **Check HVAC Filters:** Replace or clean air filters to ensure proper air circulation and energy efficiency.
- **Inspect Plumbing:** Look for leaks, especially around faucets, toilets, and under sinks. Check water pressure and drain speed.
- **Test Smoke and Carbon Monoxide Detectors:** Ensure these life-saving devices are functioning properly.
- **Trim Landscaping:** Trim bushes and trees away from your home to prevent pests and improve airflow around the property.

Quarterly

- **Inspect Roof:** Look for missing or damaged shingles. Check for debris and clean gutters to prevent clogs.
- **Check Irrigation System:** Ensure your irrigation system is working correctly and adjust the settings to accommodate changing weather conditions.
- **Seal Windows and Doors:** Check for gaps and cracks in seals. Re-caulk or weatherstrip to prevent air leaks.
- **Clean Your Grill:** A thorough cleaning of your grill will keep it working efficiently and safely.

BI-ANNUAL

- **Service HVAC System:** Schedule professional maintenance to clean and service your heating and cooling systems before the extreme seasons.
- **Inspect Attic and Insulation:** Check for signs of pests or damage. Ensure insulation is adequate and in good condition.
- **Check Exterior Paint:** Inspect for peeling, fading, or cracking paint. Consider repainting if necessary.
- **Test Garage Door:** Test the auto-reverse safety feature of your garage door opener and lubricate moving parts.
- **Clean Your Dryer Vent:** Ensure there are no blockages, tears or kinked ducts.
- **Clean Exterior:** Pressure wash the exterior of your home to remove dirt and debris. Inspect for cracks in stucco or siding.

ANNUAL

- **Service Water Heater:** Drain and flush your water heater to remove sediment buildup for optimal efficiency.
- **Inspect Electrical System:** Test GFCI outlets, inspect your electrical panel, and replace any damaged cords or plugs.
- **Inspect Chimney and Fireplace:** Ensure proper functioning, clean out ashes, and check for any signs of wear or damage.
- **Pest Control:** Schedule professional pest control to prevent infestations, especially in the dry climate.



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- **Clean Your Refrigerator Coils:** This keeps the air inside your refrigerator at the optimum temp. If the coils are clogged, they are unable to release heat efficiently, which causes the compressor to work harder, using more energy and placing the entire appliance under strain.
- **Check Your Driveway and Walkways for Cracks:** Have any cracks that may cause a trip hazard repaired right away.

EVERY 2-3 YEARS

- **Inspect Foundation:** Check for cracks, settling, or shifting. Address any issues promptly to prevent further damage.
- **Re-Seal Grout and Tile:** In areas like bathrooms and kitchens, reseal grout and tile to prevent water damage.
- **Professional Roof Inspection:** Have a roofing professional inspect your roof for any potential issues.
- **Reseal Fascia, Fences and Decks:** This prevents deterioration that could lead to the need for expensive replacements.

EXTRAS for ARIZONA

- **Sunscreen Maintenance:** If you have sunscreens or window coverings, check for tears and clean them to protect against intense sun exposure.
- **Pool and Spa Maintenance:** If you have a pool or spa, adhere to regular maintenance, cleaning, and water balancing.
- **Desert Landscaping:** If you have desert landscaping, inspect drip irrigation systems, and replace or repair as needed.
- **On-Going Pest Control and Termite Checks:** Keeping pests at bay will help keep the Scorpions away. Also, termites are very common in Arizona so it is important to keep an eye out for the presence of termites to mitigate them early. During the Monsoon season, it may be necessary to put additional measures in place to mitigate the mosquitos. Never leave standing water in your yard.
- **Protect Your Outdoor Furniture:** Investment in protective covers for your outdoor furniture will greatly improve its life.

Remember that regular maintenance not only helps you preserve the value and aesthetics of your home but also ensures your safety and comfort throughout the year. Adapt this checklist as needed to address the specific requirements of your home and its surroundings.

When you break down each main service category there are at least 125 tasks, tests, and inspections – ranging from basic DIY to-dos to advanced “better left for a pro” projects – that should be performed quarterly, semi-annually, or annually to keep your home looking and working like new for years to come.

Keep a maintenance record. This will help you not only stay on track with what has been done and when but will also be an invaluable tool for when you eventually go to sell your home. Buyers will be impressed with how well the home has been maintained and you are less likely to encounter any major surprises during the inspection period.



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