



# Routine Home Maintenance

Your home may be the biggest investment you will ever make. An experienced home owner knows the importance of a good home maintenance checklist. This will help you stay on top of tasks like fixing water leaks or clogged toilets, spackling to fill nail holes and replacing broken windows.

By taking care of these maintenance tasks, you'll keep your family safe, save money on repairs down the road and extend the life of your house. Taking good care of it with regular maintenance is necessary to preserve its value and ensure it will provide a comfortable, safe shelter for you and your family for years to come.

## Simple Home Repairs

### Faucets, Sinks and Toilets

- If you have a water leak, the washer in your faucet usually needs to be replaced.
- For clogged drains, use a plunger and/or a plumber's snake.
- To unclog a toilet, use a coil spring-steel auger, which can be found at hardware or home-improvement stores.

### Pipes

- Noisy water pipes, especially those near the water heater, should be fixed promptly. The condition that causes noisy pipes may be accompanied by vibration that can cause fittings to loosen and leak.
- Frozen pipes should be thawed slowly to prevent the formation of steam, which could cause the pipes to burst.

### Walls

- Use spackling to fill nail holes and cracks in plaster walls and gypsum wallboard.

### Windows

- If a window or wooden closet door does not slide easily, rub the channel with a piece of paraffin, a bar of soap or an old candle.
- Use a silicone lubricant for metal doors and windows instead of oil because it collects dirt and eventually makes sliding more difficult.
- For a broken window, remove the remaining glass, all old glazing compound and glazier points. For a broken window that is not framed in wood, consult a supplier for advice on a replacement.

## Learn More

Explore additional home maintenance tips at [nahb.org/consumers](http://nahb.org/consumers).