

The Ultimate Guide for Home Maintenance for Every Season



ABSTRACT

Home maintenance is the checking, diagnosing, and repairing of all aspects of your home. To put it simply, it's the practice of making sure everything works the way it's supposed to. And when done correctly, this regular maintenance is an excellent way to help protect and even grow your home's value.

INTRODUCTION

As a homeowner, other than just making sure the equipment in your house looks good, home maintenance holds incredible importance. It will usually involve things like making minor repairs to equipment around the house, looking for leaks and cracks in walls and roofs, flooring and wall paints.

Most people won't hesitate to insist that home maintenance is important. However, they will often fail to give you reasons why they think that is. Here are quick reasons why home maintenance is important.

I. The Importance of Maintaining for Your Home

It saves you money in the long-term

Aging and inefficient equipment use up a lot more money and resources than new ones. An air filter that's not undergone any maintenance in a while, for instance, is going to use up more energy than one that's recently had the filters cleaned.

Likewise, old pipes are better off replaced before they burst and start leaking water, leading to higher replacement costs.

For every dollar spent on preventive maintenance, you are going to save a lot more worth of damages and repairs. Simple problems are always better dealt with at the moment of their emergence.



It increases the value of your home

Aside from home upgrades and renovations, one of the most effective ways of increasing the value of your home is to maintain it properly. An easy way to think of this is considering you were to put up your house for sale tomorrow.

If none the house has been properly maintained in a while, you'd have a lot of dents in your home inspection report. The cost of fixing these issues would otherwise be bundled on the customer, leading to them asking for discounted rates. This way, properly maintaining your home helps to increase its value.

It protects your house from secondary damage

Secondary damage is the kind of damage that happens as a result of previous damages that have happened in the house before.

For instance, when flowing water bursts out of a pipe and damages the hardwood floors below. If the water gets into electrical outlets and messes up with the wiring in the house, or the roof collapses because of weakened trusses

Obviously, this is going to cost a lot more to repair or replace rather than paying a professional to fix preemptively. Contacting professionals like APES plumbing and HVAC is a great choice to detect leaks and other sewage and plumbing issues.

Home maintenance improves the living experience

Living in a house with a quiet air filter or furnace that doesn't spew dust every other second is a vastly better experience than the other side of the coin. Regularly maintaining your home makes life easier as you won't have to deal with the excessive noise of a creaky door, unlubricated machine parts or cleaning up after a leaky roof.

Additionally, it helps you have more confidence in the integrity of every part of your house. Naturally enough, then, you'll feel a lot more secure and comfortable living in it.

It helps to keep away pests

The direct proportionality between the number of bugs in a house and how poorly maintained the said house is something that needs no explanation.

Bugs flying through the neighborhood and finding a crack in your wall, for instance, are going to decide they have found their new home. Ants and wasps deciding to settle in your attic and termites eating up wooden trusses all over your house will be a huge problem if you don't keep your home maintained.



II. 10 essential home maintenance jobs for spring

As the weather warms up, now is the time to give your home some home maintenance and fix any lingering issues that have worsened over winter



Spring is finally here: the days are getting longer, and many of us are finally able to open windows to let in some air and are once again venturing out into our gardens. Give your home and garden some love this spring – give it a head-to-toe checkup and fix any issues now, so that you can enjoy a hassle-free summer and autumn. We cover all the essential spring maintenance jobs for your home and garden, from checking your roof to cleaning and pruning your trees.

For more dedicated advice on home maintenance and more, head to our [DIY hub page](#).

1. Check your roof

A simple system for home maintenance is to work from the top of your property down. Your roof is the most exposed part of your house, and it takes a beating from the winter weather year after year. You should look for cracked or loose tiles, slates or flashings, and instruct a builder to fix any faults to prevent water damage to your roof – and ultimately your home.

Next, check the gutters are clear of any leaf and twig debris. This is one area where a little time and maintenance could save you a substantial sum in the long term. Clogged gutters can quickly result in water damage to your home, with rainwater running directly down your walls if the main guttering system is blocked-up. The resulting water damage can be expensive to correct. Yet clearing your gutters is quick and cheap – meaning it's a 'no-brainer'.

Learn more about repairing or replacing guttering.

It's also prudent to check your chimneys are standing sturdy and pay for them to be swept – reducing any fire risk with future use. Finally, get up into your loft space and inspect the area underneath the roof, looking for any damp patches, light coming

through holes, adding insulation if needed, and assessing for any problems with the interior roof structure.

Find out how to repair a chimney in our guide.

2. Repair your woodwork

Moving down the face of your house, you should take care of your windows and doors – particularly if you have wooden fixtures. Now is the time to address peeling paint, woodworm and rot. If necessary, treat, repaint or stain outside windows and doors to extend their lifespan and brighten up your exterior facades.

Find out how to get rid of woodworm.

If you have a wooden conservatory, you should check the condition of the frame and assess whether it needs retreating. You will need to check wooden frames for damp and resulting rot, beetle infestation or fungus, and any movement in your timber. These individual elements tend to need fixing all at once, which can be costly. However, with regular maintenance, wooden frames can last upwards of 30 years.

Get more advice on how to maintain and repair an old timber frame.

Internal wood doors can also do with some love at this time of year. Give yours a deep clean, then fill in any holes in the wood, and replace any hinges that aren't performing as they should. Get more detailed advice on how to restore wood doors in our guide.

If it's a hardwood front door that needs a spruce up, consult our guide to restoring your front door.



3. Fix any plumbing issues

This may feel counterintuitive, but spring is the time for check and fix all your plumbing, *especially* everything to do with heating. This includes having your boiler serviced, insulating your pipes, and bleeding your radiators. The boiler must be serviced annually by a licensed Gas Safe or OFTEC registered professional; this is to determine that the boiler is safe to operate. However, you may want to tackle simple issues to do with the boiler's efficiency yourself, if you know how to do it. For example, low boiler pressure is often due to air or dirt trapped in your heating system, so you will need to bleed your radiators. Find out how to bleed a radiator in our guide.

For more information, consult our essential guide to boilers.

If you are going to be calling out a plumber to get help with any of these issues, or you want other problems addressed, such as clogged drains, vents, or dripping taps, spring is the best time to find a quality plumber, as opposed to autumn, which is the busiest time for plumbers, making many of them fully booked for weeks.

4. Essential garden maintenance jobs for spring

Spring is a crucial time for your garden, and how well you look after it during the spring months will determine the health of your plants for the year ahead. To ensure that your garden is healthy and thriving throughout the summer and autumn, there are four essential areas to take care of during the spring months:

Pruning: perhaps you didn't do the pruning in winter, or you grow plants that should be pruned in the spring (hydrangeas are an example). Early spring is the last time to do any pruning, or you may damage fresh growth on your plants. Shrubs and hedges should also be trimmed and pruned at this time. Take a look at our pick of the best secateurs for the job.

Refreshing the soil: It may be tempting to just plug fresh plants into last year's top soil; resist this temptation. Replacing the top layer of your garden soil with fresh soil will ensure that both young and established plants get the nutrients they need and do better throughout the year.

Sowing: Spring is the time to sow the plants you are raising from seed yourself. Always read the packaging carefully: some seedlings will need to be raised indoors or in a greenhouse first (sweet peas, for example), while others, particularly wildflower mixes, are fine to be sown where they are to flower.

Act now to prevent pest infestations: pests and their larvae have been hibernating in your garden during winter, both in your plants and in your greenhouse. If you want to minimise damage from pests, now is the time to tackle them. Want to do it in the most eco-friendly way possible, without the use of harsh pesticides that could harm beneficial insects? Find out how in our guide to creating a wildlife garden.

Get more advice on how to get your garden ready for spring.

5. Repair and repaint garden fencing and railings

Over the winter, your fence would've been getting wet and freezing regularly, which accelerates the wear of the wood. So, spring (especially late spring) is the time to revive and protect your fencing with a fence stain. We have the best fence stains for you to choose from.



If you have iron railings, and the paint is beginning to chip in places, don't ignore the problem – repaint before rust can set in. Find out how to clean, repair and repaint old iron railings in our guide.

6. Repair or update garden furniture

Give all your garden furniture a thorough look-over. Is there damage to the woodwork? Or do the joints feel wobbly? Garden benches in particular need regular maintenance, but even if you've neglected yours, you can restore your garden bench with the help of our tips.

Metal garden furniture need sprucing up? Spring is the time to do it: the scraping and sanding prior to re-coating takes time, so a warm spring day is much more preferable to a scorching summer one. Learn more about reviving metal garden furniture in our practical guide.

While some old wooden garden furniture pieces might just be too much bother to try and revive, you can give many items a new lease of life with a coat of paint. Find out how to paint furniture for a bespoke, vintage look.

7. Repair and refresh outbuildings

Garden room or shed looking sad post-winter? Proceed as you would with furniture – strip, sand, paint, seal. You may need a different type of paint (look for words

'exterior gloss"), and we certainly would not advise using chalk paint on outbuildings.

To find out more, check out our guide to using paint to brighten up your garden.

8. Do a thorough spring clean of your interior

Now that you've brushed up the exterior, it's time to move indoors. The Spring Clean is not just a cunning invention designed to make us buy lots of cleaning products. Cleaning in spring makes sense – and is much more pleasurable as the days get warmer and longer. You can finally open windows, which helps not only with window cleaning itself, but also for airing your home while you are dusting and vacuuming.

By the way, if you hate chemical-laden cleaning products, or have sensitive skin/allergies, you need to make friends with baking soda and vinegar, which work wonders on almost any surface. We have more spring cleaning hacks that don't use cleaning products.

Here's the basic checklist of areas to pay attention to while spring cleaning:

- Clean windows: do it on a dry day, obviously. A vinegar solution is all you need.
- Do a deep clean of curtains, soft furnishings, and carpets. A professional cleaning service may be necessary, depending on the size of your house. If your home is on the smaller side, you can clean your carpet yourself.
- Clean your flooring: wood flooring needs careful maintenance that won't ruin the timber with excess moisture. Check out the best ways to clean wooden floors.
- Restore and clean encaustic tiles in your hallway.
- Do a wet clean of all surfaces, but be careful not to soak any wood surfaces or marble. A slightly damp, soft cloth is all you need to remove dust. On all other surfaces, including tiles, an e-cloth works like a dream.
- Wash all bedding and replace your heavy duvet with a lighter one. For guidance on how to wash different types of fabrics, consult our guide to best ways to do washing.

9. Declutter and tidy up your home

Are you a bit terrified of looking for your summer clothes, because you actually aren't sure where they are? It's probably time to declutter your clothing storage. Whether you are a fan of Marie Kondo, or you're just feeling the need for a bit more order – and more space – spring is the best time of year to declutter.

Nor is decluttering limited to clothing: you can also sort through your kitchen drawers, DVD collection, bookcases, garage...Find out how to declutter and tidy up every area of your home, with top tips from Marie Kondo.

And when you've put everything in bags, why not give your stuff to charity, or give your stuff away to someone who needs it via Freecycle?



10. Give your home some extra prep if you are selling

If you're doing home maintenance with the idea of selling your home, you could aim to get it on the market by Easter – considered by many to be a peak in the property year and the time when many buyers are looking for properties. And even if you're not looking to move, a spring MOT for your home will help you address any problems head-on while the weather is good, and before the busiest time for hiring builders, plumbers and other contractors.

III. 7 Ways to Make Your Home Feel Cleaner Than It Is

If you want to get your home truly clean, you'll have to get down and dirty with the best cleaning tools and a time-saving cleaning routine. But regardless of how clean your home actually is, there are some mini moves you can make right now to create a home that at least *feels* clean.

Tiny tweaks like switching to a new bathmat that won't show wear and making your home smell fresh will trick you—and your guests—into thinking your home is cleaner than it is. While these tips are no replacement for actually dusting the living room and deep-cleaning the bathroom, they will help make your home feel cleaner in a fraction of the time.

Introduce Live Plants or Flowers

Adding a plant or a bouquet of fresh flowers is an easy way to instantly make any room feel more well cared-for. That's why it's a common staging trick used by real estate agents and a styling trick for magazine photo shoots. Plus, some plants don't just make the room look clean, but certain varieties actually purify the air.

Fresh flowers also help make a room appear more polished. Plus, the light floral scent will give your home a wonderful aroma.

Corral Your Countertop Clutter

Want to make your kitchen or bathroom counter look instantly neater, but without actually having to do the hard work of getting rid of anything? Simply add a shallow tray that can corral the bottles in the bathroom or the spices, condiments, and cooking tools in the kitchen. Try a lacquer tray (\$34, westelm.com) on a side table in the living room and a pretty blush glass tray in the bathroom (\$20, urbanoutfitters.com).



Make Your Home Smell Clean

If you don't have time to make your home actually clean, you can at least make it smell clean. Invest in an essential oil diffuser (like this affordable \$40 one, or this luxe wood and ceramic option). Turn on the diffuser right when you get home from work or 30 minutes before guests come over to make your home smell fresh. The cleanest-smelling essential oils to use? Try lemon, tea tree, or eucalyptus.

Switch Out Your Bathmat

Swap out your fabric bathmat—which gets soggy, shows dirty footprints, and collects bath towel fuzz—for a sleek bamboo bathmat (\$30, [amazon.com](https://www.amazon.com)). A wooden mat will instantly give your bathroom spa vibes, and it won't show signs of wear like a woven mat does.

Make Your Bed (Yes, Every Morning)

Committing to making your bed every single day is one of the simplest ways to make your home feel cleaner (even though it doesn't require any real cleaning, dusting, or decluttering). At the end of a long day, coming home to a bedroom where the bed is neatly made will make you feel better about the state of your entire house. And it requires devoting less than five minutes of your time each morning.

Style Your Couch

Even if a living room has freshly cleaned floors, dusted shelves, and washed windows, if the throw pillows are crumpled in the corners of the couch and there's a blanket hanging onto the floor, the room will look disorganized. Luckily, the reverse is also true. Spend five minutes fluffing the pillows, neatly arranging a throw blanket over the arm of the couch, and tidying up the coffee table to give the impression that the room is neat and tidy.



Conceal the Clutter

Never underestimate the power of baskets to make a home look cleaner than it is. In the kids' bedroom or playroom, woven bins and baskets can hold every last Lego. In your bathroom, let small lidded baskets (like this one) hold makeup or hair clips. And in the bedroom, use shallow baskets to stash spare blankets, then tuck them out of sight under your bed.

IV. 10 Cleaning Tools That Professionals Swear By

Are you planning on deep cleaning your home and want to use only the best and most effective cleaning tools?

It is important to have these proper cleaning tools when scrubbing your home to remove dirt and grime and sanitise your home to keep it free of dirt and germs.

Even end of lease cleaning in Canberra experts use professional cleaning tools to scrub your home from top to bottom and will shine and sparkle it up using the best cleaning equipment and solutions. Thus, here are ten cleaning tools that these professionals swear by that will help you keep your home in good shape:

Ten Best Professional Cleaning Tools

1. Microfiber Cloth: Traps And Removes Dust From Surfaces

Microfiber cloths are one of the most powerful cleaning tools used effectively by professional bond cleaners. The tiny fibres in microfiber cloths make it powerful enough to trap and remove dirt from surfaces like countertops, shelves and sinks. It does not leave any residue behind and thus is perfect for wiping down windows. You can use microfiber cloths repeatedly as they last over a thousand times longer than cotton cloths and can be washed and reused easily.



2. HEPA Vacuum: Gets Rid Of The Tiniest Dirt Particles

According to expert bond cleaners in Canberra, it is important to vacuum your floors at least once or twice a week. Vacuum cleaners are good for removing dirt and grime from floors and can also clean upholstery, carpets, corners of the wall and more. You should use a vacuum with a HEPA filter as this traps over 99.9% of germs and allergens like household dust mites, bacteria and more and keeps your home safe.

While using the vacuum cleaner, make sure to move top to bottom to sanitise vertical surfaces/objects. Additionally, move right to left while vacuuming the room to remember the areas you have cleaned and avoid backtracking.

Furthermore, divide carpets into four quadrants and move from the center towards the edge to remove dirt and debris effectively and efficiently.

3. Rubber Gloves: Keeps Your Hands Free From Infections

If you use commercial cleaning solutions to spruce up your home, investing in a pair of good-quality rubber gloves is best. Professionals also use these when cleaning their homes so that their skin does not come in contact with powerful chemicals. Rubber gloves have a thick consistency that does not let any solutions seep through the fabric and harm your hands. Even if you use organic solutions, regular usage can dry out your hands over time, so it is best to use rubber gloves when cleaning.

4. Squeegee: Makes Your Windows Streak-Free

Have you ever tried cleaning your windows only to find that there are streaks and marks all over your windows later? After spraying them with a cleaning solution, you might use dishcloths to dry your windows. These cotton cloths leave lint marks and streaks on your windows, making them look dirty.



Thus, professional bond cleaners suggest using a squeegee to dry your windows after cleaning in an S formation. The rubber blades are powerful enough to hold onto the liquid solution. Ensure you clean and wipe down your squeegee after every use to make it last longer.

5. Magic Erasers: Gets Rid Of Fingerprints From Walls

Another cleaning tool professionals swear by is a magic eraser that can wipe off smudges on your walls and clean baseboards and shower doors. The melamine foam of these erasers is as strong as sandpaper to remove tough dirt and grime but is also gentle enough not to leave scratches and marks. You can also wet the magic eraser to make it more effective in removing marks from your walls but ensure you rinse them properly.

While scrubbing with the magic eraser, make sure to use circular motions. It is a professional technique experienced cleaners use to save time, energy and effort. It also get the best results without using too much elbow grease.

6. White Vinegar: An All-Purpose Cleaner For Your Home

If you want something more organic and earthy, you must use white vinegar to get rid of your toxic cleaning solutions. White vinegar is a popular cleaning solution most bond cleaners in Canberra use to remove soap scum from your shower doors, wash and scrub floors, clean and disinfect bathroom sinks and remove stains from your toilet bowl. This is because white vinegar contains acetic acid that is powerful enough to loosen dirt and make it easier to wipe away with a microfiber cloth.

Tip:

Here is how to use vinegar for household cleaning.

7. Baking Soda: Helps Neutralise Foul Odours In Your Home

Besides white vinegar, another powerful natural cleaning tool that bond cleaners in Canberra recommend is baking soda. Baking soda is a powerful alkaline base with a pH of 9, making it perfect for removing acidic spills and stains like grease and oil marks from your ovens and microwaves. Besides this, baking soda also neutralises foul odours in your home and purifies indoor air quality.



You can sprinkle the powder over surfaces and scrub with a damp sponge to sanitise the areas and remove bad smells. You can also do generously sprinkle the carpets with baking soda then vacuum after 30 minutes to remove musty smells.

8. Borax: Powerful Enough To Remove Mould And Mildew

Borax is one of the most powerful natural cleaning solutions that can easily get rid of harmful mould from your home. Borax is an alkaline substance that can easily attack mould spores and clean these areas effectively. You can also use borax to brighten your laundry fabrics, wipe sinks and countertops and remove tough stains from your upholstery.

9. Salt: Coarse Structure Makes It Great For Scrubbing Stains

Besides adding flavour to your food, salt is another product that can be used for cleaning purposes in your home. The coarse nature of salt makes it perfect for scrubbing off stains from cast iron dishes and utensils and scrubbing off grease stains from carpets. You can also use salt to dry up microwave spills and wipe them off later. Professional bond cleaners in Canberra recommend using kosher salt instead of table salt, which is more effective for cleaning your home.

Tip:

Here are the top 5 natural cleaners for the whole house.

10. Spray Bottles: Helps Store Homemade Cleaning Solutions

Lastly, you can easily make homemade cleaning solutions with the help of the above items and use a glass spray bottle to do so. Glass spray bottles last long, are non-toxic and will help you easily spray and spritz solutions on the desired areas with ease. You can make an all-purpose cleaner with vinegar and distilled water in a spray bottle and store it for longer use.

Tip:

Here are 7 other products that make cleaning so much easier.

Professionals highly recommend the above cleaning tools to help make your home look flawless and dirt-free. You should use these tools today to deeply clean your home and wash and wipe the tools regularly to keep them more effective.

V. How Much To Budget for Home Maintenance

Homeownership includes more expenses than paying the mortgage, taxes, and utilities. Unfortunately, your home's many components won't last forever. Unlike a renter, you can't call the landlord to handle repairs, so you need to plan for breakdowns and the need for replacements.

But how do you decide how much you should budget for home repairs? The 1% rule of thumb is a good place to start. This involves setting aside 1% of the home's purchase price for repair and replacement costs.



However, that rule of thumb may not be right for everyone. Other factors, such as the home's age and condition, also dictate how much you should save for repairs. We'll look at the 1% rule of thumb, the square-footage rule, and ways to fine-tune your calculations.

- You can use the 1% rule of thumb, which states you should save 1% of your home's purchase price for ongoing repair costs, as a guideline when budgeting for home maintenance.
- The square-footage rule is another option for estimating how much you should save for home repairs.
- The age and condition of your home are factors you should consider when determining your maintenance budget.
- It's hard to predict exactly how much money you'll need, because home components may fall short of their expected lifespan, or they may last much longer.
- Home maintenance costs are not the same as emergency repair costs.

Guidelines for Budgeting for Home Maintenance

When you're planning your budget for home repairs, the 1% rule of thumb is a step in the right direction. "Using 1% as a rule of thumb for home maintenance is actually a

great example of when the common wisdom for something is pretty spot-on,” according to Mischa Fisher, chief economist at HomeAdvisor and Angi.

Note

The 1% rule is not a perfect measure for everyone. Your home’s age, condition, and location may require more.

Max Anderson is the product director at Porch Group, a home-services software company. He admitted that the 1% rule is often cited as the minimum bar, but he added that there are caveats. “That figure is a lower boundary and applies most commonly to newer homes built with modern, durable materials, located in temperate and dry climates.

Types of Budgeting Strategies

Many homeowners have no idea how much they need to budget for home repairs. This rule of thumb is just a guide. However, it’s not foolproof. There’s also another budgeting guide for upkeep expenses that you may find helpful.

The 1% Rule

If you’re using the 1% rule of thumb, you should budget at least 1% of the home’s purchase price for maintenance expenses. So, if you purchased a \$250,000 home, you should budget a minimum of \$2,500 for upkeep and repairs using this rule. But is that enough?

Elizabeth Dodson, co-founder of digital home management company HomeZada, doesn’t think so. Dodson explained that owners should set aside 1% to 4% of their home’s value, depending on the property’s age. Older properties are likely to need more repairs.



Porch Group's Anderson agreed that this fund should be higher than 1%, saying 1% to 3% is more prudent. "The annual maintenance costs for any particular home will vary, based on when the home was built, the materials and finishes used, and climate where the home is located," he said. For example, if you have an older, wood home with wood finishes and live in a wet climate like the Pacific Northwest, Anderson believes your upkeep costs would be closer to 3% of the home's value.

"By contrast, a newer home built with concrete and stucco finishes, located in a dry climate like Arizona, will likely come in on the lower end of the range near 1%," he said.

The Square-Footage Rule

An alternative to the 1% rule is the square-footage rule, which dictates putting away \$1 per square foot of your home for annual repairs. However, neither Anderson nor Dodson believes this is the best budgeting gauge.

"A fixed price per square foot glosses over some of the most important factors in home maintenance costs, like labor costs for home services," Anderson said. For example, he explained that a homeowner who needs to replace the roof on a 2,000-square-foot home would pay two to three times more to do so in urban San Francisco than in rural Oklahoma.

Note

Another difference involves the type of home you have. If it has high-end finishes and appliances, Anderson said maintenance costs would be higher than for another house with lower-end finishes and appliances, even if the two homes were similar in size.

What To Consider with the 1% Rule

When considering either the 1% or the square-footage rule of thumb, it's important to remember that these are just suggestions.

Anderson recommended the following repair frequency, based on Porch's projections:

Roof replacement:

- Composition shingles: 12-20 years
- Asphalt shingles: 15-30 years
- Wood shingles: 20-25 years
- Rubber roofs: 30-50 years
- Metal roofs: 50-75 years

Home exterior repainting:

- Wood siding: three to seven years (depending on the climate), four years if stained
- Aluminum siding: five years
- Stucco: five to six years
- New siding materials (such as fiber cement): 10-15 years
- Brick: 15-20 years

Water heater replacement:

- Traditional tank water heater: eight-12 years
- Tankless water heater: 20-25 years

How To Fine-Tune Your Calculation

Once you set a baseline of how much you think you should budget for home maintenance, the next step is to customize your numbers. "Think through a couple of the big systems in your house, like your plumbing system, heating/cooling system, and waterproofing system (roof/siding/drainage), and anticipate, to the best of your ability, things that might go wrong," Fisher advised.



Note

The coronavirus pandemic added another level of wear and tear. For example, according to the Angi report, 50% more people work from home, and 70% more are cooking at home.² If people are spending more time at home, naturally, they're going to wear out appliances and equipment sooner.

As a general rule of thumb, Anderson said you could decide whether you need to budget 1% or more with this guide:

The budget should skew toward 3% if the home is:

- Older than 30 years
- Located in a wet, humid, or stormy climate
- Built with lower-life materials like wood siding and composition shingle roofing

The budget should skew toward 2% if the home is:

- 10-20 years old
- Located in a moderate climate
- Built with moderately durable materials like stucco siding and rubber roofing

The budget should skew toward 1% if the home is:

- Less than 10 years old
- Located in a mild, dry, or temperate climate
- Built with modern, durable materials like fiber-cement siding and metal roofing

CONCLUSION

Homes require internal and external maintenance with regular cleanings and inspections to ensure everything is safe and functional. Seasonal maintenance tends to weather and usage needs, like raking leaves and closing the pool. Appliances and utilities need to be inspected and repaired throughout your home's life.

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