

Home Maintenance Budget Guide

Use this checklist as a starting point to plan ahead for those items in your home that will inevitably need to be repaired or replaced. Use a sinking fund in your budget to save for home maintenance so that you have the money when “emergencies” arise.

1. The Rule of Thumb

- Budget 1–3% of your home’s value per year for maintenance and repairs.

Example: \$250,000 home → \$2,500–\$7,500/year.

- Set aside money monthly into a dedicated “Home Maintenance” account.

2. Annual Budget Categories

- Roof & Gutters (cleaning, minor repairs) → \$300–\$800
- HVAC (service twice a year, filter replacement) → \$200–\$600
- Plumbing (drain cleaning, minor fixes) → \$150–\$400
- Electrical (inspections, fixture replacements) → \$150–\$300
- Appliances (repairs, replacements fund) → \$300–\$700
- Exterior (paint, siding, pressure washing) → \$300–\$1,000
- Landscaping/Lawn (mowing, fertilizing, tree care) → \$500–\$2,000
- Interior Upkeep (paint, caulking, flooring repairs) → \$200–\$600
- Emergency Repairs (unexpected breakdowns) → \$1,000–\$2,000

Customize based on age of home, climate, and square footage.

3. Seasonal Maintenance Checklist

Spring

- Inspect roof for winter damage
- Clean gutters/downspouts
- Service AC
- Check exterior paint/wood for rot
- Lawn/garden prep

Summer

- Inspect siding, windows, doors for leaks
- Service lawn equipment
- Test smoke & carbon monoxide detectors
- Deep clean garage & storage

Fall

- Service furnace/heat system
- Clean chimney/fireplace
- Seal driveway/cracks
- Insulate pipes
- Yard cleanup (leaves, gutters)

Winter

- Inspect for ice dams/leaks
- Check insulation in attic & crawl space
- Test sump pump
- Reverse ceiling fans
- Emergency kit ready (heater, generator, flashlights)

4. Long-Term Reserves (Big Ticket Items)

- Roof → every 20–30 years (\$10,000–\$20,000)
- HVAC → every 10–15 years (\$5,000–\$12,000)
- Water Heater → every 8–12 years (\$1,000–\$2,000)
- Appliances → every 8–15 years (\$500–\$5,000 each)
- Windows → every 20–30 years (\$8,000–\$20,000 for whole house)
- Exterior Paint → every 7–10 years (\$3,000–\$10,000)

5. Reflection Questions

- Am I saving monthly for home upkeep, or waiting for surprises?
- Do I know the age of my major systems (roof, HVAC, appliances)?
- Have I built an emergency fund for unexpected repairs?