

# 2025 PROPERTY MAINTENANCE CALENDAR



\*Educational contributions made by Ace Hardware & Urban Farmer Seeds



## HOME MAINTENANCE

- Locate and assess water valve to ensure it is operational.
- Set S.M.A.R.T. goals for home improvement.
- Clean your oven.
- Update emergency preparedness kit to include canned goods, batteries, a first-aid kit, cash, radio, and an extra cell phone.

## GARDENING PLAN

- Consider successes of the previous year & create S.M.A.R.T. Goals for gardening around your home.
- What are S.M.A.R.T. Goals:
  - Specific
  - Measurable
  - Achievable
  - Relevant
  - Timely

- Save task items to your electronic calendar by using the QR code:

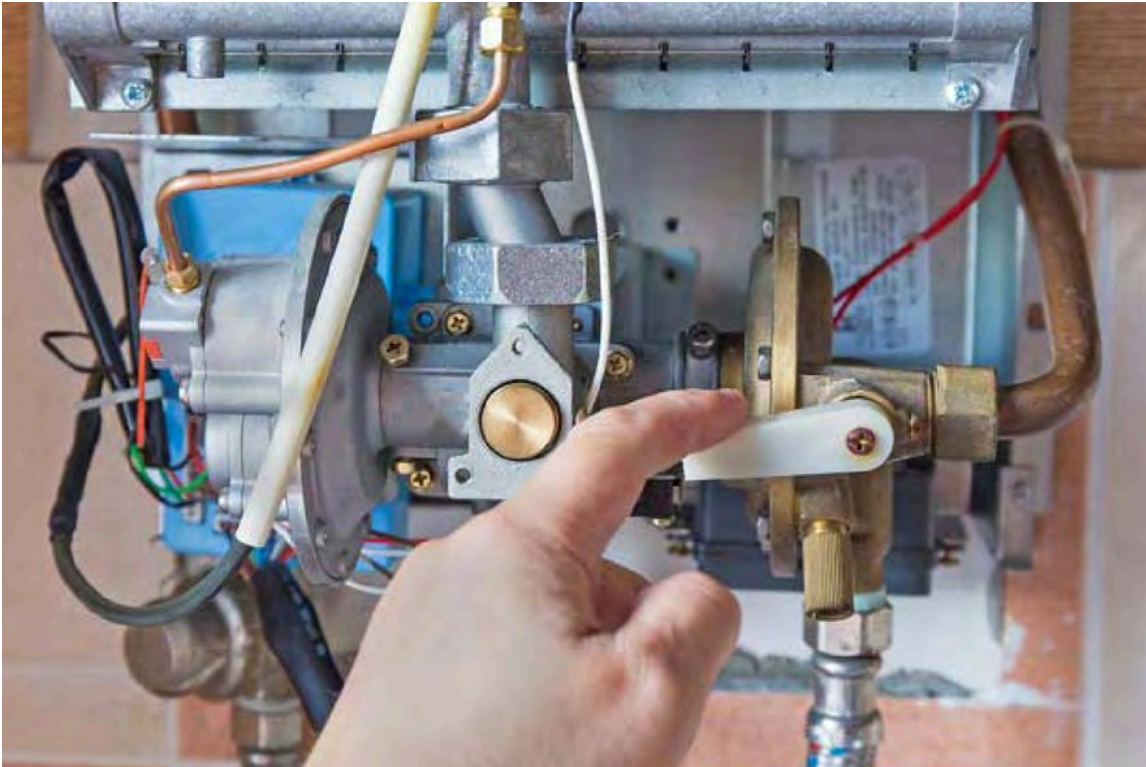


# JANUARY

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 New Year's Day	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20 Martin Luther King Jr. Day	21	22	23	24	25
26	27	28	29	30	31	





## HOME MAINTENANCE

- Check water heater for corrosion or leaks.
- Drain water heater: [Click here to learn about draining your water heater.](#)
- Check electrical service panel breakers to make sure they will trip when necessary.
- Clean the bathroom fan.
- Use a coat hanger to clean the water holes in the toilet bowl.
- Clean the refrigerator coils to save energy and to make it last longer.

## GARDENING PLAN

- **Zone 7:** Begin broccoli, cauliflower, and peas indoors.
- **Zone 8:** Begin beets, broccoli, cabbage, carrots, cauliflower, kale, lettuce, onions, peas, peppers, spinach and tomatoes indoors.
- Not sure which zone you live in? Check out this map to determine which zone you live in: <https://planthardiness.ars.usda.gov/>
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# FEBRUARY

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14 Valentine's Day	15
16	17 Presidents' Day	18	19	20	21	22
23	24	25	26	27	28	

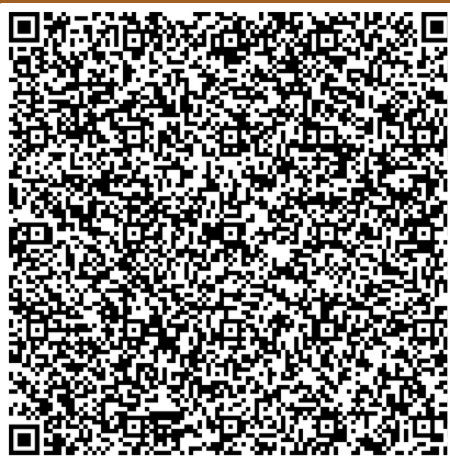


## HOME MAINTENANCE

- Remove dead and fallen trees and limbs.
- Clean the gutters, gutter strainers, and downspouts: [Click here to learn more about keeping your gutters clean.](#)
- Repair window screens to keep pests away: [Click here to learn more about repairing window screens.](#)

## GARDENING PLAN

- **Zone 5:** Begin broccoli inside.
  - **Zone 6:** Begin beets, broccoli, cauliflower, kale, lettuce, onions, peas, spinach, and other cool weather crops inside.
  - **Zone 7:** Begin beets, cabbage, carrots, kale, lettuce, onions, peppers, spinach, and tomato indoors. Transplant broccoli, carrots, cauliflower, and peas outside towards the end of the month.
  - **Zone 8:** Transplant beets, broccoli, cabbage, spinach, carrots, cauliflower, kale, lettuce and peas outside. Start beans indoors.
- Save task items to your electronic calendar by using the QR code:

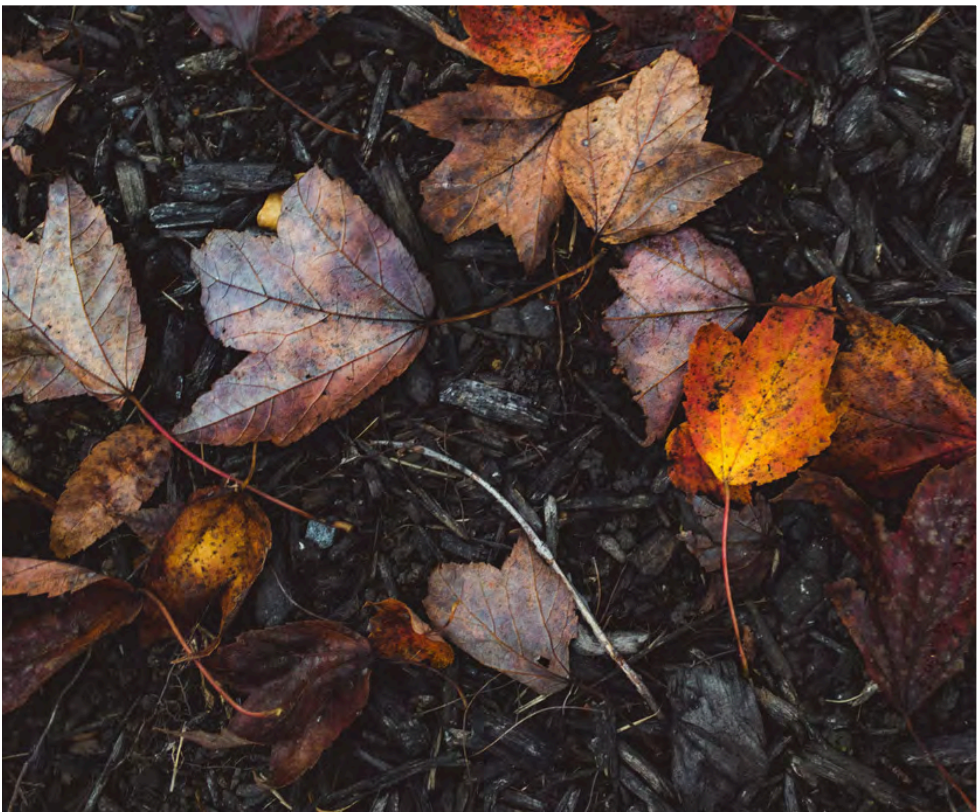


# MARCH

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 St. Patrick's Day	18	19	20	21	22
23 /	24 /	25	26	27	28	29
30	31					





## HOME MAINTENANCE

- Try “green cleaning” alternatives for your spring cleaning: [Click here to learn more about "green cleaning" recipes.](#)
- Trim plants to help them grow better.
- Inspect the roof and exterior walls.
  - Keep an eye out for grainy & peeling shingles.
  - Inspect brick mortar.

## GARDENING PLAN

- **Zone 5:** Begin beets, Brussels sprouts, cabbage, carrots, cauliflower, kale, lettuce, onions, peas, peppers, spinach and tomatoes inside. Plant broccoli outside.
- **Zone 6:** Transplant beets, broccoli, cauliflower, kale, peas and spinach outdoors. Begin carrots, tomatoes and peppers inside.
- **Zone 7:** Transplant kale, lettuce and spinach outdoors. Begin beans and Brussels sprouts indoors.
- **Zone 8:** Transplant onions, peppers and tomatoes outdoors. Begin Brussels sprouts, squash, corn and cucumbers indoors.
- All Zones: Mulch your landscape.

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# APRIL

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18 Good Friday	19
20 Easter	21	22	23	24	25	26
27	28	29	30			

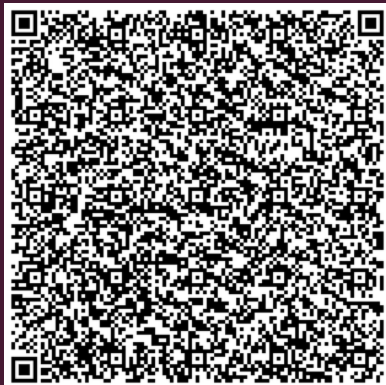
## HOME MAINTENANCE

- Inspect for termites and other pests in and around the house. [Click here to learn more about UT's Termite Control guidance.](#)
- Have the air conditioner/HVAC unit inspected.
- Check/ clean patio and porch area.

## GARDENING PLAN

- **Zone 5:** Begin beans, corn, cucumbers and squash inside. Plant beets, broccoli, carrots, kale, lettuce, peas and spinach outside.
- **Zone 6:** Transplant carrots and onions outdoors. Begin squash, corn, cucumbers, beans, Brussels sprouts and cabbage indoors.
- **Zone 7:** Transplant onions, peppers and tomatoes outdoors. Begin corn, cucumbers and squash indoors.
- **Zone 8:** Transplant Brussels sprouts, corn and cucumbers outdoors.
- **All Zones:** Plant your flowers.

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# MAY

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11 Mother's Day	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 Memorial Day	27	28	29	30	31



## HOME MAINTENANCE

- Check locks and latches on all doors and windows.
- Check vent system for debris.
- Clean dryer vent: [Click here to learn more about this process.](#)
- Fix cracks in your driveway so they do not grow: [Click here to learn more about repairing your driveway.](#)
- Use power washer to clean the trashcan and recycling bin.
- Ensure a strong air flow throughout the house.

## GARDENING PLAN

- **Zone 5:** Plant Brussels sprouts, cabbage, cauliflower, onions, peppers and tomatoes outside.
- **Zone 6:** Transplant peppers and tomatoes outdoors.
- **Zone 7:** Transplant beans, Brussels sprouts, corn, cucumbers and squash outdoors.
- **Zone 8:** Transplant beans and squash outdoors.

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# JUNE

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15 Father's Day	16	17	18	19 Juneteenth	20	21
22	23	24	25	26	27	28
29	30					

## HOME MAINTENANCE

- Inspect all flooring and interior walls. Look for:
  - Cracks in the floor
  - Insect damage
  - Sagging floor
- [Click here to learn about fixing squeaky floors.](#)
- Check stairways to make sure they are secure.

## GARDENING PLAN

- **Zone 5:** Plant corn, cucumbers and squash outside. Begin beets, broccoli, kale, lettuce, peas and spinach inside.
  - **Zone 6:** Transplant beans, cabbage, Brussels sprouts, corn, cucumbers and squash outdoors. Begin spinach, carrots, beets and broccoli indoors to start the fall crops.
  - **Zone 7:** : Begin cabbage indoors.
  - **Zone 8:** Enjoy
- Save task items to your electronic calendar by using the QR code:





# JULY

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 Independence Day	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



## HOME MAINTENANCE

- Wash and clean interior walls.
- Drain and inspect water heater.
- Make repairs to damaged walls: [Click here to learn about repairing a hole in the wall.](#)
- Turn off the air conditioning unit to clean it with a hose to make it last longer.

## GARDENING PLAN

- **Zone 5:** Plant beets, broccoli, kale, lettuce, peas and spinach outside. Begin carrots inside.
- **Zone 6:** Begin kale, lettuce and peas indoors. Transplant spinach outdoors.
- **Zone 7:** Begin beets, broccoli, carrots, cauliflower, kale, lettuce, peas and spinach indoors. Near the end of the month, transplant cabbage outdoors.
- **Zone 8:** Begin beets, broccoli, cabbage, cauliflower, kale and lettuce indoors.
- **All Zones:** Aerate your lawn, if you have one, to help it absorb nutrients in the ground.

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# AUGUST

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25	26	27	28	29	30

## HOME MAINTENANCE

- Check insulation in house attic for moisture.
- Check under sinks and behind refrigerator for leaks.
- Ensure tubs, sinks, toilets, walls, and floors are all caulked: [Click here to learn about how to caulk a shower.](#)
- Clean floor vents if you have them.

## GARDENING PLAN

- **Zone 5:** Plant carrots outside.
  - **Zone 6:** Transplant kale, lettuce, peas, carrots, broccoli and beets outdoors.
  - **Zone 7:** Transplant beets, broccoli, carrots, cauliflower, kale, lettuce, peas and spinach outdoors for the fall harvest.
  - **Zone 8:** Transplant beets, broccoli, cabbage, carrots, cauliflowers, kale and lettuce outdoors. Begin peas and spinach indoors.
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# SEPTEMBER

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Labor Day	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## HOME MAINTENACE

- Secure weather stripping around windows and doors. [Click here to learn more about sealing gaps and cracks.](#)
- Have chimneys cleaned by a professional.
- Have heating system/HVAC inspected.

## GARDENING PLAN

- **Zone 8:** Transplant peas and spinach.
- **All Zones:** Plant fall bulbs for the spring before the ground freezes.

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# OCTOBER

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13 Indigenous People's Day	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31 Halloween	

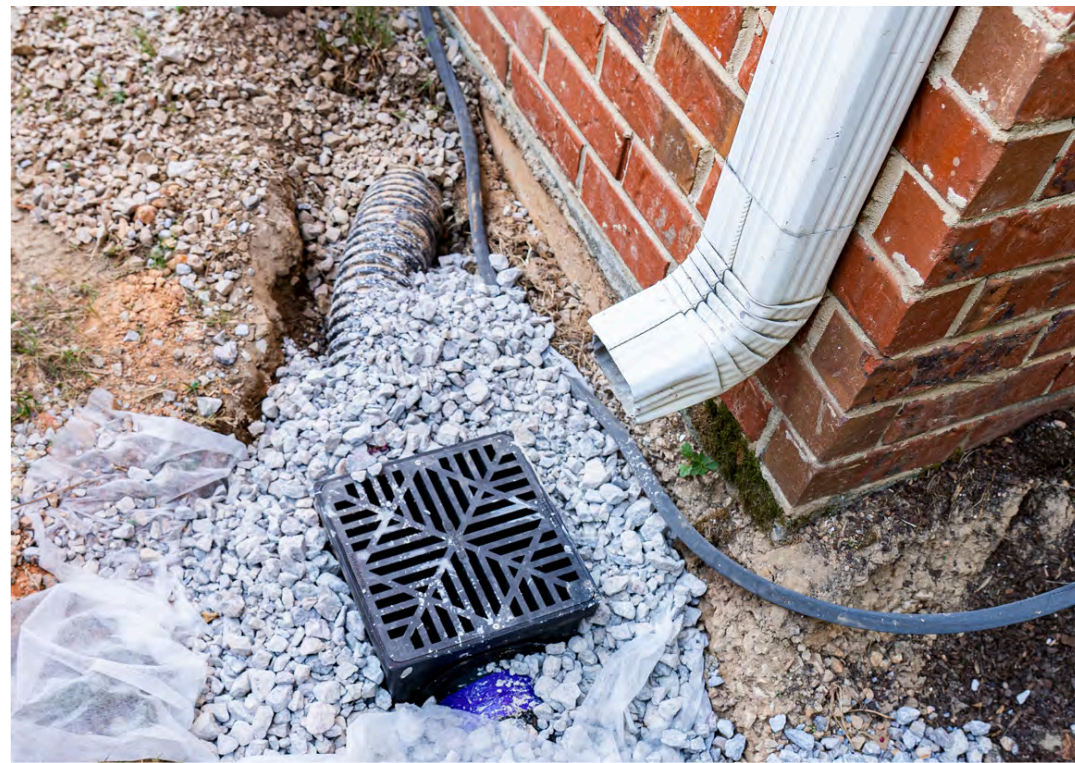
## HOME MAINTENANCE

- Clean downspouts and gutters: [Click here to learn about cleaning gutters.](#)
- Insulate all exposed water pipes to prevent freezing.
- Clean hoses and store in a dry place.
- Seal countertops to protect them.
- Have carpets cleaned if applicable.

## GARDENING PLAN

- Have your soil tested through UT Extension to make sure it is healthy and safe. [Click here to learn more about soil testing with UT Extension.](#)

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# NOVEMBER

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4 Election Day	5	6	7	8
9	10	11 Veterans Day	12	13	14	15
16	17	18	19	20	21	22
23 /	24	25	26	27 Thanksgiving	28	29
30						



## HOME MAINTENANCE

- Inspect faucets, hoses, and valves for leaks.
- [Click here to learn about repairing leaks.](#)
- Check for any exposed electrical wires.
- Review notes to make plans or changes for next year.
- Deep clean appliances.
- Clean shower heads to make them last longer.
- Inspect for mold and test it before touching it.

## GARDENING PLAN

- Decorate your home with poinsettias, Christmas cactus, and holly to add a festive feel for the holidays.

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# DECEMBER

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24 Christmas Eve	25 Christmas Day	26	27
28	29	30	31 New Year's Eve			





# TENNESSEE HOUSING DEVELOPMENT AGENCY

## PROGRAMS

- Foreclosure prevention
- Home repair grants
- Energy assistance

Learn more at:

[thda.org/help-for-homeowners](https://thda.org/help-for-homeowners)

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## RESOURCES

### HOME MAINTENANCE GUIDE

<https://thda.org/documents/Home-Maintenance.pdf>

### HUD DISASTER RECOVERY TOOLKIT MAINTENANCE

<https://files.hudexchange.info/resources/documents/OHC-DR-Toolkit-Basic-Home-Maintenance-Fact-Sheet.pdf>

### U.S. DEPARTMENT OF ENERGY ON HOME APPLIANCES

<https://files.hudexchange.info/resources/documents/OHC-DR-Toolkit-Basic-Home-Maintenance-Fact-Sheet.pdf>

### FIND A HUD HOUSING COUNSELOR (default/foreclosure resources)

[https://hud4.my.site.com/housingcounseling/s/?language=en\\_US](https://hud4.my.site.com/housingcounseling/s/?language=en_US)

## MONTHLY CHECKLIST

- *Clean and replace air filters.*
- *Do not overload any single electrical outlet.*
- *Deep clean kitchen and bathrooms.*
- *Regularly check smoke alarms and carbon monoxide detector.*
- *Regularly check all locks on doors and windows.*
- *Clean trash disposal.*
- *Clean dishwasher.*
- *Check washer and dryer for leaks and proper functioning.*

### FIND A CONTRACTOR IN TENNESSEE:

<https://search.cloud.commerce.tn.gov/search?keyword=inspector>

### HUD'S HEALTHY HOMES TOOLKIT:

<https://www.hudexchange.info/resource/5675/healthy-housing-toolkit-for-housing-counselors/>

### LEARN MORE ABOUT NATIVE PLANTS IN YOUR AREA AND WHY IT IS

IMPORTANT: <https://wildones.org/>

UT EXTENSION OFFICES ARE AN EXCELLENT RESOURCE FOR GARDENING TIPS, FOOD PRESERVATION, COOKING CLASSES, ENERGY SAVING TIPS, HEALTHY HOMES, MANAGING MONEY, AND GREEN CLEANING. [Click here to find your local office.](#)









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