

Home Maintenance Planner

Guide to the free spreadsheet: recurring jobs, a repair log and a 12-month cost plan for one home.

What it does

- Keeps up to **150 recurring jobs** (filters, alarms, gutters, services) with an interval or a season, and works out each one's **next due date** and status.
- Uses a **Job Log** instead of a single "last done" cell: one row each time you do a job, with cost, who did it and a receipt reference. The history is never overwritten, and the next due date moves on its own.
- Handles **seasonal jobs** (for example gutters in April and November) that stay in their months instead of drifting a little later every year.
- Builds a **12-month plan** of which jobs fall in which month and what they should cost, with a monthly amount to set aside.
- Keeps an **appliance and system register**: model, serial, filter size, warranty status, expected life, a replace-around date and a monthly replacement fund.
- Adds up **spending by area** for this year, the last three years, the last 12 months and all time.

Set up in six steps

1. **Settings**: clear the example as-of date so the planner uses today. Check the due-soon window (30 days), the warranty warning (60 days) and the list of areas.
2. **Delete the example rows** on Appliances, Tasks and Job Log (select the yellow cells and press Delete).
3. **Appliances** (optional): item, install or purchase date, expected life in years, warranty end date, an estimated replacement cost, model, serial and filter size.
4. **Tasks**: one row per recurring job. Choose **Interval** (fill Every and Unit) or **Seasonal** (pick one or two months). Add an estimated cost if you know it.
5. If you know when a job was last done before you started, type it in **Last done before logging**. Otherwise leave it blank.
6. From now on, add a row to the **Job Log** each time you do a job, and open **To Do** once a week or once a month.

The example intervals (filters every 3 months, alarms monthly and so on) are illustrations only. Use your manufacturers' instructions, your insurer's requirements and local rules for your own home.

To Do

To Do									
Overdue, not-yet-logged and due-soon jobs, earliest first. Log a job on the Job Log and it drops off.									
As of Oct 14, 2026				Due soon = within 30 days					
Active tasks		28		Spent this year		1,027.80			
Overdue		7		Spent in the last 12 months		1,526.56			
Not logged yet		1		Planned jobs, next 12 months		1,898.00			
Due soon		9		Set aside per month for jobs		158.17			
Paused		1		Set aside per month for replacements		900.59			
Need a fix (Fix schedule)		0		Warranties ending soon		1			
#	Due	Status	Task	Area	Appliance / system	Days left / late	Last done	Est. cost	Usually done by
1	Sep 30, 2025	Overdue	Chimney sweep & inspection	Heating & cooling		379 days late	Sep 30, 2024	220.00	Example Sweeps
2	Jun 14, 2026	Overdue	Clean dryer vent duct	Kitchen & laundry	Clothes dryer	122 days late	Jun 14, 2025	0.00	DIY
3	Sep 30, 2026	Overdue	Furnace tune-up	Heating & cooling	Gas furnace	14 days late	Sep 18, 2025	140.00	Example Heating Co
4	Oct 4, 2026	Overdue	Flush water heater	Plumbing & water	Water heater (tank)	10 days late	Oct 4, 2025	0.00	DIY
5	Oct 4, 2026	Overdue	Test water heater relief valve	Plumbing & water	Water heater (tank)	10 days late	Oct 4, 2025	0.00	DIY
6	Oct 5, 2026	Overdue	Test GFCI outlets	Electrical		9 days late	Apr 5, 2026	0.00	DIY
7	Oct 12, 2026	Overdue	Test smoke & CO alarms	Safety	Smoke & CO alarms	2 days late	Sep 12, 2026	0.00	DIY
8	Oct 14, 2026	Not logged yet	Check fire extinguisher	Safety		today		0.00	DIY
9	Oct 20, 2026	Due soon	Vacuum refrigerator coils	Kitchen & laundry	Refrigerator	6 days left	Apr 20, 2026	0.00	DIY
10	Oct 22, 2026	Due soon	Run guest bathroom taps	Plumbing & water		8 days left	Oct 8, 2026	0.00	DIY
11	Oct 25, 2026	Due soon	Check water softener salt	Plumbing & water	Water softener	11 days left	Sep 27, 2026	8.00	DIY
12	Oct 25, 2026	Due soon	Descale shower heads	Interior		11 days left	Apr 25, 2026	0.00	DIY
13	Oct 28, 2026	Due soon	Clean dishwasher filter	Kitchen & laundry	Dishwasher	14 days left	Sep 28, 2026	0.00	DIY
Not logged yet = an interval job with no date: do it and log it, or type when it was last done on Tasks. Seasonal jobs count as done if logged in their month or the month before.									

Jobs that are **Overdue**, **Not logged yet** or **Due soon**, earliest first (up to 30 at a time; filter Tasks by Status to see more). The boxes at the top count jobs by status and show this year's spending, the next 12 months' planned cost and the monthly set-aside amounts.

Interval and seasonal jobs

Repeat	How the next due date is worked out
Interval	Last done + Every × Unit. Days and weeks add days; months and years move by calendar months, so a job done on the 19th is next due on the 19th (a job done on Jan 31 plus one month is due on Feb 28). An interval job with no date at all shows Not logged yet and is due today.
Seasonal	Due by the end of each season month you pick (one or two a year). A job logged in that month or the month before counts for it, so gutters done on Oct 28 count for November. With no history, the next season month from today (this month included) is used.

Last done is the later of the newest Job Log entry for the task (up to the as-of date) and the "last done before logging" date. Log entries dated after the as-of date are flagged and not counted yet.

Tasks

One row per recurring job. Yellow = yours; grey columns work themselves out from the Job Log.

Interval: fill Every + Unit. Seasonal: pick one or two months; doing it in that month or the month before counts.

Task	Repeat	Every	Unit	Season month 1	Season month 2	Last done	Cost used for plan	Next due	Days left / late	Status
Replace furnace filter	Interval	3 Months				Aug 9, 2026	18.00	Nov 9, 2026	26 days left	Due soon
Furnace tune-up	Seasonal			Sep		Sep 18, 2025	140.00	Sep 30, 2026	14 days late	Overdue
Air conditioner service	Seasonal			Apr		Apr 22, 2026	125.00	Apr 30, 2027	198 days left	Scheduled
Test smoke & CO alarms	Interval	1 Months				Sep 12, 2026	0.00	Oct 12, 2026	2 days late	Overdue
Replace alarm batteries	Seasonal			Mar	Nov	Mar 8, 2026	12.00	Nov 30, 2026	47 days left	Scheduled
Check fire extinguisher	Interval	1 Years					0.00	Oct 14, 2026	today	Not logged yet
Flush water heater	Interval	12 Months				Oct 4, 2025	0.00	Oct 4, 2026	10 days late	Overdue
Test water heater relief valve	Interval	12 Months				Oct 4, 2025	0.00	Oct 4, 2026	10 days late	Overdue
Test sump pump	Seasonal			Mar	Sep	Sep 6, 2026	0.00	Mar 31, 2027	168 days left	Scheduled
Check water softener salt	Interval	4 Weeks				Sep 27, 2026	8.00	Oct 25, 2026	11 days left	Due soon
Run guest bathroom taps	Interval	14 Days				Oct 8, 2026	0.00	Oct 22, 2026	8 days left	Due soon
Winterize outdoor faucets	Seasonal			Nov		Nov 8, 2025	0.00	Nov 30, 2026	47 days left	Scheduled
Clean gutters & downspouts	Seasonal			Apr	Nov	Apr 18, 2026	160.00	Nov 30, 2026	47 days left	Scheduled
Inspect roof & flashing	Seasonal			Oct		Oct 11, 2025	0.00	Oct 31, 2026	17 days left	Due soon
Chimney sweep & inspection	Interval	1 Years				Sep 30, 2024	220.00	Sep 30, 2025	379 days late	Overdue
Clean dryer vent duct	Interval	12 Months				Jun 14, 2025	0.00	Jun 14, 2026	122 days late	Overdue
Clean dishwasher filter	Interval	1 Months				Sep 28, 2026	0.00	Oct 28, 2026	14 days left	Due soon
Clean range hood filter	Interval	3 Months				Aug 1, 2026	0.00	Nov 1, 2026	18 days left	Due soon
Vacuum refrigerator coils	Interval	6 Months				Apr 20, 2026	0.00	Oct 20, 2026	6 days left	Due soon
Replace fridge water filter	Interval	6 Months				Jun 1, 2026	45.00	Dec 1, 2026	48 days left	Scheduled
Descale shower heads	Interval	6 Months				Apr 25, 2026	0.00	Oct 25, 2026	11 days left	Due soon
Re-caulk tubs & sinks	Interval	12 Months				Dec 6, 2025	15.00	Dec 6, 2026	53 days left	Scheduled
Lubricate garage door	Interval	6 Months				May 10, 2026	9.00	Nov 10, 2026	27 days left	Due soon
Lawn mower service	Seasonal			Mar		Mar 21, 2026	65.00	Mar 31, 2027	168 days left	Scheduled
Aerate & overseed lawn	Seasonal			Sep		Sep 26, 2026	120.00	Sep 30, 2027	351 days left	Scheduled
Power-wash & reseal deck	Interval	2 Years				Jun 7, 2025	350.00	Jun 7, 2027	236 days left	Scheduled
Pest inspection	Interval	1 Years				May 12, 2026	95.00	May 12, 2027	210 days left	Scheduled
Test GFCI outlets	Interval	6 Months				Apr 5, 2026	0.00	Oct 5, 2026	9 days late	Overdue
Open & clean pool	Seasonal			May		May 20, 2024	300.00	May 31, 2025	501 days late	Paused

Statuses

Status	Meaning
Overdue	The next due date has passed.
Not logged yet	An interval job with no date. Do it and log it, or type when it was last done.
Due soon	Due today or within the due-soon window on Settings.
Scheduled	Due later than that.
Paused	Active is set to No. It stays on the list but isn't planned or counted as due.
Fix schedule	Interval without a whole number ≥ 1 in Every or a valid Unit, or Seasonal without Season month 1.

The **Check** column on Tasks flags duplicate task names, an appliance that isn't on the Appliances sheet, or an area that isn't on the Settings list. The Job Log's Check column flags missing dates, future dates and task names that aren't on Tasks.

12-Month Plan

12-Month Plan																
When each job falls due over the next 12 months (overdue jobs planned this month) and what it should cost.																
Estimated cost per month				368	207	68	8	26	85	293	130	403	8	34	268	12-month total
Jobs due per month				14	11	8	5	7	8	10	9	7	6	8	gSet aside / month	158.17
Task	Area	Next due	Cost each time	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	Times in 12 months
Replace furnace filter	Heating & cooling	Nov 9, 2026	18.00		1			1			1			1		4
Furnace tune-up	Heating & cooling	Sep 30, 2026	140.00	1											1	2
Air conditioner service	Heating & cooling	Apr 30, 2027	125.00							1						1
Test smoke & CO alarms	Safety	Oct 12, 2026		1	1	1	1	1	1	1	1	1	1	1	1	12
Replace alarm batteries	Safety	Nov 30, 2026	12.00		1				1							2
Check fire extinguisher	Safety	Oct 14, 2026		1												1
Flush water heater	Plumbing & water	Oct 4, 2026		1												1
Test water heater relief valve	Plumbing & water	Oct 4, 2026		1												1
Test sump pump	Plumbing & water	Mar 31, 2027							1						1	2
Check water softener salt	Plumbing & water	Oct 25, 2026	8.00	1	1	1	1	1	1	1	1	1	1	2	1	13
Run guest bathroom taps	Plumbing & water	Oct 22, 2026		1	2	3	2	2	2	2	2	2	3	2	2	25
Winterize outdoor faucets	Plumbing & water	Nov 30, 2026			1											1
Clean gutters & downspouts	Roof & gutters	Nov 30, 2026	160.00		1					1						2
Inspect roof & flashing	Roof & gutters	Oct 31, 2026		1												1
Chimney sweep & inspection	Heating & cooling	Sep 30, 2025	220.00	1												1
Clean dryer vent duct	Kitchen & laundry	Jun 14, 2026		1												1
Clean dishwasher filter	Kitchen & laundry	Oct 28, 2026		1	1	1	1	1	1	1	1	1	1	1	1	12
Clean range hood filter	Kitchen & laundry	Nov 1, 2026			1			1			1			1		4
Vacuum refrigerator coils	Kitchen & laundry	Oct 20, 2026		1						1						2
Replace fridge water filter	Kitchen & laundry	Dec 1, 2026	45.00			1						1				2
Descalc shower heads	Interior	Oct 25, 2026		1						1						2
Re-caulk tubs & sinks	Interior	Dec 6, 2026	15.00			1										1
Lubricate garage door	Garage & tools	Nov 10, 2026	9.00		1						1					2
Lawn mower service	Garage & tools	Mar 31, 2027	65.00						1							1
Aerate & overseed lawn	Exterior & garden	Sep 30, 2027	120.00												1	1
Power-wash & reseal deck	Exterior & garden	Jun 7, 2027	350.00									1				1
Pest inspection	Other	May 12, 2027	95.00								1					1
Test GFCI outlets	Electrical	Oct 5, 2026		1						1						2
Open & clean pool	Exterior & garden	Paused	300.00													

Each cell is the number of times a job is due in that month. Overdue and not-yet-logged jobs are planned for this month; after that, each job is assumed to be done on time. Cost per job is your estimate, or the average of what you've logged if you left the estimate blank. The 12-month total ÷ 12 is the amount to set aside each month.

Appliances & systems

Appliances & Systems

Model, serial, warranty and expected life in one place, with a replace-around date and a monthly set-aside.

Item	Installed / bought	Expected life (years)	Warranty ends	Replace cost (est.)	Age (years)	Replace around	Months to replace	Life status	Set aside per month	Warranty	Last serviced	Spent to date
Gas furnace	Sep 20, 2014	18.0	Sep 20, 2024	5,200.00	12.1	Sep 20, 2032	71	OK	73.24	Expired	Aug 9, 2026	499.42
Central air conditioner	Jun 5, 2016	15.0	Jun 5, 2026	4,800.00	10.4	Jun 5, 2031	56	OK	85.71	Expired	Apr 22, 2026	247.18
Water heater (tank)	Mar 10, 2015	12.0	Mar 10, 2021	1,600.00	11.6	Mar 10, 2027	5	Replace within 2 years	320.00	Expired	Oct 4, 2025	0.00
Refrigerator	Nov 27, 2021	13.0	Nov 27, 2026	1,400.00	4.9	Nov 27, 2034	97	OK	14.43	Ends soon	Jun 1, 2026	180.00
Dishwasher	Feb 14, 2023	10.0	Feb 14, 2025	750.00	3.7	Feb 14, 2033	76	OK	9.87	Expired	Sep 28, 2026	0.00
Washing machine	Aug 2, 2025	11.0	Aug 2, 2027	900.00	1.2	Aug 2, 2036	118	OK	7.63	Active		0.00
Clothes dryer	May 1, 2019	13.0	May 1, 2020	850.00	7.5	May 1, 2032	67	OK	12.69	Expired	Jun 14, 2025	48.00
Roof (asphalt shingles)	Jul 1, 2009	22.0	Jul 1, 2019	14,000.00	17.3	Jul 1, 2031	57	OK	245.61	Expired	Oct 11, 2025	360.00
Smoke & CO alarms	Oct 1, 2018	10.0	Oct 1, 2023	300.00	8.0	Oct 1, 2028	24	Replace within 2 years	12.50	Expired	Sep 12, 2026	48.00
Sump pump	Apr 15, 2020	10.0	Apr 15, 2023	400.00	6.5	Apr 15, 2030	42	OK	9.52	Expired	Sep 6, 2026	0.00
Garage door opener	Apr 1, 2012	15.0	Apr 1, 2013	550.00	14.5	Apr 1, 2027	6	Replace within 2 years	91.67	Expired	May 10, 2026	71.00
Lawn mower	Apr 9, 2022	8.0	Apr 9, 2024	450.00	4.5	Apr 9, 2030	42	OK	10.71	Expired	Mar 21, 2026	131.74
Water softener	Nov 2, 2024	15.0	Nov 2, 2034	1,100.00	1.9	Nov 2, 2039	157	OK	7.01	Active	Sep 27, 2026	208.00

Column	Worked out as
Replace around	Install date + expected life (rounded to whole months).
Life status	Reached expected life (this month or earlier) / Replace within 2 years / OK.
Set aside per month	Replacement cost ÷ months until the replace-around date (0 once it's reached).
Warranty	Active / Ends soon (within the warning days on Settings) / Expired / No date.
Last serviced, Spent to date	From the tasks linked to the appliance and from Job Log rows (including one-off repairs) for it.

FAQ

Which apps does it work in? It has been tested in LibreOffice Calc (free). It's a standard .xlsx with no macros, but it hasn't been tested in Microsoft Excel, Google Sheets or Apple Numbers yet.

Will it remind me? No. A spreadsheet can't send messages. Open To Do on a fixed day, or put one repeating reminder in your calendar to check it.

Mileage or hours-based jobs? Not directly: schedules are by time. For a car or a generator, use the time interval your manual gives as an alternative.

Several properties? Use one copy of the file per home.

How big can it get? 150 tasks, 1,500 log rows, 60 appliances and 12 areas. When the log fills up, start a new copy and type each task's last date in "Last done before logging".

Planning aid only: dates and costs are only as good as what you enter, and the example intervals aren't advice. License: free for personal or business use; don't resell or re-host. All example data is fictional.