

Seasonal Home Maintenance Checklist

A seasonal home maintenance checklist with tasks organized for spring, summer, fall and winter.

Spring

- ☐ Inspect the roof from the ground for winter damage and missing shingles
- ☐ Clean gutters and downspouts and check that water drains away from the foundation
- ☐ Schedule a professional air-conditioner tune-up before the first heatwave
- ☐ Check the foundation and basement for cracks and signs of moisture
- ☐ Reseal decks, fences and exterior wood as needed
- ☐ Test outdoor faucets and the irrigation system for leaks

Summer

- ☐ Replace HVAC filters more often during heavy cooling use
Check monthly when the AC runs daily
- ☐ Wash siding and touch up exterior paint while it's dry
- ☐ Clear debris from around the outdoor AC condenser unit
- ☐ Inspect and clean window and patio screens
- ☐ Check weatherstripping and caulking to keep cool air in
- ☐ Power-wash the deck, patio and driveway

Fall

- ☐ Schedule a professional furnace and heating-system service
- ☐ Clean the chimney and inspect the fireplace before first use
Hire a certified chimney sweep for wood-burning units
- ☐ Drain and shut off outdoor faucets and store garden hoses
- ☐ Clean gutters again after the leaves fall
- ☐ Seal gaps and cracks around windows, doors and the foundation
- ☐ Reverse ceiling fans to clockwise to push warm air down

Winter

- ☐ Insulate exposed pipes and let faucets drip during hard freezes
- ☐ Check the attic for ice dams and adequate insulation
- ☐ Test smoke and carbon-monoxide alarms while the heat runs
CO risk rises in winter with closed windows and fuel heat
- ☐ Keep walkways and steps clear of ice and snow
- ☐ Replace furnace filters and keep vents unblocked
- ☐ Know where the main water shut-off is in case a pipe bursts

Year-Round Reminders

- ☐ Test smoke and CO alarms monthly and replace batteries yearly
- ☐ Replace or clean HVAC filters on schedule in every season
- ☐ Clean the dryer vent at least once a year to reduce fire risk
- ☐ Inspect for plumbing leaks under sinks and around appliances
- ☐ Hire a licensed electrician for any panel, wiring or outlet concerns