

# 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