

Spring Home Maintenance Tasks

Exterior

- Roof inspection
- Downspout and gutter cleaning
- Check exterior paint and caulking
- Inspect the foundation for cracks
- Test outdoor faucets and sprinkler systems
- Power wash siding and deck
- Inspect and repair deck/patio surfaces
- Clean out your sewer lines
- Lawn care
- Trim trees and shrubs
- Mulch garden beds

Interior

- Service garage door opener
- Service HVAC system
- Test smoke and carbon monoxide detectors
- Inspect the attic
- Inspect for mold

Summer Home Maintenance Tasks

Exterior

- Inspect and clean window screens
- Spray for bugs
- Check grading and drainage around foundation
- Seal driveway cracks
- Inspect deck railings and stairs for stability
- Clean and inspect chimney
- Trim vegetation touching the house

Interior

- Deep clean dryer vents
- Inspect plumbing for leaks
- Check windows and doors for air leaks
- Clean refrigerator coils
- Clean your interior walls and touch up the paint
- Clean out the garage
- Inspect your water heater
- Check your smart home tech

Fall Home Maintenance Tasks

Exterior

- Inspect and repair the roof before winter
- Seal gaps around windows and doors
- Drain and store outdoor hoses
- Shut off exterior water valves
- Insulate outdoor plumbing
- Check siding for damage
- Inspect walkways and steps for trip hazards
- Clean gutters again (after the leaves fall)

Interior

- Reverse ceiling fan direction
- Service heating systems before winter
- Replace HVAC filters and winterize A/C
- Inspect fireplace
- Check insulation in attic
- Test sump pump
- Bleed radiators if applicable
- Inspect weather stripping on doors

Seasonal

- Store summer furniture, grills, and equipment
- Prepare snow removal equipment

Winter Home Maintenance Tasks

Exterior

- Gutter cleaning and roof inspection
- Snow removal
- HVAC units and air vents upkeep
- Pipe monitoring
- Exterior damage inspection
- Furnace maintenance
- Draft sealing
- Flush unused drains
- Moisture check
- Outlet testing
- Humidifier Cleaning

Winter Equipment Management

- Snow removal equipment
- Store holiday decorations

Ongoing Maintenance Tasks

Monthly

- HVAC filter changes
- Test smoke and carbon monoxide detectors
- Clean garbage disposal
- Check under sinks for leaks
- Inspect fire extinguishers
- Run water in unused bathrooms
- Check water softener salt levels
- Visual inspection of water heater for leaks

5-10+ Year

- HVAC system replacement: 15-20 years
- Water heater replacement: 8-12 years
- Roof replacement: 20-30 years, depending on material
- Exterior paint: 5-10 years
- Deck refinishing: 2-3 years
- Driveway sealing: 2-5 years
- Replacing appliance: As needed
- Window replacement: As needed