

# Seasonal Home Maintenance Checklist



A little care each season protects your home and your investment.

## Spring

- ☐ **Check the roof and gutters**  
Look for winter damage, loose shingles, and clogs.
- ☐ **Service your A/C**  
Get it tuned up before the first heat wave.
- ☐ **Test the sump pump**  
Pour a bucket of water into the pit and make sure it runs.
- ☐ **Inspect foundation and siding**  
Look for new cracks, gaps, and water stains.
- ☐ **Check drainage**  
Soil should slope away from the house. Extend downspouts.
- ☐ **Test outdoor faucets and hoses**  
Look for leaks now that the freeze is over.

## Summer

- ☐ **Clear and maintain the A/C**  
Replace the filter and keep plants and debris away from the outdoor unit.
- ☐ **Inspect deck, fence, and railings**  
Tighten, reseal, and repair before small problems grow.
- ☐ **Trim trees and shrubs**  
Keep branches off the roof and siding.
- ☐ **Check for pests**  
Look for termite damage, ant trails, and wasp nests.
- ☐ **Seal gaps around windows and doors**  
Caulk now to keep cool air in.
- ☐ **Clean the dryer vent**  
Lint buildup is a fire risk.

## Fall

- ☐ **Clean the gutters after the leaves drop**  
Clear gutters to prevent clogs, ice dams, and water damage.
- ☐ **Service the furnace**  
Schedule a tune-up and replace the filter.
- ☐ **Weatherstrip doors and windows**  
Seal drafts to cut heating costs.
- ☐ **Shut off outdoor faucets**  
Disconnect and drain hoses first.
- ☐ **Have the chimney inspected**  
Get it swept before your first fire.
- ☐ **Check the roof before winter**  
Replace loose or missing shingles.

## Winter

- ☐ **Know your main water shutoff**  
Everyone in the house should know where it is.
- ☐ **Protect your pipes**  
Insulate exposed pipes and let faucets drip in a hard freeze.
- ☐ **Watch for ice dams**  
Look for large icicles and ceiling stains, and keep attic insulation in good shape.
- ☐ **Keep vents and the furnace clear**  
Don't block heat registers, and change filters on schedule.
- ☐ **Check the attic and basement**  
Look for moisture, leaks, and drafts.
- ☐ **Keep walkways safe**  
Shovel and salt entrances and steps.

## Year-Round Habits

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|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> <b>Test smoke and CO detectors monthly</b><br>Replace batteries at least once a year.     | <input type="checkbox"/> <b>Change HVAC filters every 1–3 months</b><br>Dirty filters waste energy and strain your system. | <input type="checkbox"/> <b>Check under sinks and around appliances</b><br>Catch small leaks before they become big repairs.   |
| <input type="checkbox"/> <b>Flush the water heater once a year</b><br>It clears sediment and helps it last longer. | <input type="checkbox"/> <b>Budget for maintenance</b><br>A common rule of thumb is 1–3% of your home's value per year.    | <input type="checkbox"/> <b>Review your homeowners insurance yearly</b><br>Make sure coverage still matches your home's value. |

Keep your home in great shape, season after season.

Questions about your mortgage or home financing? We're here to help.

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For general education only. Maintenance needs vary by home, climate, and age. Consult licensed professionals for inspections, repairs, and safety concerns.

