

# THE ULTIMATE HOME MAINTENANCE CHECKLIST

A seasonal home maintenance to-do guide to keep your residence in tip-top condition.





# SPRING

(MARCH-MAY)

After three months of freezing temperatures, Jack Frost has finally gone home and the temperatures are starting to warm up. Take advantage of the warm weather and stay on top of these home maintenance tasks:

## Seasonally

- Clean up the yard and garden to dispose of remaining leaves
- Service the lawnmower and adjust watering schedule
- Check for loose shingles and chipping paint
- Pick up or plant some new indoor plants
- Have your HVAC unit serviced before summer
- Clean out gutters and check for damage
- Update landscaping
  - New plants
  - Mulching
  - Check on drip system and sprinkler heads
- Inspect outdoor furniture for damage and make repairs
- Inspect deck and make repairs. Powerwash and refinish if necessary.
- Powerwash your home exterior
- Inspect and clean all outdoor cooking equipment

## Monthly

- Replace air filters
- Clean dryer vent
- Check for termites and other pests
- Schedule regular lawn maintenance
  - Trim trees and bushes
  - Mowing & junk hauling



# SUMMER

(JUNE-AUGUST)

School's out and the kids are ready to play! Keep your kids and pets safe this summer and check your home for these common maintenance issues:

## Seasonally

- Check pool pump and motor, refill water levels and balance chemicals
- Check window sealants, weather stripping and insulation
- Inspect fencing for gaps
- Ensure fire extinguishers are working properly
- Test fire and carbon monoxide detectors and replace batteries if necessary
- Replace water and ice maker filters
- Check for leaky faucets and clogged drains

## Monthly

- Check swing sets and other outdoor toys for damage
- Keep plants and shrubbery trim and cut back
- Secure pool gate
- Replace air filters
- Clean dryer vent

## If the weather in your area is extremely hot...

- Change your ceiling fans to move counter-clockwise to allow faster circulation of cool air
- Invest in thick curtains or sturdy blinds to help keep heat out during the hottest hours of the day
- If you can, plant some trees to help shade your home. If you can only plant one tree, plant it near the HVAC unit so it won't have to work as hard



# FALL

(SEPTEMBER-NOVEMBER)

The leaves are turning and the air is crisp. The temperature is cooling off and it's time to start planning for Thanksgiving and family fun. Before you fall into your annual turkey coma, make sure to take care of these home maintenance tasks:

## Seasonally

- Aerate, fertilize and reseed your lawn
- Adjust watering schedule for lawn
- Call professionals now to get your furnace serviced and chimney swept to avoid a long wait during the busy season
- Check the outside of your house for cracks that need to be caulked or sealed. Don't forget to check your window and door strips too!
- Trim trees. October is the perfect month for this as leaves are falling and the tree architecture is visible
- Check your heating system for any potential problems
- Clean your gutters and downspouts
- Reverse ceiling fan to create an upward draft that helps circulate warm air from the ceiling.
- Prepare deck for winter by covering outdoor furniture and emptying flower pots.
- Check water pipes, gutters and roof to make sure they are prepared for winter snow and ice
- Check exterior lighting and replace any burned out bulbs

## Monthly

- Continue regular pest control until the first freeze
- Continue regular lawn maintenance until the first freeze
- Rake leaves and create a compost
- Replace air filters
- Clean dryer vent

## If the weather in your area is extremely rainy or stormy...

- Trim trees to decrease the likelihood of flying or fallen branches causing damage
- Check your yard to make sure it has proper drainage routes
- Prepare for prolonged power outages by investing in a generator



# WINTER

(DECEMBER-FEBRUARY)

Warm sweaters, snowball fights and holiday festivities can only mean one thing—winter is here! Before you bundle up for the winter, be sure to tackle these important tasks:

## Seasonally

- Turn off exterior faucets to prevent freezing and burst pipes
- Replace water and ice maker filters
- Restock winter essentials like salt or ice melt to keep walkways snow free
- Replenish emergency kit and stock pantry

## If the weather in your area is extremely cold and snowy...

- Drain oil and gasoline from your lawn mower and weed eater and put into storage
- Install an easy-to-read outdoor thermometer
- If you don't have a garage, invest in a car cover to prevent frost and snow from settling on windows
- Trim any tree branches that could potentially fall from the weight of snow and damage your property
- Prepare for prolonged power outages by investing in a generator

## Monthly

- Keep an eye out for potential problems and damages caused by periods extreme cold, snow or ice
- Stock up on firewood
- Keep snow clear of walkways with salt, a shovel or snowblower
- Replace air filters
- Clean dryer vent