



SEASONAL HOME MAINTENANCE CHECKLIST

Spring Home Maintenance

Quick visual checks only; cleaning, repairs and winterization take additional time.

EXTERIOR & DRAINAGE

- ☐ Inspect roof, siding, trim and flashing from the ground for winter damage.
- ☐ Clear gutters, downspouts and basement window wells; verify drainage paths.
- ☐ Check soil grading, erosion and settlement; ground should slope away from foundation.
- ☐ Confirm downspouts discharge well away from the foundation, without pooling.
- ☐ Clean debris from garage thresholds and exterior door-jamb corners; inspect for rot.
- ☐ Restore exterior water; check frost-free faucets and indoor connections for leaks.

SYSTEMS & INDOOR CHECKS

- ☐ Remove approved AC winter cover, clear debris and restore power per unit instructions.
- ☐ Check under sinks, toilets, water heater and appliance hoses for leaks or corrosion.
- ☐ Test smoke and carbon monoxide alarms; locate the main water shutoff.
- ☐ Clean road salt from garage concrete; inspect metal belongings for corrosion.

AVOID THIS COMMON MISTAKE

Frost-free faucets can still split in winter. After restoring water, inspect the inside wall near each faucet for hidden leaks.

THINGS THAT NEED ATTENTION

Safety: Follow manufacturer guidance; use qualified professionals for electrical, gas, roofing, structural or unsafe work.



SEASONAL HOME MAINTENANCE CHECKLIST

Summer Home Maintenance

Look for small problems before they grow.

EXTERIOR & STRUCTURES

- ☐ Inspect deck railings, stairs, ledger connections and wood for movement or decay.
- ☐ Check exterior caulking, window seals, siding and door thresholds for water entry.
- ☐ Trim vegetation away from siding, equipment and drainage routes.
- ☐ Inspect exterior wood finishes and exposed trim; note areas needing repair.
- ☐ Check grading and downspout outlets after heavy rain for standing water.

PLUMBING & VENTILATION

- ☐ Look under sinks and around toilets, appliances and water heater for slow leaks.
- ☐ Inspect supply hoses for bulges, cracks, corrosion or moisture.
- ☐ Check kitchen/bath exhaust fans and dryer exhaust for lint or blocked airflow.
- ☐ Clear debris around outdoor cooling equipment; maintain required clearances.
- ☐ Check garage racks and stored items for moisture or rust.

AVOID THIS COMMON MISTAKE

Avoid aggressive pressure washing on asphalt shingles or soft wood. It can strip roofing granules and damage wood fibers.

THINGS THAT NEED ATTENTION

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Fall Home Maintenance

Prepare the property for freezing weather.

WATER & WEATHERPROOFING

- ☐ Recheck foundation grading for erosion, settlement and low spots; redirect runoff.
- ☐ Clear gutters and extend downspouts so water drains away from the foundation.
- ☐ Disconnect all hoses and attachments, including from frost-free outdoor faucets.
- ☐ Shut off and drain applicable exterior water lines; confirm faucets drain fully.
- ☐ Inspect door weatherstripping, thresholds and garage jambs for gaps or decay.
- ☐ Test sump pump and check that its discharge route will not freeze or block.

COLD-WEATHER READINESS

- ☐ Inspect and test existing pipe heat tape per manufacturer instructions; replace damaged or aging cable.
- ☐ Service heating system, replace filters and confirm intake/exhaust vents are clear.
- ☐ Prepare outdoor AC only as approved; never shut off a heat pump used in winter.
- ☐ Raise stored items above garage floor; consider stable racks with rated locking casters.
- ☐ Remove salt and debris around garage doors and underneath movable storage.

AVOID THIS COMMON MISTAKE

Frost-free is not freeze-proof. A connected hose can trap water and split the faucet. Heat tape also ages: inspect it every fall.

THINGS THAT NEED ATTENTION

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Winter Home Maintenance

Watch for cold-weather damage.

OUTSIDE & ENTRYWAYS

- ☐ Keep heating-system intake and exhaust vents clear of snow and ice.
- ☐ Watch for ice dams or roof damage from the ground; do not climb icy roofs.
- ☐ Remove slush and snow against garage doors, thresholds and wood framing.
- ☐ Note meltwater or ice collecting near the foundation or downspouts.
- ☐ Check exterior door bottoms for drafts, wet trim or damaged seals.

INSIDE & SYSTEMS

- ☐ Monitor window condensation and indoor humidity; address persistent moisture.
- ☐ Check accessible pipes in cold areas for freezing risk or leakage.
- ☐ Confirm heating performance and test smoke and carbon monoxide alarms.
- ☐ Look for seepage or musty odors in basement and crawlspace after thaws.
- ☐ Check garage floor for accumulated salt; clean as conditions permit.
- ☐ Record spring repairs and drainage trouble spots.

AVOID THIS COMMON MISTAKE

Do not block furnace vents with snow piles. Blocked combustion-air or exhaust vents can cause shutdowns or carbon monoxide hazards.

THINGS THAT NEED ATTENTION

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