



Seasonal Maintenance Checklist

Use this handy checklist of maintenance tasks, season by season, to protect your home and property!



SPRING

- Trim back vegetation encroaching on the house.
- Clean gutters and downspouts.
- Check your property for termite tubes.
- Replace HVAC air filters.
- Run a sprinkler cycle to confirm it's in working order.
- Schedule a bi-annual maintenance visit from your HVAC professional.
- Clean or replace your stove's exhaust hood filters.
- Repair damage to the exterior of your home (roof, siding), and paint brick or stone.
- If you have a swimming pool, check for equipment or pool leaks, and have repairs made, if necessary.
- Wash your windows.
- Look for low spots in your yard, and install French drains to prevent flooding.
- De-winterize your plumbing, including outdoor faucets & drains.



SUMMER

- Clean kitchen appliances.
- Clean behind the refrigerator.
- Clean out your drains using environmentally safe options.
- Inspect your patio and deck, and make necessary repairs/complete any maintenance tasks.
- Check under-sink shutoff valves to make sure they're working.
- Maintain your landscaping and gardening.
- Clean the outdoor grill.
- Replace HVAC filters.



FALL

- Have your heating system or HVAC inspected.
- Replace HVAC filters.
- Look for leaks and rust around your hot water heater.
- Flush your water heater and remove sediment to increase efficiency.
- Check your roof for leaks or damage.
- Get your chimney cleaned.
- Replace or clean the range's hood filters.
- Touch up your home's paint, if needed.
- Trim your trees, shrubs, and bushes
- Clean up the yard of any leaves and debris.
- Disconnect hoses from outdoor faucets.



WINTER

- Check your doors and windows for air leaks, and seal.
- Caulk showers and bathtubs.
- Check your shower heads for sediment.
- Replace HVAC filters.
- Test CO2 detector, and replace batteries, if necessary.
- Winterize your plumbing, including outdoor faucets and drains, as well as drains in vacant homes.
- Clean and put away tools and outdoor appliances you won't need during the winter months.
- Check door handles, knobs, locks, and repair them if necessary.
- Test smoke detectors, and replace batteries, if necessary.

MONTHLY TASKS

- Change your HVAC filters.
- Inspect your smoke alarms, carbon monoxide detectors, and fire extinguishers.
- Clean your garbage disposal and drains with BioOne drain cleaner.
- Check for scale buildup on your faucets and shower heads.