

Home Maintenance Calendar

ANNUAL TASK GUIDE

Every month, every season — keep your home in top condition.

◆ WINTER

January

— 01

- **Heating system**

Replace HVAC filters and ensure your furnace is running efficiently.

- **Inspect for drafts**

Check windows and doors for air leaks and apply weatherstripping.

- **Safety detectors**

Test smoke and CO detectors, replace batteries if necessary.

- **Clean gutters**

Remove any remaining debris to prevent ice dams.

February

— 02

- **Inspect the roof**

Look for missing or damaged shingles caused by winter weather.

- **Check plumbing**

Insulate exposed pipes to prevent freezing.

- **Clean the garage**

Prepare for spring by decluttering and organizing tools.

- **Service water heater**

Drain sediment to improve efficiency.

March

— 03

- **Inspect the exterior**

Look for cracks in the foundation or siding damage. Watch for sticking doors — this can be a sign the foundation is shifting.

- **Add dirt to foundation**

Spring is the best time to re-grade soil around the base of your home. Slope dirt away from the foundation to prevent water pooling and long-term damage.

- **Prepare the lawn**

Rake leaves, remove debris, and apply pre-emergent weed control.

- **Clean gutters**

Remove debris to handle spring rains.

- **Tornado season prep**

Check and restock emergency supplies: flashlights, batteries, a weather radio, and a generator if you have one. Know your safe room.

- **Home insurance walk-through**

Do a video walk-through of every room and document your belongings. Store the video somewhere off-site or in the cloud — invaluable if you ever need to file a claim.

◆ SPRING

April

— 04

- **Service the A/C**

Schedule a professional inspection and tune-up.

- **Gable vents**

Check the screened vents on each end of the house. Birds — especially sparrows and starlings — will peck through damaged screens and nest inside. Patch any holes before nesting season begins.

- **Plant trees & shrubs**

Take advantage of mild weather for landscaping. Plant well away from the roofline — trees will grow toward the house if given the chance.

May

— 05

- **Mow and fertilize**

Start regular lawn care routines.

- **Seal driveway cracks**

Prevent further damage from weather.

- **Windows and screens**

Repair or replace damaged screens.

- **Outdoor furniture**

Clean and prepare for summer use.

June

— 06

- **Inspect the roof**

Look for damage from spring storms.

- **Ceiling fans & vents**

Dust and clean to improve air quality.

- **Check for pests**

Inspect for signs of termites, ants, or rodents.

- **Mulch garden beds**

Retain moisture and suppress weeds.

◆ SUMMER

July — 07

- **Garage door sensors**

Ensure they are functioning properly.

- **Clean windows**

Wash both inside and outside for better light.

- **Inspect the attic**

Check for leaks, pests, or insulation issues.

- **Trim trees & shrubs**

Trees will grow toward and over the house if unchecked — keep all branches at least 6 feet from the roofline. Overhanging limbs cause roof damage and give pests easy access.

- **Water the foundation**

During hot, dry spells, slowly water around the perimeter of your foundation once a week. Severely dry soil shrinks and can cause the foundation to shift, leading to cracks and sticking doors.

- **Watch for foundation shifts**

If doors start sticking or you notice new cracks in walls or floors, the soil around your foundation may be drying out and moving. Address it early — water the foundation and consult a professional if it worsens.

August — 08

- **Check the HVAC**

Replace filters and ensure it's ready for fall.

- **Continue watering foundation**

If the dry weather continues, keep up weekly perimeter watering. This is the peak danger window for foundation movement in dry climates.

- **Gable vents check**

Do a second pass on the gable vent screens — late summer is prime nesting time and persistent birds may have found a way in.

- **Clean dryer vents**

Prevent fire hazards by removing lint buildup.

- **Pressure wash exterior**

Remove dirt and mildew from siding and walkways.

September — 09

- **Clean gutters**

Prepare for fall leaves.

- **Seal gaps and cracks**

Prevent pests from entering as temperatures drop.

- **Fertilize the lawn**

Prepare it for winter.

◆ FALL

October — 10

- **Winterize faucets**

Drain and insulate outdoor faucets to prevent freezing.

- **Check the furnace**

Schedule a professional inspection.

- **Rake leaves**

Keep the yard clean to prevent mold and pests.

- **Test smoke detectors**

Replace batteries if needed.

November — 11

- **Roof and gutters**

Ensure they're clear of leaves and debris.

- **Store outdoor furniture**

Protect it from winter weather.

- **Check insulation**

Add more to the attic if needed.

December — 12

- **Inspect the exterior**

Look for damage caused by early winter weather. Check for new cracks or sticking doors — signs the foundation may have shifted during the dry summer months.

- **Check for drafts**

Seal windows and doors to improve energy efficiency.

- **Clean the basement**

Prepare for winter storage needs.