

QUARTERLY HOME MAINTENANCE

QUARTER 1: SPRING (MAR-MAY)

- Clean gutters and downspouts
- Inspect roof for damage/leaks
- Service AC unit (pre-summer)
- Fertilize lawn / Mulch beds
- Wash exterior windows
- Check caulking around windows

QUARTER 2: SUMMER (JUN-AUG)

- Reverse ceiling fan direction
- Inspect deck/patio for wear
- Clean dryer vent lint trap
- Test smoke & CO detectors
- Check refrigerator coils
- Inspect plumbing for slow leaks

QUARTER 3: AUTUMN (SEP-NOV)

- Service furnace / Heating system
- Drain and store garden hoses
- Sweep chimney / Fireplace
- Replace HVAC filters
- Check weatherstripping
- Rake leaves / Aerate lawn

QUARTER 4: WINTER (DEC-FEB)

- Test sump pump
- Clean garbage disposal
- Check attic insulation
- Tighten loose handles/knobs
- Inspect basement for moisture
- Deep clean carpets

Note: Replace HVAC filters every 90 days regardless of season. Schedule professional inspections annually for gas lines and electrical panels.