



Seasonal Home Maintenance Checklist

Seasonal or quarterly home maintenance is essential to keeping your interior and exterior clean, functional, and pest-free. Inspecting your home and performing routine maintenance also helps keep you familiar with it so you can spot issues or changes before they become troublesome.

Spring Home Maintenance

Springtime is an essential time for home maintenance projects in Northeast Pennsylvania. Not only is it the traditional season for spring cleaning, but as the ground begins to thaw, the rains come down, and plant life returns, there are many things you might need to fix or tweak from cold weather damage.

Exterior Maintenance

- Inspect the roof** – Look for loose or missing shingles, leaks, or winter storm damage.
- Clean gutters and downspouts** – Remove leaves and debris that accumulate in the fall to prevent water damage.
- Check your HVAC system** – Schedule a professional inspection and replace filters to prepare it for the warmer months.
- Inspect windows and doors** – Check for drafts and re-caulk as necessary. It's not uncommon for some foundation/frame shifting to occur, especially as the ground softens.
- Test outdoor faucets and irrigation systems** – Repair leaks and ensure proper function.
- Service your lawn equipment** – Sharpen mower blades and check oil levels.
- Inspect foundation and exterior walls** – Look for new cracks or signs of settling. Doing this every spring will make you aware of any new issues.
- Seal gaps and cracks** – Proactively prevent pests and allergens from entering your home by sealing all openings.
- Prune trees and plants** – Prevent overgrowth, weeds, and pests by pruning plants back to stems.
- Test sump pumps** – Pour water down sump pumps to ensure proper functioning for the rainier months.

Interior Maintenance

- Flush the water heater** – Remove any insulation from the water heater and have it flushed for service.
- Vacuum the dryer vent** – Remove any loose lint in the dryer vent.
- Spring cleaning** – Remove clutter from storage areas, including the basement and attic.



- Install/inspect insulation** – The mild months are a great time to replace or inspect your home’s insulation for damage or mold.
- Reverse ceiling fans** – Create optimal airflow and temperature distribution for the warmer months.

Summer Home Maintenance

[Summer](#) is a great season to begin home construction and exterior projects. However, homeowners must also contend with the increased activity of thunderstorms and humidity during this time.

Exterior Maintenance

- Power wash exterior surfaces** – Clean siding, driveways, decks, and patios with a power washer. Be sure to get behind shutters as well.
- Inspect and repair fences, decks, and porches** – Stain, seal, or repair as needed to prevent wear or degradation.
- Prepare for storms** – Trim overhanging branches and check storm drains.
- Repair or resurface the driveway** – Repair any cracks in your driveway and resurface as needed.

Interior Maintenance

- Check and clean exhaust fans** – Ensure bathroom and kitchen exhausts are working properly, especially as humidity rises.
- Service the air conditioner** – Clean or replace filters monthly for efficiency and get your system cleaned to prevent mold or coolant leaks.
- Inspect plumbing for leaks** – Check under sinks, around toilets, and outside faucets.
- Check attic ventilation** – Ensure proper airflow to prevent heat buildup that can lead to mold and termites.

Fall Home Maintenance

Like spring, fall is a very important month when it comes to winterizing your home and also cleaning up excess debris from leaves and plants.

Exterior Maintenance

- Rake or mow leaves** – Dispose of leaves in any way possible to prevent pests and dead grass.



- Clean and inspect chimneys and fireplaces** – Remove soot and debris to prevent fire hazards and prepare for winter.
- Check heating systems** – Service the furnace or boiler before winter to avoid interruptions in service.
- Inspect and clean gutters** – Prevent ice dams by removing leaves and debris.
- Drain outdoor faucets and sprinkler systems** – Prevent pipes from freezing by draining all outdoor pipes and disconnecting outdoor hoses.
- Inspect weather stripping** – Replace worn-out seals on doors and windows to prevent cool air from penetrating your home during the winter.
- Store firewood away from the house** – Prevent pests like termites and cockroaches by keeping all wood stored away from the house and removing any branches from your yard.
- Clean window wells** – Remove debris buildup along window wells to prevent pests.

Interior Maintenance

- Test carbon monoxide and smoke detectors** – Replace batteries if needed.
- Steam carpets and floors** – Clean up from summer traffic by getting any carpets or floors professionally cleaned.

Winter Home Maintenance

Winter maintenance is mostly interior-focused, as it is difficult for many people to perform projects on their homes once the temperature dips below freezing.

- Inspect insulation** – Check the attic and basement for adequate insulation and look for drafts in your house.
- Reverse ceiling fans** – Set them to rotate clockwise for better heat distribution.
- Check for ice dams** – Remove snow buildup from the roof and gutters to prevent leaks.
- Inspect pipes for freezing risks** – Keep cabinets open for warm air circulation and wrap any exposed pipes with insulating materials.
- Test emergency power sources** – Ensure generators and backup heating sources work.
- Stock up on winter essentials** – Keep ice melt, salt, and shovels handy for outdoor snow maintenance.

Monthly Home Maintenance Essentials

In addition to seasonal home maintenance tasks, there are also several monthly tasks that we would like to familiarize homeowners with to keep their homes in proper condition.



- Test smoke and carbon monoxide detectors** – Press the test button to ensure functionality and protect your home from potential disasters.
- Inspect and clean HVAC filters** – Replace dirty filters monthly to keep clean air pumping through your air systems.
- Check water softener and refill if needed** – Extend plumbing life by inspecting any water softeners you may be using.
- Clean garbage disposal** – Use vinegar and ice cubes to remove odors and keep your disposal working in tip-top shape.
- Inspect and clean drains** – Pour boiling water or vinegar to prevent clogs—research pipe cleaners to determine if they are safe for your pipes.
- Check fire extinguisher pressure** – Ensure your extinguisher is fully charged and accessible.
- Run water in unused sinks and tubs** – Prevent sewer gases from entering your home and mineral buildup in pipes.

Longer-Term Home Maintenance

In addition to seasonal or annual home maintenance tasks, long-term maintenance tasks play a crucial role in ensuring the proper functioning of essential appliances and structures within your home. These tasks can range from every 5 to 30 years, depending on the lifespan of the appliance or structure.

- Repaint exterior and interior walls** – Experts recommend repainting interior trim and walls about every 3-5 years to keep paint fresh, while exterior paint can be repainted every 5-10 years.
- Replace your HVAC System** – HVAC units can last anywhere from 10-40 years and even longer with proper maintenance. If you notice problems, get it inspected immediately.
- Upgrade insulation** – Fiberglass and cellulose insulation lasts about 10-25 years on average, with spray foam lasting longer. Replace once the insulation has degraded or no longer meets recommended R-values.
- Replace hot water heaters** – Water heaters typically last 8-12 years and require frequent replacement.
- Refinish hardwood floors** – Restore shine and prevent damage by getting your hardwood floors refinished every 7-10 years.
- Pump and inspect your septic tank:** Get your septic tank inspected every 5-10 years and get it pumped every 3-5 years to prevent backflows.
- Reseal windows and doors** – Prevent drafts and energy loss by resealing window and door frames every few years or once gaps are noticed.
- Recaulk bathrooms and kitchens** – Bathroom caulk and silicone sealant only last between 5-10 years, requiring replacement or resealing.



- Inspect and replace roofing** – Asphalt shingles typically last 20-30 years but should be inspected regularly.

By following these home inspection maintenance tasks, you can keep your home in pristine condition and avoid costly issues. Once it comes time to sell, you and the prospective buyer will be thankful for the effort and care you placed in your home.