

First-Year Home Maintenance Calendar

Seasonal tasks to protect your investment.

The first year in a home reveals its real quirks and costs. Staying ahead of seasonal maintenance protects your investment and helps you avoid expensive surprises. Check off tasks as you go, and repeat this calendar every year.

Spring

- ☐ Inspect the roof for winter damage (missing shingles, damaged flashing)
- ☐ Clean gutters and downspouts; check they drain away from the foundation
- ☐ Service the air conditioning system before the first hot week
- ☐ Check exterior for cracks, peeling paint, or settling
- ☐ Test sump pump, if you have one
- ☐ Inspect and repair window/door screens

Summer

- ☐ Inspect and reseal the driveway or walkways if needed
- ☐ Check irrigation systems and outdoor faucets for leaks
- ☐ Trim trees and shrubs away from the roofline and siding
- ☐ Clean or replace HVAC air filters (repeat every 1–3 months year-round)
- ☐ Check caulking around windows and doors for gaps
- ☐ Deep clean or service any outdoor deck or patio surfaces

Fall

- ☐ Service the furnace/heating system before the first cold snap
- ☐ Clean gutters again after leaves have dropped
- ☐ Drain and shut off outdoor hose faucets before the first freeze
- ☐ Check weatherstripping around doors and windows
- ☐ Test smoke and carbon monoxide detectors; replace batteries
- ☐ Have the chimney inspected/cleaned if you have a fireplace

Winter

- ☐ Check attic insulation and ventilation for ice dam risk
- ☐ Let faucets drip during extreme cold to prevent frozen pipes
- ☐ Know where your main water shutoff valve is, in case of a burst pipe
- ☐ Check for drafts around windows and doors
- ☐ Keep walkways clear and salted to prevent slips
- ☐ Review your home maintenance reserve — top it back up for next year

Ongoing, Year-Round

- ☐ Replace HVAC filters every 1–3 months
- ☐ Test smoke/CO detectors monthly; replace batteries twice a year
- ☐ Budget 1–2% of your home's value annually for maintenance and repairs

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