



Home Maintenance Calendar

Every season, every climate

General educational information, not professional advice.
Leave gas, electrical, roof and chimney work to qualified professionals.
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How to use this calendar

Find your climate type, then work through each season's list. Every home gets the main list; your climate adds a few extras.

Climate type	Where	Focus
Cold winters	Northeast, Midwest, northern Plains and mountain areas	Freezing pipes, ice dams, snow loads and heating systems dominate the year.
Mixed	Mid-Atlantic, Ohio and Tennessee valleys, central states	Both heating and cooling matter, with occasional hard freezes and summer storms.
Hot and humid	Southeast, Gulf Coast and Florida	Humidity, mold, pests, hurricanes and air conditioning come first.
Hot and dry	Desert Southwest and parts of Texas and California	Sun damage, cooling, water use, dust and wildfire readiness matter most.
Mild marine	Pacific coast and the Pacific Northwest	Rain, moss, drainage and moisture control lead the list; freezes are rare but possible.

Every month, everywhere

Monthly quick checks	Done
☐ Test smoke and carbon monoxide alarms	
☐ Check the HVAC filter	
☐ Look under sinks and around the water heater for leaks	
☐ Clean the dryer lint trap every load	
☐ Walk around outside after big storms	

My climate type

My climate type

First frost (approx.)

Last frost (approx.)

Storm season

Spring

Every home	Done
☐ Check the roof and gutters from the ground	
☐ Replace the HVAC filter and service the AC	
☐ Check drainage and downspouts in a rain	
☐ Do the spring walk-around	

Climate	Also do this season	Done
Cold winters	Look for ice dam damage at roof edges	☐
Cold winters	Reconnect outdoor faucets after the last freeze	☐
Mixed	Test the sump pump before spring storms	☐
Hot and humid	Book AC service before the heat arrives	☐
Hot and humid	Check for termite mud tubes	☐
Hot and dry	Reseal sun-cracked caulk around windows and doors	☐
Hot and dry	Clear dry brush near the house	☐
Mild marine	Clear moss from roof edges and gutters (carefully, from a ladder)	☐

Summer

Every home	Done
☐ Check the deck and railings	
☐ Seal pest entry points	
☐ Water the yard early and check sprinklers	
☐ Update your emergency kit and home inventory	

Climate	Also do this season	Done
Cold winters	Plan attic insulation and air sealing work	☐
Mixed	Trim trees ahead of summer storms	☐
Hot and humid	Prepare for hurricane season (June 1 to November 30)	☐
Hot and humid	Keep the AC condensate drain clear	☐
Hot and dry	Follow local watering rules and check drip lines	☐
Hot and dry	Change dusty HVAC filters more often	☐
Mild marine	Paint and reseal exterior wood in the dry months	☐

Fall

Every home	Done
☐ Service heating and test CO alarms	
☐ Clean the dryer vent and test smoke alarms	
☐ Clear gutters after leaves fall	
☐ Have the chimney inspected if you use it	

Climate	Also do this season	Done
Cold winters	Winterize outdoor faucets and sprinklers before the first freeze	☐
Cold winters	Get a roof rake and snow shovels ready	☐
Mixed	Winterize outdoor faucets before the first hard freeze	☐
Hot and humid	Check storm damage to the roof and gutters	☐
Hot and dry	Clear roof and gutters of dry debris	☐
Mild marine	Check drainage before the rainy season	☐
Mild marine	Clean gutters as leaves fall	☐

Winter

Every home	Done
☐ Know your water shutoff and protect pipes in cold snaps	
☐ Prepare for power outages safely	
☐ Replace the furnace filter	
☐ Check the attic for leaks or frost	

Climate	Also do this season	Done
Cold winters	Rake snow off the lower roof from the ground	☐
Cold winters	Let faucets drip on outside walls in deep cold	☐
Mixed	Keep faucet covers on during cold snaps	☐
Hot and humid	Cover outdoor faucets on rare freezing nights	☐
Hot and dry	Protect pipes during rare hard freezes	☐
Mild marine	Watch for damp and mold; run bathroom and kitchen fans	☐

Service record

System	Last serviced	By	Next due
Furnace or heat pump			
Air conditioning			
Water heater			
Chimney			
Roof inspection			
Dryer vent			

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