

# ANNUAL HOME MAINTENANCE RHYTHM

A simple seasonal guide to reduce surprises.

You don't need to do everything at once. Maintenance works best when it follows a rhythm.

*Use this as a light reference, not a rulebook.*

## Spring

- Inspect roof visually from the ground
- Check gutters and downspouts
- Service HVAC before cooling season
- Inspect exterior paint and siding
- Test sump pump (if applicable)
- Check exterior grading and drainage

## Summer

- Clean or replace HVAC filters
- Inspect deck, railings, and stairs
- Check windows and screens
- Trim vegetation away from structure
- Inspect driveway and walkways

## Fall

- Service HVAC before heating season
- Clean gutters after leaves fall
- Check weatherstripping around doors/windows
- Inspect chimney and fireplace (if applicable)
- Drain exterior hose bibs

## Winter

- Monitor for ice dams or roof buildup
- Check for drafts or condensation
- Test smoke and CO detectors
- Inspect attic for moisture
- Review reserve account and upcoming replacements

## A Note On Maintenance

*Maintenance doesn't eliminate replacement, it:*

- *Extends lifespan*
- *Reduces surprises*
- *Improves efficiency*
- *Buys time*

*Ownership becomes manageable when small actions are consistent.*

***You don't need perfection. You need rhythm.***



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