Seasonal Home Maintenance Checklist

For New Hampshire Homeowners

- ☑ SPRING
- ☑ SUMMER
- ☑ FALL
- ☑ WINTER



Seasonal To-Do Lists & Maintenance Tips to Protect Your Home

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COLDWELL BANKER REALTY

Welcome

Owning a home in New Hampshire means experiencing all four seasons in full force. From heavy winter snow and epring thaw to humid summers and colorful fall follage, each season brings unique conditions that can impact your home.

Staying ahead of seasonal maintenance is one of the best ways to protect your home, avoid costly repairs, and preserve your property's long-term value. This Seasonal Home Maintenance Checklist was created to help homeowers stay organized and proactive throughout the year. By following a few simple maintenance tasks each season, you can reduce unexpected issues and keep your home running smoothly.

How to Use This Guide

- ☑ Review each seasonal section at the start of the season
- ☑ Check off tasks as you complete them
- ☑ Keep the guide as a yearly reference for routine home care

Completing these tasks consistently can help estend the life of your home's systerns, prevent small issues from becoming expensive problems, and maintain your home's value over time.

A Resource for New Hampshire Homeowners

Homes in New England face unique challenges due to changing weather patterns and seasonal conditions. Snow, ice, humidity, and temperature swings can all impact a home's structure and systerns.

Taking a proactive approach to home maintenance helps ensure your home remains safe, comfortable, and well cared for year after year.

At Onyx Real Estate Group

At Onyx Real Estate Group, we believe homeownership is about more than buying and selling property. It's about helping homeowners protect and care for one of their most Valuable investments.

Home Maintenance Checklist

Spring is the perfect time to address the wear and tear of winter and prepare your home for the warmer months ahead. Use this Spring Home Maintenance checklist for seasonal maintenance tips.



Monthly

- [ ] Check basement and crawl spaces for moisture or leaks from snow melt
- [ ] Monitor sump pump operation and test float switch
- [ ] Inspect window wells and exterior drains for debris
- [ ] Watch for pest activity as temperatures rise
- [ ] Check attic for signs of winter condensation
- [ ] Check foundation perimeter for water pooling

Interior

- [ ] Replace furnace and HVAC filters
- [ ] Schedule professional air conditioning inspection
- [ ] Deep clean carpets and upholstery
- [ ] Wash interior windows and clean window tracks
- [ ] Declutter closets and storage areas
- [ ] Test garage door safety sensors

Exterior

- [ ] Inspect roof for winter damage or missing shingles
- [ ] Remove debris from gutters and downspouts
- [ ] Remove storm windows and install screens
- [ ] Power wash siding, decks, and patios
- [ ] Inspect foundation for cracks or shifting
- [ ] Prune trees and shrubs away from the home
- [ ] Clean and repair window screens
- [ ] Inspect exterior vents for blockages
- [ ] Reset irrigation system for the season
- [ ] Repair damage to walkways or steps

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Home Maintenance *Checklist*

Summer is the time to focus on efficiency, moisture control, and protecting your home during heat and storms. Use this Summer Home Maintenance checklist for seasonal maintenance tips.



Monthly

- [ ] Monitor air conditioning performance and airflow
- [ ] Check indoor humidity levels
- [ ] Inspect plumbing for leaks from increased water use
- [ ] Check lawn drainage after heavy rain
- [ ] Inspect outdoor spigots for leaks
- [ ] Monitor attic temperature and ventilation

Interior

- [ ] Clean refrigerator coils
- [ ] Inspect attic insulation and ventilation
- [ ] Check ceilings and walls for water stains
- [ ] Test sump pump before peak storm season
- [ ] Organize garage and / or basement storage
- [ ] Inspect electrical panel for corrosion or moisture

Exterior

- [ ] Inspect roof and flashing after storms
- [ ] Check caulking around windows and doors
- [ ] Clean and reseal decks or patios
- [ ] Inspect driveway and walkways for cracks
- [ ] Trim trees and branches for storm safety
- [ ] Check siding for loose panels or damage
- [ ] Inspect fencing and gates
- [ ] Clean window exteriors and screens
- [ ] Check outdoor lighting fixtures
- [ ] Inspect exterior air conditioning unit and clear debris

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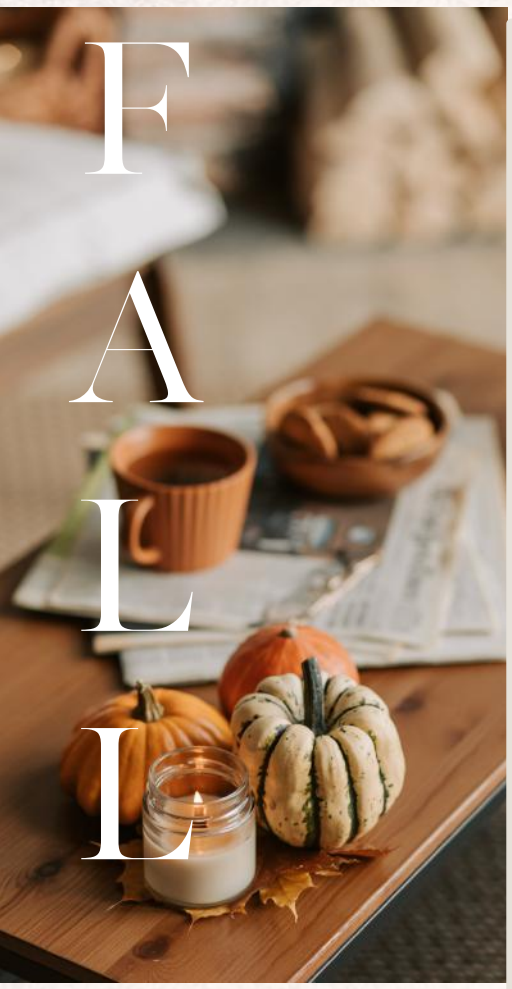
Home Maintenance Checklist

Fall is here and it's time to prep your home for that fast approaching winter weather. Use this Fall Home Maintenance checklist for seasonal maintenance tips.



Monthly

- [ ] Check / clean air vents for blockages
- [ ] Inspect electrical cords for wear
- [ ] Test smoke alarms and CO2 detectors
- [ ] Clean garbage disposal by grinding ice cubes and lemon
- [ ] Check the water softener and replenish salt if necessary
- [ ] Check sink and tub drains for debris and unclog if necessary

Interior

- [ ] Clean all Carpets
- [ ] Replace furnace filter
- [ ] Vacuum lint from the dryer vent
- [ ] Seal cracks and gaps in windows
- [ ] Check fireplace for damage and clean fireplace flues
- [ ] Have forced-air heating system professionally inspected early fall

Exterior

- [ ] Drain the garden hose
- [ ] Rake the leaves and aerate the lawn
- [ ] Power-wash windows and siding
- [ ] Drain in-ground sprinkler system
- [ ] Wrap insulation around outdoor faucets
- [ ] Drain and winterize exterior plumbing
- [ ] Fix cracks and gaps in driveway and walkways
- [ ] Touch up the exterior siding and trim with paint
- [ ] Inspect the roof for leaks and damaged shingles
- [ ] Remove leaves and debris from gutters and downspouts

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Home Maintenance *Checklist*

Winter maintenance focuses on safety, heat retention, and preventing cold-weather damage. Use this Winter Home Maintenance checklist for seasonal maintenance tips.



Monthly

- [ ] Monitor heating system performance
- [ ] Watch for ice dams or heavy snow buildup on roof
- [ ] Check interior humidity levels
- [ ] Inspect exposed plumbing for freezing risk
- [ ] Ensure exterior vents remain clear of snow
- [ ] Test exterior lighting for visibility and safety

Interior

- [ ] Replace furnace filter
- [ ] Inspect attic and basement for drafts
- [ ] Check pipes for leaks or freezing
- [ ] Clean dryer vent and lint trap
- [ ] Inspect windows and doors for air leaks
- [ ] Test backup power sources if applicable

Exterior

- [ ] Clear snow away from foundation
- [ ] Remove ice buildup near entryways
- [ ] Inspect roof edges for ice dams
- [ ] Check chimney and exhaust vents for blockages
- [ ] Ensure downspouts remain clear of ice
- [ ] Inspect exterior caulking and seals
- [ ] Check steps, railings, and walkways for safety
- [ ] Shutoff outdoor faucets to avoid freezing
- [ ] Inspect siding for damage from ice or snow
- [ ] Confirm house numbers are visible from the street

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