



Year-Round Home Maintenance Guide

Prepared by Absolute Property Inspections, LLC

Professional Seasonal Maintenance Planning & Inspection Checklist



Winter Home Maintenance Checklist

Prepared by Absolute Property Inspections, LLC

Client Name:

Property Address:

Inspection Date:

• Heating & HVAC

- Test heating system operation
- Replace air filters
- Inspect ductwork for leaks
- Clear debris around outdoor unit

• Roof & Moisture

- Inspect roof for wind damage
- Check flashing and sealants
- Inspect attic for moisture intrusion
- Ensure gutters are secure

• Plumbing & Safety

- Inspect water heater condition
- Check plumbing for leaks
- Test smoke detectors
- Test GFCI outlets



Spring Home Maintenance Checklist

Prepared by Absolute Property Inspections, LLC

Client Name:

Property Address:

Inspection Date:

• HVAC & Cooling Prep

- Schedule HVAC service
- Replace filters
- Test thermostat
- Clear debris from outdoor unit

• Roof & Exterior

- Inspect roof condition
- Clean gutters
- Inspect exterior surfaces
- Check flashing and penetrations

• Pest & Irrigation

- Inspect for termite activity
- Seal foundation cracks
- Inspect irrigation system
- Adjust watering schedule



Summer Home Maintenance Checklist

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Client Name:

Property Address:

Inspection Date:

• Cooling Performance

- Inspect condenser coils
- Check refrigerant insulation
- Test cooling during peak heat
- Ensure condensate drainage

• Storm Prep

- Inspect roof fasteners
- Secure outdoor furniture
- Trim overhanging branches
- Check flashing and seals

• Moisture Control

- Inspect crawlspace ventilation
- Check vapor barrier
- Inspect grading
- Look for mold signs



Fall Home Maintenance Checklist

Prepared by Absolute Property Inspections, LLC

Client Name:

Property Address:

Inspection Date:

• HVAC System

- Schedule fall HVAC service
- Replace filters
- Clear debris from outdoor unit
- Adjust thermostat settings

• Roof & Gutter

- Clean gutters
- Inspect roof wear
- Check attic for leaks
- Ensure flashing sealed

• Exterior Sealing

- Inspect caulking
- Check weatherstripping
- Seal exterior penetrations
- Inspect outdoor lighting