



# Year-Round Home Maintenance Guide

Prepared by Absolute Property Inspections, LLC

Professional Seasonal Maintenance Planning & Inspection Checklist



## Winter Home Maintenance Checklist

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Client Name:

Property Address:

Inspection Date:

### • Heating & HVAC

- Test heating system operation
- Inspect heat exchanger
- Replace air filters
- Inspect duct insulation
- Check thermostat calibration
- Clear debris around outdoor unit

### • Roof & Moisture

- Inspect roof for wind damage
- Check flashing and sealants
- Inspect attic for moisture
- Ensure gutters are secure
- Inspect soffits and fascia
- Check ceiling for stains

### • Plumbing & Safety

- Inspect water heater condition
- Check plumbing for leaks
- Inspect shutoff valves
- Test smoke detectors
- Test GFCI outlets
- Inspect electrical panel for corrosion



## Spring Home Maintenance Checklist

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Client Name:

Property Address:

Inspection Date:

### • HVAC & Cooling Prep

- Schedule HVAC service
- Replace filters
- Test thermostat
- Clear debris from outdoor unit
- Inspect condensate drain
- Check refrigerant lines

### • Roof & Exterior

- Inspect roof condition
- Clean gutters
- Inspect exterior paint
- Check flashing
- Inspect siding
- Examine foundation for cracks

### • Pest & Irrigation

- Inspect for termite activity
- Seal foundation cracks
- Inspect irrigation system
- Adjust watering schedule
- Trim vegetation
- Check window screens



## Summer Home Maintenance Checklist

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Client Name:

Property Address:

Inspection Date:

### • Cooling Performance

- Inspect condenser coils
- Check refrigerant insulation
- Test cooling performance
- Ensure condensate drainage
- Inspect breaker connections
- Monitor humidity levels

### • Storm Prep

- Inspect roof fasteners
- Secure outdoor furniture
- Trim overhanging branches
- Check flashing and seals
- Inspect garage door bracing
- Review hurricane shutter condition

### • Moisture Control

- Inspect crawlspace ventilation
- Check vapor barrier
- Inspect grading
- Look for mold signs
- Seal exterior penetrations
- Check window seals



## Fall Home Maintenance Checklist

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Client Name:

Property Address:

Inspection Date:

### • HVAC System

- Schedule fall HVAC service
- Replace filters
- Inspect blower motor
- Check thermostat programming
- Clear debris from outdoor unit
- Inspect duct connections

### • Roof & Gutter

- Clean gutters
- Inspect roof wear
- Check attic for leaks
- Ensure flashing sealed
- Inspect downspout discharge
- Check soffits and fascia

### • Exterior Sealing

- Inspect caulking
- Check weatherstripping
- Seal exterior penetrations
- Inspect outdoor lighting
- Check door sweeps
- Inspect window locks