05 / CHECKLIST

SEASONAL HOME MAINTENANCE CALENDAR

What matters changes depending on where your roof actually sits. Find the climate that matches you.

SOUTHERN CALIFORNIA / DRY & COASTAL



SPRING

- Check irrigation/sprinklers before the dry months hit
- Inspect roof & gutters before fire season prep begins



SUMMER

- Clear brush & defensible space (wildfire risk)
- Service A/C before peak heat



FALL

- Clean gutters ahead of the first rain
- Check weatherstripping and seals



WINTER

- Inspect roof & drainage before storms
- Check for slope/grading issues near the foundation

PACIFIC NORTHWEST / WET & MILD



SPRING

- Check for winter moss/moisture damage on roof
- Clear moss from walkways & decks



SUMMER

- Pressure-wash siding & decks while it's dry
- Inspect crawl space ventilation



FALL

- Clean gutters — twice, if you've got trees
- Check for drainage away from the foundation



WINTER

- Watch for roof leaks during heavy rain stretches
- Service the furnace/heat pump

FLORIDA / HUMID & HURRICANE-PRONE



SPRING

- Service A/C before the humidity ramps up
- Check for roof wear before hurricane season



SUMMER

- Prep a hurricane plan & check shutters/impact windows
- Watch for mold/moisture in humid spaces



FALL

- Inspect for storm damage after hurricane season
- Clear gutters & downspouts



WINTER

- Check irrigation (your "off season" for watering)
- Service the A/C before it's back in daily use

FOUR-SEASON CLIMATES



SPRING

- Inspect roof for winter/ice damage
- Check foundation for frost heave cracks



SUMMER

- Service A/C, check attic ventilation
- Reseal driveway/deck while it's dry



FALL

- Clean gutters, service the furnace
- Drain outdoor spigots before the first freeze



WINTER

- Watch for ice dams & check attic insulation
- Keep an eye on pipes during deep freezes