



Neil Kelly Annual Home Maintenance Checklist 2023

Neil Kelly



Annual Home Maintenance Tasks

Home maintenance may sometimes feel like a never-ending chore.

Still, when your home is one of your most significant investments it's important to keep it well-maintained. The good thing is that your home's maintenance changes with the seasons. While keeping up with maintenance might seem overwhelming, it's achievable when you plan ahead and tackle a few things at a time.

Prepare Your Home For Spring

Come spring, many are ready to open up their windows and enjoy the transition from colder weather. Spring is also the time to begin an inside-out inspection of your home. Our spring checklist compiles all the tasks to consider as winter comes to a close and you look ahead to slightly warmer weather.

Interior Maintenance



1. Maintain HVAC performance

If your home has central airflow, you'll want to change air filters and schedule service. Maintenance teams will inspect your air ducts for signs of damage and clean the system as needed.



2. Organize garage, closets, and other storage spaces

Start the new year with a fresh start. There's a reason spring cleaning is a popular practice on its own. Take the time to go through your home and make note of what is working, and what needs to be replaced, reorganized, or donated.



3. Prepare windows and doors for warmer weather

Make sure windows and doors are ready for sunlight. Inspect and replace window and door screens if they have tears or loose screws. Now is also a good time to install or inspect pest-control screens on openings that connect the interior and exterior of your home.



4. Deep clean your home's interior

Start the new year off right with a deep clean of your home's popular rooms. Deep-clean cabinets, walls, upholstery, carpets, and appliances so they look new. Dust baseboards, blinds, fans, and shelving to remove any dust and dirt that may have accumulated over the wintertime.



5. Repaint or touch up interior walls

The spring is a great time to inspect and repaint any chipped paint throughout your home. Clean surfaces, repaint and reapply a protective coating to areas as needed.



Exterior Maintenance



1. Garden assessment

After the colder months, you'll want to do a brief inspection of your lawn and garden. Remove any dead leaves and add a thin layer of mulch to protect your plants from last-minute cold snaps. You should also turn on and check that your outdoor faucets work properly.



2. Inspect the garage door track, springs, and opener

Garage openers lose traction and lubrication during the colder months. Check to ensure tracks, springs, and other parts are in proper working order before using them heavily in the spring.



3. Pressure wash and seal asphalt and concrete

Water that freezes and expands during the winter months can lead to cracks in asphalt and concrete. Poaching or replacing broken areas, removing weeds, and pressure washing surfaces will discourage weeds from growing during the coming months.

Additional Downloadable Spring Home Maintenance Checklist

Prepare Your Home For Summer

When summer comes around, it's time to really enjoy your home. Neil Kelly's summer home maintenance checklist covers important to-dos as Pacific Northwest homeowners plan for heat, humidity, and potential wildfires. Taking care of these tasks at the start of summer can make your living space more enjoyable for the next several months.

Interior Maintenance



1. Reverse ceiling fans to spin counterclockwise

If your home has central airflow, you'll want to change air filters and schedule service. Maintenance teams will inspect your air ducts for signs of damage and clean the system as needed.



2. Clean interior and exterior glass

As sunlight becomes a daily norm, you'll want to ensure that adequate light can pass through windows. Washing both the inside and outside of your windows reduces the amount of dirt and debris build-up that can create an uncomfortable living environment.



3. Test smoke and carbon monoxide detectors

Before dry weather comes around, it's a good idea to test your smoke alarms and carbon monoxide detectors on every floor. Replace batteries as needed.



Exterior Maintenance



1. Clean and revive outdoor woodwork

Maintaining outdoor woodwork is a good idea since replacements can be more costly. During the summer, check doors, windows, decks, patios, and fencing to see what areas of your exterior need to be cleaned and repainted.



2. Maintain your roof

In the summer, your roofing materials will warp with changing weather. Find and replace broken shingles, look for dark patches of mold that may need a professional to inspect more closely, and remove dry leaves and brush from gutters.



3. Trim and maintain your yard

As the weather dries, maintaining your yard is important. Fertilize grass to ensure it has proper nutrients during periods of less rain, trim shrubs and branches around the perimeter, and move all flammable materials at least 30 feet away from the exterior of your home. These precautions are particularly important for residents who live in areas that are prone to wildfire.



4. Plan for DIY and professional summer projects

There's no better time to plan and execute home DIY and professional projects. Take time in the first few weeks of summer to plan out projects and contact contractors. Make appointments ahead of time if your project occurs during a busy season.

Additional Downloadable Summer Home Maintenance Checklist

Prepare Your Home For Fall

As the days begin to get shorter and the leaves turn color, it's time to prepare your home for fall weather. Our fall home maintenance checklist reviews the indoor and outdoor tasks you'll want to accomplish before the chilly season.

Interior Maintenance



1. Maintain HVAC performance

Before cold weather arrives, it's time once again to change the air filter and schedule maintenance to check your home's HVAC unit and prepare it for blowing warm air throughout your home.



2. Check your home for air leaks

You may know where common air leaks happen throughout your home, like windows and doors, but you should also check other areas such as electrical outlets, dryer vents, and vents and fans. If the source of the leaks is unknown, consider hiring a technician to conduct an energy assessment.



3. Prepare windows and doors for cool weather

Before the cold winter months, remove and store the window and door screens you installed in the spring. You should also do a visual inspection for any repair that may need to be done. If you live in an area that gets high winds and storms, install your storm windows and doors to protect your home.



4. Clean and inspect your fireplace

Your chimney and fireplace needs to be cleaned and inspected at least once a year. Cleaning your fireplace will remove flammable residue from wood, creating a safer fireplace. You'll also want to inspect the area for cracks and ensure the gasket is sealed.



5. Replace attic or wall insulation if needed

Proper insulation is key to keeping your home comfortable and energy costs low. Reach out to a professional handyman to remove and replace insulation in walls and attics.



Exterior Maintenance



1. Repair and clean your roof

If debris is left on your roof over the winter months it can cause moisture damage in the new year. Now's the time to clear leaves and debris from gutters, tighten loose brackets, repair and replace roof shingles as needed, and ensure drains and downspouts can properly drain water.



2. Trim and maintain your yard

Protecting your lawn during the colder months is the first step in ensuring a healthy lawn come springtime. Trim dead or decaying pieces from plants and trees, remove fallen leaves to allow the grass to breathe and receive sunlight, and add a bit of fertilizer to give plants proper energy during the colder days.



3. Store and cover outdoor furniture & equipment

You likely won't be using too much of the outdoor furniture and equipment you have. Properly covering and storing them during rainy, cold months is key to helping them last longer.

Additional Downloadable Fall Home Maintenance Checklist

Prepare Your Home For Winter

In the wet Pacific Northwest, winter is a time to stay indoors more often than not. Our winter home maintenance checklist breaks down the projects Oregon and Washington homeowners should consider completing before the harsh, cold weather arrives.

Interior Maintenance



1. Reverse ceiling fans to spin clockwise

In the winter, switch your fan back to rotate clockwise. When spinning on a low setting, this direction creates an updraft which helps push warm air at the top of a room back down to recirculate.



2. Test smoke and carbon monoxide detectors

Before the end of the year, it's time for the second bi-annual test of your smoke alarms and carbon monoxide detectors on every floor. Replace batteries as needed.



3. Check the basement for leaks and moisture damage

After several months of rain in the Pacific Northwest, consider inspecting your home, particularly the basement or crawlspace, for leaks and moisture damage. If needed, call a professional to help water seal those areas.



4. Check internal plumbing

You may not realize your plumbing needs help before it's too late. Take some time to ensure sink and tub drains are free of debris and check that interior faucets, toilets, and valves are not leaking. If needed, schedule maintenance for repairs.



5. Clean your refrigerator and change the filter

Your fridge is an appliance that constantly runs so taking the time to maintain it is important. Clean dust behind and underneath your fridge to ensure the heat has proper space to escape. If you have any water filters installed, check that they are still fresh or replace them if needed.



Exterior Maintenance



1. Winterize outdoor plumbing

Freezing temperatures can cause havoc on outdoor water lines. The first step in protecting your outdoor plumbing is to drain, disconnect, and store water hoses. After that, you should shut off exterior water valves, and install outdoor winter covers on water spigots.



2. Clean and maintain your roof

Like other roof maintenance months, removing snow and ice buildup can prolong your roof's life and reduce the chance of needed repairs in the new year. Clear leaves and other debris from gutters, and continue to keep your eyes out for areas of water buildup or damage.



3. Clean driveway, walkways, and other hardscapes

Proper winterization and deicing of your driveway and walkways are always recommended and important in the Northwest. Calcium chloride and rock salt can eat away at concrete and hardscapes so choosing a good deicer, like potassium chloride or sand can help keep surfaces clear. Using rubber-tipped shovels should also be selected over metal shovels that can cause further damage.

Additional Downloadable Winter Home Maintenance Checklist

Year-Round Handyman Services and Webinars from Neil Kelly

Whether you follow this home maintenance guide precisely or use it as inspiration to create your own annual checklist, Neil Kelly is here to help with all your non-DIY maintenance needs and projects.

Contact us to schedule [handyman services](#), or sign up for our [webinars](#) to explore the possibilities of your next [design/build remodeling](#) project.



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