# Neil Kelly Annual Home Maintenance Checklist

*Seasonal Tips & Tasks to Keep Your Home in Top Shape Year-Round*

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 throughout the year. The good thing is that your home’s maintenance needs change with the seasons. While keeping up with annual home maintenance might seem overwhelming, it's definitely doable when you plan ahead and tackle a few things at a time.

Not sure where to start? Our home maintenance checklist breaks down the tasks by month and season, helping you stay on top of home care year-round.

# 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.

## March

- [ ] Schedule professional HVAC service
- [ ] Sort stored items into keep, donate, and toss
- [ ] Toss or donate unused items
- [ ] Assess sprinkler performance
- [ ] Plan for DIY and professional summer projects
- [ ] Get quotes from contractors

## April

- [ ] Repaint or touch up interior walls
- [ ] Install or replace light-filtering window coverings
- [ ] Evaluate air conditioning or consider central air installation if needed
- [ ] Schedule exterior paint jobs for summer
- [ ] Book all upcoming contractor projects
- [ ] Inspect garage door track, springs, and opener

## May

- [ ] Change HVAC filters
- [ ] Pressure wash and seal asphalt and concrete
- [ ] Fertilize grass
- [ ] Inspect and repair siding, roofing, and exterior trim
- [ ] Install or replace window and door screens
- [ ] Inspect or install pest-control screens on vents, soffits, chimney, and gutters

**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.

## June

- [ ] Reverse ceiling fans to spin counterclockwise
- [ ] Clean all interior/exterior windows inside and out
- [ ] Clean and repaint/refinish deck and patio
- [ ] Install necessary garden fencing
- [ ] Trim shrubs and branches around perimeter of home

## July

- [ ] Fertilize grass
- [ ] Clean moss and other buildup from roof
- [ ] Remove dry leaves and brush from gutters
- [ ] Move all flammable materials at least 30 feet away from home
- [ ] Test and replace batteries in smoke and carbon monoxide detectors
- [ ] Run tests on all alarms

## August

- [ ] Change HVAC filters
- [ ] Weather-strip entrances and caulk windows
- [ ] Repair and replace shingles as needed
- [ ] Trim dead or decaying pieces from plants and trees
- [ ] Fertilize grass
- [ ] Store all gardening and outdoor power equipment

**Downloadable Summer Home Maintenance Checklist**

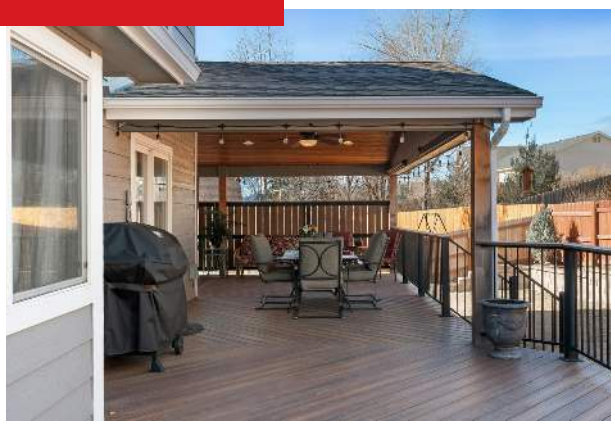
# Prepare Your Home For Fall

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 goes over the indoor and outdoor tasks you'll want to take care of before the chilly season.

## September

- [ ] Schedule professional HVAC check-up before winter
- [ ] Remove and store window and door screens
- [ ] Clean interior and exterior glass
- [ ] Clear leaves and other debris from gutters
- [ ] Tighten loose gutter brackets
- [ ] Ensure exterior drains and downspouts are free of debris

## October



- [ ] Store or cover outdoor furniture and grills
- [ ] Drain, disconnect, and store hoses
- [ ] Shut off exterior water valves
- [ ] Inspect fireplace glass for cracks and ensure the gasket is sealed
- [ ] Clean out fireplace chamber and chimney
- [ ] Deep-clean cabinets, walls, upholstery, carpets, and appliances
- [ ] Dust baseboards, blinds, fans, and shelving
- [ ] Consider upgrading to energy-efficient windows
- [ ] Install weather stripping if needed

## November

- [ ] Change HVAC filters
- [ ] Check basement vents and pipe seals
- [ ] Winterize outdoor water spigots
- [ ] Place doormats inside and outside all entrances
- [ ] Trim dead or decaying tree branches
- [ ] Fertilize grass before it freezes
- [ ] Inspect & replace attic or wall insulation if needed

**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. Neil Kelly's winter home maintenance checklist breaks down the projects Oregon and Washington homeowners should consider completing before the harsh, cold weather arrives.

## December

- [ ] Reverse ceiling fans to spin clockwise
- [ ] Replace batteries in smoke alarms and carbon monoxide detectors
- [ ] Organize garage, closets, and other storage spaces
- [ ] Toss or donate unused items
- [ ] Check basement and crawl space for leaks and moisture damage
- [ ] Replace rotten, warped, or otherwise damaged materials
- [ ] Protect pipes from freezing
- [ ] Remove snow and ice buildup from roof

## January

- [ ] Clear leaves and other debris from gutters
- [ ] Remove snow and ice buildup from roof and gutters
- [ ] Check for frozen pipes
- [ ] Ensure sink and tub drains are free of debris
- [ ] Water-seal basement and crawl space if needed

## February

- [ ] Change HVAC filters
- [ ] Clean out refrigerator and change filter
- [ ] Check interior faucets, toilets, and valves for leaks
- [ ] Repair or replace windows if needed
- [ ] Clean driveway, walkways, and other hardscapes

**Downloadable Winter Home Maintenance Checklist**

# Year-Round Handyman Services

Regular upkeep extends your home's lifespan and helps prevent costly repairs. Whether you follow this annual home maintenance guide to a T or use it as inspiration to create your own monthly checklist, Neil Kelly is here to help with all your non-DIY 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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