

A HOME WELL KEPT, SEASON BY SEASON

The Seasonal Home Care Guide

*Everything to check, clean, and service
— organized by the calendar, so
nothing gets missed.*

QUARTERLY

SPRING

SUMMER

FALL

WINTER



THE WALL STREET REALTOR

Clarity When It Matters Most



WELCOME

Keep It. Print It. Use It.

A well-maintained home holds its value — and most of what that takes is small, regular attention rather than big expensive fixes. This guide organizes the year into simple checkpoints: a few things to check every quarter, and a fuller pass each season. Keep it on the fridge, in a kitchen drawer, or wherever you'll actually see it.

Not in the mood to tackle the list yourself? I keep a short list of trusted local pros for exactly this — plumbers, HVAC, roofers, handymen — just call.

01 Quarterly — Year-Round Checkpoints

02 Spring

03 Summer

04 Fall

05 Winter

Referrals are always loved and appreciated — if a friend or family member is ever buying or selling, I'd be honored to help them the way I've helped you.

Quarterly Checkpoints

These small checks take fifteen minutes and catch problems while they're still cheap to fix.

Plumbing

- ☐ **Faucets & shower heads:** Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.
- ☐ **Drains:** Clean with baking soda. Pour water down unused drains.
- ☐ **Pipes:** Inspect visible pipes for leaks.
- ☐ **Kitchen & bathroom cabinets:** Check under and around for leaks.
- ☐ **Toilets:** Check for stability and leaks.
- ☐ **Water heater:** Check area around water heater for leaks. If you have hard water, drain 1-2 gallons.

Interior

- ☐ **Wood cabinets & trim:** Apply a wood protectant.
- ☐ **Interior doors:** Lubricate hinges.
- ☐ **Garage door:** Lubricate hardware. Inspect mechanism for free travel.
- ☐ **Window & door tracks:** Check that weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.
- ☐ **Basement/crawl space:** Check for cracks or dampness. Check for termites or wood-eating insects.
- ☐ **Ceramic tile:** Check and clean grout.

Electrical & Appliances

- ☐ **Heating & cooling systems:** Clean and replace filters if necessary.
- ☐ **Kitchen exhaust fan:** Remove and clean the filter. Clean accumulated grease from the housing.
- ☐ **Refrigerator:** Clean dust from top. Clean drain pan. Clean/defrost freezer if necessary.
- ☐ **Dishwasher:** Check for leaks.
- ☐ **Wiring, cords & plugs:** Check for wear or damage. Replace if necessary.
- ☐ **Smoke detector:** Test for proper operation; replace batteries if necessary.
- ☐ **GFI outlets:** Test for proper operation.

Exterior

- ☐ **Foundation:** Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.
- ☐ **Landscaping:** Check for proper drainage.
- ☐ **Concrete & asphalt:** Clean oil and grease.

Winter is hard on a house. Spring is when you find out what it cost you — and get ahead of it before summer heat sets in.

Plumbing

- ☐ **Water heater:** Flush out hot water to remove accumulated sediment.

Interior

- ☐ **Attic:** Examine for evidence of leaks. Check insulation; remove or add if necessary. Check for birds, squirrels, raccoons, etc. Check ventilation.
- ☐ **Countertops:** Inspect for separations at sinks and backsplash. Recaulk where required.
- ☐ **Tiled areas:** Inspect for loose or missing grout or caulking. RegROUT/recAulk if necessary.
- ☐ **Shower doors/tub enclosures:** Inspect for proper fit; adjust if necessary. Inspect and recaulk as needed.
- ☐ **Weather stripping:** Check caulking around windows and doors. Check screens. Adjust or replace.

Electrical & Appliances

- ☐ **Heating & cooling system:** General furnace inspection — look for rust or scaling on the heat exchanger, note odd sounds or smells, check venting. Remove debris around units.
- ☐ **Circuit breakers:** Exercise.
- ☐ **Refrigerator:** Clean coils.

Exterior

- ☐ **Decks:** Scrub mildewed areas; treat for water stains, mildew, and fungus.
- ☐ **Roof:** Clean. Check for leaks, damaged or missing shingles. Check vents/louvers for nests. Check flashing around stacks, vents, skylights.
- ☐ **Chimney:** Clean and check for deteriorating brick/mortar, leaks, or nesting animals.
- ☐ **Gutters & downspouts:** Clean and check for leaks, misalignment, or damage.
- ☐ **Windows:** Clean.
- ☐ **Exterior walls:** Check for deteriorating brick/mortar. Check siding for damage or rot. Check painted surfaces for flaking.
- ☐ **Landscaping:** Trim shrubbery away from walls. Remove debris that could attract insects (keep 3"+ clearance from the house). Maintain grading.
- ☐ **Concrete & asphalt:** Check for cracks or deterioration. Reseal or repair if necessary.

Peak season for the systems working hardest — cooling, irrigation, and everything outdoors.

Plumbing

- ☐ **Irrigation/sprinkler system:** Check for broken heads, leaks, or uneven coverage. Adjust timers for summer watering needs.
- ☐ **Outdoor faucets & hoses:** Check for leaks at connections. Inspect hose washers.
- ☐ **Sump pump:** Test to ensure it's operating properly ahead of summer storms.

Interior

- ☐ **Air conditioning:** Change filters monthly during peak use. Have the system serviced if not already done in spring.
- ☐ **Ceiling fans:** Confirm blades rotate counterclockwise for summer cooling.
- ☐ **Grout & caulk (bathrooms):** Check for mildew; clean or recaulk as needed.
- ☐ **Dryer vent:** Clean to reduce fire risk and improve efficiency.

Electrical & Appliances

- ☐ **Circuit breakers/GFCIs:** Test outlets, especially outdoor and bathroom GFCIs.
- ☐ **Refrigerator:** Clean coils; check door seals for a tight fit.
- ☐ **Exhaust fans:** Clean bathroom and kitchen fans of dust buildup.

Exterior

- ☐ **Deck/patio:** Inspect boards for rot, popped nails, or loose railings. Reseal if water no longer beads on the surface.
- ☐ **Exterior paint & caulking:** Check for peeling, cracking, or gaps around windows and doors.
- ☐ **Trees & shrubs:** Trim branches away from the roofline and gutters.
- ☐ **Driveway:** Check for cracks; seal if needed before heat widens them.
- ☐ **Grill & outdoor equipment:** Clean and inspect gas lines/connections if applicable.

The most important seasonal pass of the year — everything here is about not getting caught off guard by the first cold snap.

Plumbing

- ☐ **Plumbing shut-off valves:** Inspect for proper operation.
- ☐ **Outside faucets:** Drain.
- ☐ **Water heater:** Flush out hot water to remove accumulated sediment.
- ☐ **Faucet aerators:** Check water flow; clean screens if reduced.

Interior

- ☐ **Attic:** Examine for leaks. Check insulation. Check for birds, squirrels, raccoons, etc. Check ventilation.
- ☐ **Countertops:** Inspect for separations at sinks/backsplash. Recaulk where required.
- ☐ **Tiled areas:** Inspect for loose or missing grout/caulking.
- ☐ **Shower doors/tub enclosures:** Inspect fit and caulking.
- ☐ **Weather stripping:** Check caulking, screens; adjust or replace.
- ☐ **Sectional garage doors:** Adjust travel and tension.
- ☐ **Fireplace:** Inspect flues; clean if necessary. Inspect brick and mortar for cracks or damage.

Electrical & Appliances

- ☐ **Heating system:** Service heating system and heat pump.
- ☐ **Cooling system:** Remove debris from around units; clean with garden hose. Remove/cover window AC units. Clean or replace filters.
- ☐ **Refrigerator coils:** Clean.
- ☐ **Combustible appliances:** Inspect and service if necessary.

Exterior

- ☐ **Roof:** Check for leaks, damaged or missing shingles, nesting animals, and flashing issues.
- ☐ **Chimney:** Clean; check for deteriorating brick/mortar, leaks, nesting animals.
- ☐ **Gutters & downspouts:** Clean; check for leaks, misalignment, damage.
- ☐ **Exterior walls:** Check brick/mortar, siding, and painted surfaces.
- ☐ **Landscaping:** Trim shrubbery; remove debris (3"+ clearance from house); maintain grading.
- ☐ **Concrete & asphalt:** Check for cracks; reseal or repair.
- ☐ **Septic system:** Examine drain field for flooding/odor. Have tank pumped yearly.
- ☐ **Lawn & patio furniture:** Clean and store, or cover with weatherproof material.

Less to do, but what's here matters — this is about preventing the expensive kind of surprise.

Plumbing

- ☐ **Exposed pipes:** Insulate pipes in unheated areas (basement, garage, crawl space, exterior walls).
- ☐ **During extreme cold:** Let faucets drip on the coldest nights to prevent freezing.
- ☐ **Main shut-off valve:** Know its location in case a pipe bursts.

Interior

- ☐ **Ceiling fans:** Reverse direction for winter (clockwise) to push warm air down.
- ☐ **Attic ventilation:** Inspect to help prevent ice dams from forming.
- ☐ **Windows & doors:** Check for drafts; add weatherstripping where needed.

Electrical & Appliances

- ☐ **Smoke & CO detectors:** Test for proper operation; replace batteries if needed.
- ☐ **Furnace/heating system:** Confirm it was serviced in fall; address any odd sounds or smells promptly.
- ☐ **Space heaters:** Check cords and safety shut-offs if in use.

Exterior

- ☐ **Roof & gutters:** Watch for ice dams after storms; address promptly to prevent water intrusion.
- ☐ **Walkways & steps:** Keep clear and salted after snow/ice.
- ☐ **Trees:** Watch for branches at risk of falling under snow or ice load.



A well-kept home is one less thing to worry about.

Questions about any of this, or need a trusted pro? I'm always a call away.

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