

# Home Maintenance *Calendar*

A month-by-month schedule built for the DC, Maryland and Virginia climate.

• USDA Zone 7a · Humid-subtropical climate

## Spring

MAR-MAY

*Get ahead of the humidity*

### HVAC cooling tune-up

PRO

Yearly, in spring

### Clear gutters after pollen and seed drop

DIY / PRO

Once in spring

### Check exterior caulk and seals

DIY / PRO

Yearly

### Re-open outdoor spigots, check for splits

DIY

Once in spring

### Test the sump pump before storm season

DIY

Once in spring

## Summer

JUN-AUG

*The high-load months*

### Check and change HVAC filters

DIY

Every 1 to 3 months

### Clear the AC condensate drain line

DIY / PRO

Once in summer

### Reseal deck or fence if due

DIY / PRO

Every 2 to 3 years

### Vacuum refrigerator coils

DIY

Yearly

### Test smoke and CO detectors

DIY

Twice a year

## Fall

SEP-NOV

*Close the house down right*

### HVAC heating tune-up

PRO

Yearly, in fall

### Clean gutters after leaf drop

DIY / PRO

Once in fall

### Drain outdoor spigots before first freeze

DIY

Once in fall

### Replace worn weatherstripping and seals

DIY

Yearly

### Inspect chimney or flue if used

PRO

Yearly

## Winter

DEC-FEB

*Protect against freeze and dry air*

### Watch freeze-prone pipes; know your shutoff

DIY

Through winter

### Flush the water heater

DIY / PRO

Yearly

### Test GFCI and AFCI outlets

DIY

Yearly

### Watch indoor humidity and condensation

DIY

Through winter

### Plan and budget big-ticket replacements

DIY

Yearly

### WHY IT PAYS OFF

The rough industry rule is about **\$4 in repair for every \$1** of upkeep you put off. A calendar beats a memory.

Estimate your annual cost → [weattend.com/calculator](https://weattend.com/calculator)

Book a home assessment → [weattend.com/book-assessment](https://weattend.com/book-assessment)