

The Mid-Atlantic Home

A Seasonal Systems Checklist

Built around your home's major systems: Heating & Cooling · Roof & Envelope · Water & Plumbing · Basement & Foundation · Grounds & Drainage · Pests & Moisture

SPRING *March through May*

Assess winter's damage and prepare for summer.

- ☐ **Roof & Envelope:** Inspect roof, flashing, and gutters for ice dam and winter storm damage.
- ☐ **Grounds & Drainage:** Clear gutters of winter debris, and check that downspouts carry water well away.
- ☐ **Basement & Foundation:** Test the sump pump and its backup before spring rains, and check below grade for moisture and cracks.
- ☐ **Heating & Cooling:** Service the A/C and change filters before the first humid stretch.
- ☐ **Pests & Moisture:** Start tick control in the yard, and watch for carpenter ants and spring swarms.
- ☐ **Water & Plumbing:** Reconnect outdoor faucets and irrigation, and check for freeze cracks.

FALL *September through November*

The big prep season. Winter is decided here.

- ☐ **Grounds & Drainage:** Clean gutters after the leaf drop, and again once the last leaves fall.
- ☐ **Heating & Cooling:** Service the furnace or boiler before the first cold, and replace the filter.
- ☐ **Safety:** Have the chimney and flue swept, and test smoke and carbon monoxide alarms.
- ☐ **Water & Plumbing:** Disconnect and drain hoses, blow out irrigation, and insulate exposed pipes.
- ☐ **Roof & Envelope:** Seal gaps and check attic insulation and venting to prevent ice dams.
- ☐ **Pests & Moisture:** Seal entry points against stink bugs, ladybugs, and mice seeking warmth.

SUMMER *June through August*

Heat, humidity, and afternoon storms.

- ☐ **Heating & Cooling:** Watch cooling and bills, change filters monthly, and keep indoor humidity in check.
- ☐ **Basement & Foundation:** Run a dehumidifier below grade, and watch for damp, musty air and mold.
- ☐ **Grounds & Drainage:** After heavy storms, note where water pools and steer it away from the house.
- ☐ **Roof & Envelope:** Check for wind and water damage after severe storms or a tropical remnant.
- ☐ **Pests & Moisture:** Keep up tick and mosquito control, and clear any standing water.
- ☐ **Water & Plumbing:** Check for leaks and slow drains that summer humidity quietly worsens.

WINTER *December through February*

Protect against cold, ice, and snow.

- ☐ **Water & Plumbing:** On cold nights, drip faucets, open cabinets, and hold heat above 55 when away.
- ☐ **Roof & Envelope:** Watch for ice dams and icicles, and clear heavy snow load from the roof safely.
- ☐ **Grounds & Drainage:** Keep walks and drives clear with ice melt that is safe for concrete and pets.
- ☐ **Heating & Cooling:** Replace filters, confirm even heat, and keep vents and returns clear.
- ☐ **Basement & Foundation:** After thaws and heavy melt, check the sump pump and watch for meltwater.
- ☐ **Plan:** Note what winter revealed, and build the spring repair list.

WINTER READY BASICS *Keep these ready November through March.*

- ☐ **Heat & Fuel:** Furnace or boiler serviced, filters on hand, fuel or oil topped off.
- ☐ **Pipes:** Know the main shutoff, insulate exposed pipes, plan for hard freezes and time away.
- ☐ **Safety:** Smoke and CO alarms tested, chimney swept, space heaters used safely.
- ☐ **Snow & Ice:** Shovels, a roof rake, and pet-safe ice melt stocked before the first storm.
- ☐ **Power:** Flashlights, batteries, chargers, and a warm-room plan for an ice-storm outage.
- ☐ **Documents:** Insurance policy, home profile, and photos backed up and reachable anywhere.

Every season, your Ever Home Partner keeps this rhythm, so your family doesn't have to.

