

The Gulf South Home

A Seasonal Systems Checklist

Built around your home's major systems: Air & Comfort · Roof & Envelope · Water & Plumbing · Power & Backup · Grounds & Drainage · Pests & Moisture

SPRING *March through May*

Get ahead of the heat and the storm season.

- ☐ **Air & Comfort:** Book A/C service and fresh filters before the first heat. A tech in April comes on your schedule, not July's.
- ☐ **Roof & Envelope:** Inspect roof, flashing, gutters, and exterior caulk for the wear winter leaves behind.
- ☐ **Pests & Moisture:** Schedule termite inspection and preventive treatment before spring swarms take hold.
- ☐ **Grounds & Drainage:** Clear drains and downspouts, and trim limbs back off the roof and siding.
- ☐ **Power & Backup:** Test the generator under load and lay in fuel before June 1.
- ☐ **Storm Ready:** Refresh the hurricane kit and confirm the family's plan and evacuation route.

FALL *September through November*

Late storms first, then the cooldown.

- ☐ **Storm Ready:** Stay ready through peak season. September is statistically the busiest month.
- ☐ **Roof & Envelope:** After every storm, check the roof, attic, and ceilings for wind and water damage.
- ☐ **Air & Comfort:** Service the heating side once cooler air arrives, before the first cold snap.
- ☐ **Grounds & Drainage:** Clear gutters of the leaf drop before the winter rains set in.
- ☐ **Water & Plumbing:** Find the main shutoff and wrap exposed pipes and hose bibs before first freeze.
- ☐ **Safety:** Test smoke and carbon monoxide alarms, replace batteries, retire any unit over ten years old.

SUMMER *June through August*

Hurricane season and peak humidity.

- ☐ **Air & Comfort:** Watch cooling and power bills, change filters every 4 to 6 weeks, hold humidity near 50 percent.
- ☐ **Storm Ready:** Track every named storm, stage shutters or plywood, and keep the car fueled.
- ☐ **Roof & Envelope:** Secure siding, screens, and loose outdoor items ahead of any approaching storm.
- ☐ **Water & Plumbing:** Check for leaks and slow drains that summer humidity quietly makes worse.
- ☐ **Grounds & Drainage:** After heavy rain, note where water pools and steer it away from the foundation.
- ☐ **Power & Backup:** Run the generator monthly and keep fuel fresh and safely stored.

WINTER *December through February*

Mild, but ready for a hard freeze.

- ☐ **Water & Plumbing:** On freeze nights, drip the faucets, open cabinet doors, and cover outdoor spigots.
- ☐ **Air & Comfort:** Replace filters and confirm even heat and airflow from room to room.
- ☐ **Roof & Envelope:** Check attic insulation, door drafts, and window seals for lost heat.
- ☐ **Pests & Moisture:** Seal exterior gaps where pests seek warmth, and watch closed rooms for mildew.
- ☐ **Power & Backup:** Recheck the generator after storm season and log any service it needs.
- ☐ **Plan:** Write down what you noticed this year and start the spring list.

STORM READY BASICS *Keep these ready June 1 through November 30.*

- ☐ **Kit:** Water, nonperishable food, medications, flashlights, batteries, first aid.
- ☐ **Power:** Generator tested, fuel stored safely, phones and power banks charged.
- ☐ **Documents:** Insurance policy, home profile, and photos backed up and reachable anywhere.
- ☐ **Home:** Shutters or plywood staged, gutters clear, loose yard items ready to bring in.
- ☐ **Plan:** Evacuation route, a meeting point, and one out-of-area contact everyone knows.
- ☐ **After a storm:** Photograph any damage before cleanup begins for the insurance claim.

