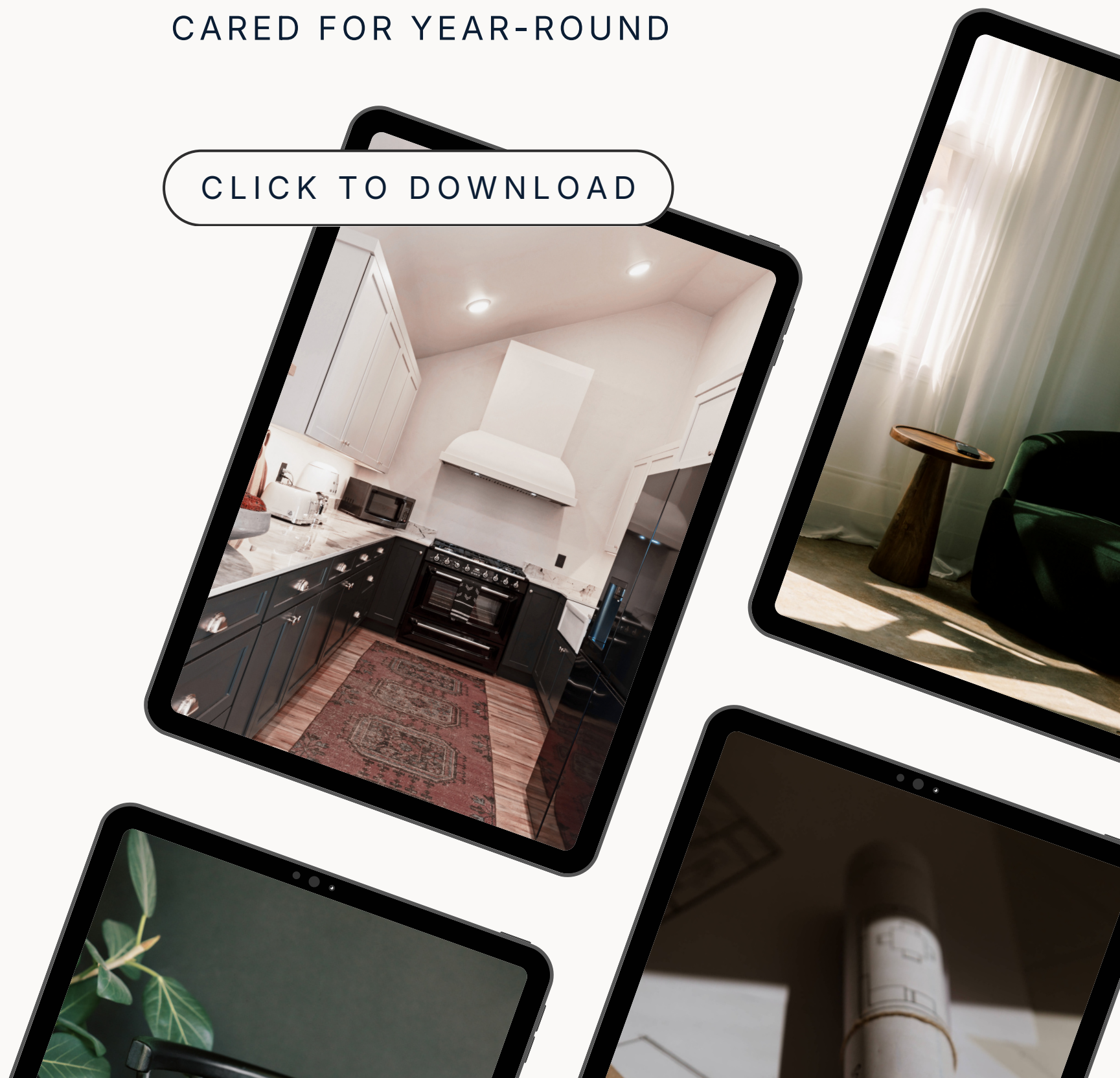


FREE

Home Maintenance Tracker

A SEASONAL GUIDE TO KEEPING YOUR HOME
CARED FOR YEAR-ROUND

CLICK TO DOWNLOAD





Welcome

Let's take the guesswork out of caring for your home.

Whether you're settling into a new space or looking to stay ahead of seasonal upkeep, this guide is designed to simplify home maintenance, one season at a time.

As a realtor with experience in construction, remodeling, and staging, I've seen firsthand how small, consistent care can protect your investment, prevent costly repairs, and keep your home feeling its best.

This checklist breaks it down into four easy categories: winter, spring, summer, and fall — plus a year-round essentials list you can reference anytime.

Use it as a quick seasonal refresh or a yearly routine. Your home deserves the attention — and you deserve the ease.

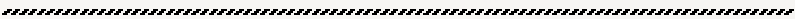
Year-Round Home Care Checklist

A SIMPLE LIST TO KEEP YOUR HOME HEALTHY
ALL YEAR LONG.

- ☐ Check HVAC filters monthly; replace as needed
- ☐ Test smoke + carbon monoxide detectors
- ☐ Wipe down vents and return air ducts
- ☐ Declutter key areas (garage, pantry, closets)
- ☐ Test GFCI outlets
- ☐ Clean garbage disposal + kitchen drains
- ☐ Inspect faucets + under-sink cabinets for leaks
- ☐ Look for moisture in basements or crawl spaces
- ☐ Keep gutters + downspouts clear (especially after storms)
- ☐ Walk exterior perimeter for cracks or damage
- ☐ Trim branches near rooflines or power lines
- ☐ Review homeowners insurance yearly
- ☐ Keep a running maintenance log (repairs, installs, warranties)

Winter Checklist

PROTECT YOUR HOME DURING MONTANA'S COLDEST MONTHS



- ☐ Insulate exposed pipes to prevent freezing
- ☐ Check weatherstripping on doors + windows
- ☐ Reverse ceiling fans to push warm air down
- ☐ Have HVAC system inspected
- ☐ Clean dryer vents (major fire prevention step)
- ☐ Stock ice melt, snow shovels, and emergency kits
- ☐ Check attic for condensation or frost
- ☐ Make sure exterior hose bibs are fully winterized
- ☐ Inspect roof for ice dams
- ☐ Replace worn-out furnace filters
- ☐ Check carbon monoxide detectors
- ☐ Ensure gutters are clear before snowfall
- ☐ Test sump pumps (if applicable)

Spring Checklist

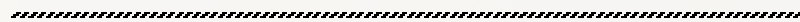
REFRESH, RESET, AND PREPARE YOUR HOME
AFTER WINTER

=====

- ☐ Check roof for loose shingles or storm damage
.....
- ☐ Clean gutters + downspouts
.....
- ☐ Schedule air-conditioning tune-up
.....
- ☐ Inspect windows + screens; repair tears
.....
- ☐ Power wash decking, patios, or siding
.....
- ☐ Deep clean kitchen + appliances
.....
- ☐ Sprinkler startups (test irrigation system/replace broken heads)
.....
- ☐ Make sure exterior hose bibs are fully winterized
.....
- ☐ Look for cracks in foundation or driveway
.....
- ☐ Inspect attic + crawl spaces for leaks or pests
.....
- ☐ Fertilize lawn + landscaping
.....
- ☐ Clear out garage before summer gear takes over
.....
- ☐ Replace smoke detector batteries
.....

Summer Checklist

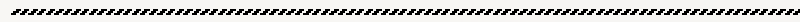
KEEP YOUR HOME COOL, SAFE, AND READY
FOR LONG DAYS OUTSIDE



- ☐ Clean window tracks + lubricate sliders
- ☐ Check caulking around windows + doors
- ☐ Inspect fence lines + gates
- ☐ Touch up exterior paint where needed
- ☐ Test all outdoor outlets + lighting
- ☐ Service lawn equipment
- ☐ Check deck railings + stairs
- ☐ Clean grill + propane safety check
- ☐ Flush hot water heater sediment (if needed)
- ☐ Wash exterior windows
- ☐ Keep an eye on sprinkler coverage + leaks
- ☐ Trim vegetation away from siding + AC unit

Fall Checklist

PREP YOUR HOME FOR COLDER WEATHER AND
HOLIDAY SEASON COMFORT



- ☐ Schedule furnace service before first freeze
- ☐ Clean gutters (again!) before winter hits
- ☐ Check chimney + fireplace (pro cleaning recommended)
- ☐ Drain + store hoses
- ☐ Blow out sprinklers / winterize irrigation
- ☐ Reseed or aerate lawn
- ☐ Weatherproof windows + doors
- ☐ Inspect roof for missing shingles
- ☐ Test exterior lights for shorter days
- ☐ Clean dryer vents and lint traps
- ☐ Deep clean carpets + upholstery
- ☐ Stock winter supplies (filters, salt, shovels)

Trusted home service partners

PREP YOUR HOME FOR COLDER WEATHER AND
HOLIDAY SEASON COMFORT

Home Inspections

CAMERON HOME INSPECTIONS

www.cameronhomeinspections.com/

Electricians

PALMER ELECTRIC

www.palmerelectricalinc.com

PETE'S ELECTRIC

www.peteselec.com

Roofing

RHINO ROOFING

www.rhinoroofingmt.com

Restoration Services

HAWTHORNE RESTORATION

www.hawthorne-restoration.com

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Water Systems

WATER RIGHTS

www.waterrightsinc.net

Construction & Metalwork

BIRCH & BENNETT METALWORKS

https://www.instagram.com/birchandbennett_metalworks/

Excavation & Demolition

DIG MONTANA

https://www.instagram.com/dig_montana/

General Contracting

CORNERSTONE MONTANA

www.cornerstonemontana.com

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CONT.

Irrigation/Sprinklers

DIRTMAN SPRINKLERS

www.dirtmansprinklers.com

Radon Testing & Mitigation

MT RADON

www.mtradon.com

And many more.

IF YOU NEED A PARTNER NOT LISTED HERE, I'M
ALWAYS HAPPY TO SHARE ADDITIONAL
RECOMMENDATIONS.

Need help or want a personalized recommendation?

WHETHER YOU'RE NEW TO MONTANA OR SIMPLY
LOOKING FOR TRUSTED PROFESSIONALS, I'M ALWAYS
HERE TO HELP YOU KEEP YOUR HOME CARED FOR.

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→ WANT CUSTOM RECOMMENDATIONS?

EMAIL ME ANYTIME AT:

courtney@eralambros.com

GM

Because great homes deserve great care – year after year.