VERTEX PROPERTY INSPECTIONS

SEASONAL HOME MAINTENANCE CHECKLIST

Desert heat, monsoon storms and hard water all take a toll on a Valley home. Work through each season's list to keep your home efficient, safe and ready for whatever Arizona brings next.

From **Joe Worthy, Certified Master Inspector®** · Arizona licensed home inspector

FOR THE SPRING

SEASON FOCUS
Prepare for rising temps and clean up after winter.

- [ ] **HVAC tune-up:** Schedule A/C servicing before the heat hits.
- [ ] **Replace air filters:** Dust builds up quickly in Arizona, so check them monthly.
- [ ] **Inspect roof and flashing:** Look for cracked tiles or worn underlayment annually.
- [ ] **Check irrigation and sprinkler systems:** Test for leaks or clogs.
- [ ] **Clean windows and screens:** Rinse off desert dust and pollen.
- [ ] **Inspect caulking and weatherstripping:** Seal around doors and windows.
- [ ] **Treat for termites:** Spring is swarm season, so consider a pest inspection.
- [ ] **Test smoke and CO detectors:** Replace batteries if needed. Spring and fall are easy times to remember.

FOR THE SUMMER

SEASON FOCUS

Focus on cooling efficiency and monsoon prep.

- [ ] **Check A/C performance:** Make sure it is cooling effectively.
- [ ] **Shade windows:** Use sun screens or blackout curtains to reduce heat gain.
- [ ] **Inspect attic insulation and ventilation:** Both help with cooling efficiency.
- [ ] **Clear debris from roof and gutters:** Prep for monsoon runoff.
- [ ] **Secure outdoor items:** High winds during storms can toss furniture.
- [ ] **Inspect and trim trees:** Keep branches from damaging the roof or power lines.
- [ ] **Check for pool cracks or leaks:** Heat and dryness can cause shifting.

FOR THE FALL

SEASON FOCUS

Transition into cooler months and repair summer wear.

- [ ] **Service HVAC (heat mode):** Make sure heat is ready when you need it.
- [ ] **Inspect roof after monsoons:** Look for water damage or missing tiles.
- [ ] **Deep clean windows and solar panels:** Maximize light and energy efficiency.
- [ ] **Check for pest entry points:** Rodents seek warmth as temperatures drop.
- [ ] **Clean dryer vents and exhaust ducts:** Reduce fire risk.
- [ ] **Inspect exterior paint or stucco:** Touch up cracks before winter rains.

FOR THE WINTER

SEASON FOCUS

Prepare for potential cold snaps and keep systems efficient.

- [ ] **Reverse ceiling fans:** Clockwise circulation pushes warm air down.
- [ ] **Insulate exposed pipes:** Especially irrigation lines and pool equipment.
- [ ] **Seal gaps around doors:** Keep out drafts and critters.
- [ ] **Flush water heater:** Remove sediment buildup, which is common with Arizona's hard water.
- [ ] **Clean fireplace or chimney (if used):** Do a safety check before first use.
- [ ] **Check for roof leaks during rains:** Watch ceilings for signs of water intrusion.

MAINTENANCE NOTES

YOU KNOW THE WHOLE HOUSE. NOW KEEP IT THAT WAY.

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This checklist is general guidance for homeowners. For repairs, use a licensed Arizona ROC contractor.