

Your Possible Home

Building Meaningful, Enduring Family Bonds in the Age of AI


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Seasonal Maintenance Planner

The bigger projects, sorted by the season they actually fit into

Some home maintenance happens monthly. Other work only makes sense at certain times of the year — when the weather cooperates, when the equipment needs attention before it has to perform, or when the season itself opens a window for the kind of project that doesn't fit into a normal weekend.

The planner below sorts those larger items by season so you can see the year at a glance. Pick the items that apply to your home, ignore the ones that don't, and add anything specific to your climate or property. Most families find that running through the seasonal list once at the start of each new season is enough to stay ahead of the work.

Spring

Spring is for opening the house back up after winter and catching the damage the cold months may have done. The yard wakes up, the windows are ready to be opened, and most outdoor systems need attention before they go into heavy use.

- Yard cleanup — clear winter debris, prune dead branches, edge the beds, assess what survived the winter
- Wash windows inside and out, and clean the screens before they go back in
- Check the sprinkler system — turn it on, walk every zone, watch for broken heads or leaks
- Inspect the roof from the ground for missing shingles or winter damage
- Clean the gutters before spring rains
- Pressure-wash the driveway, walkways, deck, or siding as needed
- Service the lawn mower and other yard equipment before the first mow
- Replace HVAC filters and schedule the air conditioner tune-up before the first heat wave

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- Deep clean closets — rotate winter clothes out, donate what didn't get worn, assess what each kid actually needs for the new season
- Refresh the outdoor furniture and grill area
- Check exterior caulking around windows and doors

Summer

Summer is the season for the bigger projects that need long daylight, dry weather, and the outdoor space to spread out. It's also when the cooling systems are working hardest, which means a small problem will announce itself quickly.

- Confirm the AC servicing was done, or schedule it now if spring slipped past you
- Organize the garage — sort, donate, dispose of what's been collecting, and reset the storage zones
- Handle the car maintenance that's been waiting (oil changes, brake inspection, tire rotation, registration renewals)
- Tackle outdoor projects — painting, staining the deck, fence repairs, garden beds, anything that needs heat and dry air to cure
- Check the irrigation timing as temperatures climb
- Trim trees and shrubs that have grown into the house, the gutters, or the power lines
- Inspect the deck or patio for loose boards, splinters, or hardware that's working its way out
- Watch for pests — wasps, ants, mice scoping out the yard, anything establishing a foothold near the house
- Plan and schedule any contractor work you want done before fall
- Take stock of what wore out during the school year and replace it before the next one starts

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Fall

Fall is the season of preparation. Whatever isn't ready for winter by Thanksgiving is going to cost more in January, so this is the season where the checklist matters most.

- Stay on top of leaf cleanup as it happens, rather than letting it become a wall of work in November
- Service the furnace before the first cold snap and confirm it actually fires
- Clean the gutters thoroughly once the leaves are mostly down
- Drain and store the garden hoses before the first freeze
- Shut off and drain the outdoor faucets in cold climates
- Have the chimney inspected and cleaned if you use it
- Check the weatherstripping around doors and windows, and reseal where it's failing
- Test the heating system in every room — a vent that doesn't blow warm air is a much smaller problem in October than in January
- Reverse the ceiling fans to clockwise so warm air is pushed back down
- Winterize the sprinkler system
- Clean and store the outdoor furniture, cushions, and yard equipment
- Check that snow shovels, ice melt, and emergency supplies are accessible before the first storm
- Restock the home emergency kit and check expiration dates on what's already in it

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Winter

Winter slows the outdoor work and opens space for the indoor projects that have been waiting. It's also the season most likely to expose a weakness — a drafty window, a slow leak, an emergency kit that turns out to be missing the one thing you need.

- Run a full check on the emergency kit — flashlights, batteries, water, non-perishable food, first aid, medications, important documents
- Confirm the location of water shutoffs, gas shutoffs, and circuit breakers, and make sure every adult in the house knows where they are
- Check pipes in unheated areas during cold snaps and let faucets drip during deep freezes
- Tackle the indoor projects — painting, decluttering, organizing closets and cabinets, deep cleaning the rooms that don't get reset during normal weeks
- Rotate through deep cleaning by area: one bathroom one weekend, the kitchen the next, baseboards and floors the next
- Inspect the attic insulation and ventilation if accessible
- Watch for ice dams on the roof and address them before they cause damage
- Test smoke and carbon monoxide detectors more frequently during heating season
- Clean light fixtures and replace bulbs while you're spending more time looking up at them
- Use the slower season to plan and budget for the next year's bigger projects

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Paperwork and planning — once per season

Every quarter, take an hour to handle the administrative work that quietly piles up. Doing it seasonally keeps any of it from becoming overwhelming.

- Review the household budget against the last three months and adjust for the season ahead
- Update the family calendar with the next season's anchors — school breaks, holidays, travel, birthdays, recurring appointments
- File or scan the paperwork that's accumulated and shred what doesn't need to be kept
- Renew or update insurance, registrations, memberships, and subscriptions that are coming due
- Schedule annual appointments — dental, medical, vision, vehicle inspections — in the season they're due rather than scrambling at year-end
- Take a few minutes to review what's working in the household systems and what isn't, and make one small adjustment for the season ahead

The seasonal list isn't designed to be done all at once. It's a four-times-a-year reset that catches the work that doesn't fit into a normal week. Run through it at the start of each season, schedule what needs scheduling, do what can be done in an afternoon, and let the rest of the year carry on.