

Fall

HOME MAINTENANCE CHECKLIST

NORTHWEST ARKANSAS + NORTHEAST OKLAHOMA

- ☐ 01 **CLEAN + INSPECT GUTTERS**
Clear leaves and debris. Check for sagging or loose sections. Make sure downspouts direct water away from the foundation.
- ☐ 02 **SERVICE THE HVAC SYSTEM**
Schedule a furnace or heating-system check before cold weather. Replace the filter now and keep extras on hand.
- ☐ 03 **SEAL WINDOWS + DOORS**
Check for drafts. Replace worn weatherstripping and caulk visible gaps around windows and exterior doors.
- ☐ 04 **CHECK THE ROOF**
Look for missing, damaged, or curling shingles and obvious flashing issues. Use binoculars or call a roofer rather than taking a risky climb.
- ☐ 05 **DISCONNECT + DRAIN OUTDOOR HOSES**
Remove hoses from exterior spigots, drain them, and store them. Winterize exposed plumbing where appropriate.
- ☐ 06 **TEST SMOKE + CO DETECTORS**
Test smoke and carbon monoxide detectors. Replace batteries as needed and check the expiration date on each unit.
- ☐ 07 **WALK THE EXTERIOR**
After rain, look for standing water near the foundation, poor drainage, cracks, damaged caulk, or areas that may worsen during freeze-thaw cycles.

<i>Before the first freeze</i>	☐ Hoses disconnected ☐ HVAC ready ☐ Detectors tested ☐ Gutters clear
<i>Quick notes</i>	----- -----

BUYING OR SELLING? Sellers can handle small maintenance items before they become inspection surprises. Buyers can ask about HVAC service, roof age, drainage, gutters, and routine maintenance.

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General homeowner information only. Property needs vary; consult a licensed inspector or qualified contractor when appropriate.