DBK Realty LLC

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HOMEOWNER RESOURCE · ST. LOUIS AREA

Your Seasonal Home Checklist

…a year of upkeep, made simple

Hot, humid summers, spring storms, big trees and winter freezes: St. Louis weather is tough on houses. A little attention each season protects your home and its value.

4
seasonal checklists built for St. Louis weather

1–2%
of your home's value a year is a common upkeep budget

10
minutes a month keeps small problems from becoming big ones



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MARCH · APRIL · MAY

Spring: get ready for storm season

Spring brings heavy rain and severe storms to the St. Louis area. Focus on water: keep it moving away from your house and out of your basement.

Outside

- [ ] Clean gutters and make sure downspouts drain at least 4–6 feet from the house
- [ ] Walk the roof line for missing or lifted shingles after winter
- [ ] Check that soil slopes away from the foundation
- [ ] Look for cracks in the driveway, walks and foundation
- [ ] Trim branches that hang over the roof or touch the siding
- [ ] Reconnect hoses and check outdoor faucets for leaks

Inside

- [ ] Test the sump pump by pouring water into the pit
- [ ] Check the basement for damp spots and musty smells
- [ ] Look under sinks and around toilets for slow leaks
- [ ] Clean or replace window screens
- [ ] Deep clean and declutter before summer

Systems & safety

- [ ] Have the air conditioner serviced before the first heat wave
- [ ] Replace the HVAC filter
- [ ] Test smoke and carbon monoxide detectors
- [ ] Watch for termite swarmers (winged insects) near windows and doors
- [ ] Review your family's severe-weather plan and safe spot

Spring tip: a sump pump battery backup is inexpensive insurance during the storms that often knock out power just when you need the pump most.

Notes

JUNE · JULY · AUGUST

Summer: beat the heat and humidity

Summer heat and humidity work your air conditioner hard and invite moisture problems. Keep air moving, humidity down and the outside of the house in good repair.

Outside

- [ ] Keep shrubs and mulch a foot away from siding and the AC unit
- [ ] Hose off the outdoor AC unit's fins (power off first)
- [ ] Check decks and fences for loose boards and rot; reseal wood if water soaks in
- [ ] Inspect and touch up exterior paint and caulk
- [ ] Water the foundation area during long dry spells to limit soil shrinking

Inside

- [ ] Keep basement humidity around 30–50% with a dehumidifier
- [ ] Clean bathroom exhaust fans and use them during showers
- [ ] Check attic vents for blockages and signs of pests
- [ ] Clean the dryer vent from the dryer to the outside
- [ ] Check washing machine hoses for bulges and cracks

Systems & safety

- [ ] Change the HVAC filter (every 1–3 months in heavy use)
- [ ] Clear the AC condensate line so it drains freely
- [ ] Check for wasp nests under eaves and decks
- [ ] Make sure pool and play equipment is safe and secure
- [ ] Test GFCI outlets in kitchens, baths and outdoors

Summer tip: if your AC runs constantly but the house won't cool, change the filter and clear the area around the outdoor unit before calling for service. Those two fix more problems than you'd think.

Notes

SEPTEMBER · OCTOBER · NOVEMBER

Fall: get ready for the first freeze

St. Louis's big trees drop a lot of leaves. Fall is the best time to clear gutters, service the furnace and overseed the lawn before cold weather arrives.

Outside

- [ ] Clean gutters after most leaves fall, and again if needed
- [ ] Disconnect hoses and shut off and drain outdoor faucets
- [ ] Overseed and fertilize fescue lawns in early fall
- [ ] Cut back bush honeysuckle and other invasive plants
- [ ] Store patio furniture and winterize the lawn mower

Inside

- [ ] Check weatherstripping and caulk around doors and windows
- [ ] Reverse ceiling fans to push warm air down
- [ ] Inspect the fireplace; have the chimney swept if you use it
- [ ] Check the attic insulation level
- [ ] Test the radon level (Missouri has many high-radon areas)

Systems & safety

- [ ] Have the furnace serviced before the first cold night
- [ ] Replace the HVAC filter
- [ ] Flush the water heater to clear sediment
- [ ] Test smoke and CO detectors and change batteries
- [ ] Restock flashlights, batteries and an emergency kit

Fall tip: a radon test kit is cheap and simple. Radon is the leading cause of lung cancer among non-smokers, and the only way to know your level is to test.

Notes

DECEMBER · JANUARY · FEBRUARY

Winter: keep the heat in, pipes thawed

Hard freezes and ice storms are the big risks. Protect your pipes, watch for ice dams, and keep your heat and safety systems running.

Outside

- [ ] Keep gutters and downspouts clear so melting snow can drain
- [ ] Watch for icicles and ice dams along the roof edge
- [ ] Use pet- and concrete-safe ice melt on walks and steps
- [ ] Brush heavy snow off shrubs and keep vents and the meter clear
- [ ] Keep the outdoor AC unit free of ice buildup

Inside

- [ ] Insulate pipes along exterior walls and in crawl spaces
- [ ] Open sink cabinets on exterior walls during deep freezes
- [ ] Let faucets drip during extreme cold
- [ ] Know where your main water shut-off is and how to use it
- [ ] Check windows for condensation that could cause damage

Systems & safety

- [ ] Replace the HVAC filter
- [ ] Keep the heat at 55°F or higher when you travel
- [ ] Test smoke and CO detectors; never run a generator indoors
- [ ] Keep space heaters 3 feet from anything that burns
- [ ] Check the sump pump during thaws and heavy rain

Winter tip: if a pipe freezes, turn off the water to that line, open the faucet, and warm the pipe gently with a hair dryer. Never use an open flame.

Notes

ALL YEAR

Monthly, yearly and your home's records

Every month

- [ ] Test smoke and CO detectors
- [ ] Check the HVAC filter
- [ ] Run water in unused sinks and tubs
- [ ] Clean the kitchen sink disposal and range hood filter
- [ ] Look for leaks under sinks

Every year

- [ ] Have heating and cooling serviced
- [ ] Flush the water heater
- [ ] Clean the dryer vent
- [ ] Inspect the roof, gutters and chimney
- [ ] Replace fire extinguishers that are expired or low

Home maintenance log

Keep a record of work and receipts. It helps with warranties and insurance claims, and buyers love seeing it when you sell.

DATE	WORK DONE	WHO DID IT	COST

KEEP IN TOUCH

Your home's value matters, all year

Call a professional right away if you notice:

- A gas smell (leave the house first, then call your gas company)
- A burning smell or warm outlets and switches
- Breakers that keep tripping
- Sewage backing up into drains
- Water stains on ceilings that are spreading
- New foundation cracks, or doors that suddenly stick
- A carbon monoxide alarm (get everyone outside and call 911)
- Signs of termites, like mud tubes on the foundation

THINKING AHEAD?

We're here long after closing.

Wondering what your home is worth, which projects add value, or who to call for a repair? DBK Realty is happy to help, whether you're selling soon or not for years.

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My home's key info

WATER MAIN SHUT-OFF LOCATION _____

ELECTRICAL PANEL LOCATION _____

FURNACE & AC MODEL / FILTER SIZE _____

WATER HEATER AGE _____

ROOF AGE _____

HVAC SERVICE COMPANY _____

PLUMBER _____

ELECTRICIAN _____

Important: This checklist is general information compiled in November 2026. Every home is different. Follow manufacturers' instructions, use licensed professionals for electrical, gas, roofing and HVAC work, and contact local authorities about radon testing and mitigation. DBK Realty is a real estate brokerage and does not perform or guarantee home maintenance or repair work. If you are currently working with another real estate agent, this is not a solicitation of that relationship.

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