

## Calgary Homeowner Maintenance Checklist

Owning a home in Calgary means dealing with unique weather extremes, from freezing winters to seasonal thaw cycles. To protect your investment and keep your home running smoothly, regular maintenance is essential. Use this checklist to stay on top of key tasks each month and season.

### Monthly Maintenance Tasks

- Change or clean HVAC / furnace filters
- Test smoke detectors and carbon monoxide alarms
- Inspect plumbing for leaks under sinks and behind appliances
- Clean range hood filter and vent ducts
- Vacuum or dust air vents, registers, and baseboards
- Inspect fire extinguishers and check expiry dates

### Seasonal / Quarterly Maintenance Tasks

#### Spring

- Inspect roof for damage such as missing or curling shingles
- Clean gutters and downspouts, ensure proper drainage
- Check foundation and concrete for cracks
- Inspect attic and insulation for moisture or mold
- Service air conditioning system and clean condensers
- Inspect windows, doors, and caulking for air leaks

#### Summer

- Trim trees and shrubs away from the house and roof lines
- Inspect and reseal decks, fences, and exterior wood structures
- Check air conditioning performance
- Clean siding, windows, and exterior walls

#### Fall / Pre-Winter

- Inspect and clean roof, gutters, and downspouts before snow
- Seal cracks and weatherstrip windows and doors
- Service furnace and replace filters
- Drain and shut off exterior water lines to prevent freezing

- Store or cover outdoor furniture and tools
- Clean chimney and inspect exhaust vents

#### Winter

- Monitor for ice dams on roof and safely remove snow build-up
- Reverse ceiling fans to push warm air downward
- Seal drafts and add insulation where needed
- Clear snow from furnace and dryer vents to prevent blockage

#### Homeowner Tips

- Keep a maintenance log with dates, work done, and contractor contacts.
- Set reminders each month or season to complete key maintenance tasks.
- Hire professionals for specialized work such as HVAC or roofing.
- Use local Calgary contractors familiar with Alberta's climate.