REAL LIVING · FREE CHECKLIST

Edmonton Home Maintenance Checklist: Season by Season

The jobs that keep an Edmonton home in good shape, and its value up

Most expensive repairs start as small jobs that got skipped. Edmonton winters are hard on a house, so this calendar is built around them: get ready in the fall, watch for trouble in the cold, and check what the thaw did in spring.

Every month

- [ ] **Check the furnace filter**
  Replace it every one to three months, more often with pets.
- [ ] **Test smoke and carbon monoxide alarms**
  Replace the batteries once a year and the alarms when they reach the age on the label.
- [ ] **Look under sinks and around the hot water tank for leaks**

Fall (September–October)

The most important season. Do it before the first hard freeze.

- [ ] **Have the furnace serviced** WINTER
- [ ] **Turn on and clean the furnace humidifier** WINTER
  Replace the pad.
- [ ] **Shut off and drain outside taps** WINTER
  Disconnect hoses, close the inside valve and open the tap to drain it.
- [ ] **Clean the gutters once the leaves are down**
- [ ] **Blow out the sprinkler system**
- [ ] **Check weatherstripping on doors and windows**
- [ ] **Start a long-term radon test**
  Health Canada recommends a test of at least three months, ideally over the heating season.
- [ ] **Book the chimney sweep if you burn wood**

Winter (November–March)

- [ ] **Clear your sidewalk soon after it stops snowing** WINTER ALBERTA
  The City takes complaints once it hasn't snowed for 48 hours.

- [ ] **Keep the furnace and hot water vents outside clear of snow** WINTER
  Blocked vents can shut the furnace down or let exhaust back in.
- [ ] **Keep snow off the gas meter** WINTER
  Clear it by hand, not with a shovel.
- [ ] **Watch for ice dams and long icicles** WINTER
  They point to heat escaping into the attic.
- [ ] **Lower the humidifier setting on very cold days** WINTER
  If windows frost or stream inside, it's too high.
- [ ] **Run bathroom and kitchen fans**
  Moisture that stays inside ends up in the attic and walls.

Spring (April–May)

- [ ] **Test the sump pump before the thaw**
  Pour water into the pit and make sure it starts and drains.
- [ ] **Check grading and downspout extensions**
  Water should flow at least a couple of metres from the foundation.
- [ ] **Walk the roof line for damage after winter**
  From the ground or with binoculars.
- [ ] **Turn off the humidifier and close its damper**
- [ ] **Service the air conditioner, if you have one**
- [ ] **Check the basement after the snow melts**
  Look for damp patches, staining or a musty smell.

Summer (June–August)

- [ ] **Seal or stain the deck and fence**
- [ ] **Caulk around windows and doors outside**
- [ ] **Clean the dryer vent all the way to the outside**
  Lint build-up is a fire risk.
- [ ] **Flush the hot water tank**
  Draining a few litres clears sediment and helps it last.
- [ ] **Trim trees and shrubs away from the house**

Every few years

- [ ] **Have the roof inspected**
- [ ] **Re-test for radon after major renovations**

- [ ] **Update your home insurance and keep a photo inventory**
- [ ] **Keep every receipt in one folder**
  Buyers and inspectors will ask when you sell.

Thinking about selling one day? A home with a service record sells with fewer surprises. When you're ready, the pre-listing checklist takes it from here.

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Notes

Questions about your home or the Edmonton market? Just ask.

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