

Winter Home Maintenance Checklist

MyHomePlatform Digital Home Record

Protect Your Home Through the Cold Season



Your Winter Maintenance Companion

Season: December - February

Focus: Prevent cold weather damage, reduce energy costs, ensure safety

Estimated Time: 6-8 hours total

Potential Savings: \$2,000-\$5,000 in emergency repairs



CRITICAL WINTER TASKS

Before First Freeze

- **Outdoor Faucets** - Drain and shut off exterior water lines
- **Pipe Insulation** - Wrap exposed pipes in unheated areas
- **Garden Hoses** - Disconnect, drain, and store
- **Sprinkler System** - Blow out irrigation lines
- **Emergency Kit** - Stock supplies (flashlights, batteries, water)

Why This Matters: A single burst pipe can cause \$5,000-\$10,000 in water damage



HEATING & ENERGY EFFICIENCY

Heating System (December)

- Schedule professional furnace inspection
- Replace furnace filter (monthly during winter)
- Test thermostat accuracy
- Check heat registers for obstructions
- Bleed radiators if applicable
- Test emergency heat mode

Cost: \$150-\$250 inspection vs. \$4,000-\$8,000 system replacement

Insulation & Weatherproofing

- Check attic insulation depth (minimum R-38)
- Inspect weatherstripping on doors
- Apply door sweep if needed
- Seal window gaps with rope caulk
- Use window insulation film on drafty windows
- Install draft stoppers under doors

Energy Savings: 10-20% reduction on heating bills

Fireplace & Chimney

- Schedule chimney sweep (if used regularly)
- Check damper operation
- Inspect for creosote buildup
- Test smoke alarm near fireplace
- Stock firewood properly (away from house)
- Check carbon monoxide detector

Safety Stat: 25,000+ chimney fires annually in the US

EXTERIOR PROTECTION

Roof & Gutters (December/January)

- Remove snow accumulation over 6 inches
- Check for ice dams
- Clear gutter downspouts
- Inspect flashing around chimney/vents
- Look for missing/damaged shingles
- Check attic for signs of roof leaks

Ice Dam Prevention: Keep attic below 32°F to prevent melting

Outdoor Structures

- Remove snow from deck/patio (prevent collapse)
- Check fence posts for frost heave
- Secure loose siding
- Inspect foundation for cracks
- Clear snow away from foundation
- Check for animal entry points

Driveway & Walkways

- Stock ice melt/sand
- Repair cracks before freeze cycles
- Mark driveway edges for snow removal
- Test snow blower
- Sharpen shovel edges

- Apply sealant to asphalt (before first freeze)

PLUMBING PROTECTION

Prevent Frozen Pipes

- Open cabinet doors under sinks during extreme cold
- Let faucets drip during severe freezes
- Maintain indoor temperature above 55°F
- Insulate pipes in crawl spaces
- Seal air leaks near plumbing
- Know location of main water shut-off

Water Heater

- Test pressure relief valve
- Drain 1-2 gallons to remove sediment
- Check temperature setting (120°F optimal)
- Inspect for leaks or corrosion
- Insulate tank if in cold area
- Test carbon monoxide detector (gas units)

Efficiency Tip: Sediment buildup reduces efficiency by 20-30%

ELECTRICAL & SAFETY

Winter Safety Systems

- Test all smoke alarms (monthly)

- Test carbon monoxide detectors (monthly)
- Check emergency lighting
- Inspect space heaters (3-foot clearance rule)
- Test GFCI outlets in bathrooms/kitchen
- Replace worn electrical cords

Holiday Lighting Safety

- Inspect light strings for damage
- Use outdoor-rated lights only outside
- Avoid overloading circuits
- Use timers to save energy
- Keep live trees watered
- Turn off decorations when away

Fire Prevention: Electrical fires peak in winter months

WINDOWS & DOORS

Window Maintenance

- Clean windows (inside and out)
- Check for condensation between panes
- Repair broken seals
- Apply weather film if drafty
- Check window locks function properly
- Inspect sills for rot/damage

Door Maintenance

- Adjust door closers (stiffen in cold)
- Lubricate locks and hinges
- Check door alignment
- Replace worn weatherstripping
- Tighten loose hardware
- Test garage door sensors



INTERIOR SPACES

Living Areas (Monthly)

- Rotate ceiling fan direction (clockwise)
- Check humidity levels (30-50% ideal)
- Clean/replace humidifier filters
- Vacuum vents and registers
- Check for drafts around outlets
- Caulk tub/shower seams

Basement/Crawl Space

- Check for moisture/leaks
- Test sump pump (pour water in pit)
- Inspect foundation walls
- Remove stored items from floor (flood risk)
- Check ventilation
- Look for pest entry points

Attic Inspection

- Check for adequate ventilation
- Look for ice dam signs
- Inspect insulation coverage
- Check for pest activity
- Look for moisture/mold
- Verify roof leak signs

GARAGE & OUTDOOR EQUIPMENT

Garage Maintenance

- Test garage door opener
- Lubricate garage door tracks/springs
- Check door seals
- Test automatic reverse safety feature
- Clear clutter for vehicle parking
- Check CO detector (if attached garage)

Equipment Winterization

- Store lawn mower (empty gas/stabilize)
- Drain garden hose and sprayers
- Winterize power washer
- Service snow blower
- Store outdoor furniture
- Cover grill (or store)



DOCUMENTATION & RECORDS

Track Your Winter Maintenance

- Log all maintenance completed
- Save receipts for professional services
- Photograph problem areas (before/after)
- Update equipment service records
- Note any issues for spring attention
- Record energy usage for comparison

Digital Tip: Upload to MyHomePlatform's Maintenance Calendar for automated reminders next year



EMERGENCY PREPAREDNESS

Winter Storm Kit

- Flashlights with fresh batteries
- Battery-powered/hand-crank radio
- Bottled water (1 gallon per person per day)
- Non-perishable food (3-day supply)
- First aid kit
- Blankets/sleeping bags
- Rock salt/sand for ice
- Candles and matches
- Cell phone chargers (battery backup)
- Important documents (waterproof container)

Emergency Contacts

- HVAC contractor: _____
- Plumber (24-hour): _____
- Electrician: _____
- Roofer: _____
- Water damage restoration: _____
- Insurance agent: _____

BUDGET PLANNING

Expected Winter Costs

Maintenance Item	DIY Cost	Professional Cost	Priority
Furnace Inspection	\$0	\$150-\$250	HIGH
Chimney Sweep	\$0	\$150-\$300	HIGH (if used)
Pipe Insulation	\$20-\$50	\$100-\$300	HIGH
Window Film	\$30-\$100	\$200-\$500	MEDIUM
Weatherstripping	\$20-\$60	\$150-\$400	MEDIUM
Snow Removal Equipment	\$50-\$800	N/A	HIGH
Emergency Kit Supplies	\$50-\$150	N/A	HIGH
Total Estimate	\$170-\$1,210	\$750-\$2,250	

WINTER MAINTENANCE SUCCESS CHECKLIST

December Tasks

- Complete all "Before First Freeze" critical items
- Schedule professional furnace inspection
- Winterize outdoor plumbing
- Check roof and gutters
- Stock emergency supplies

January Tasks

- Replace furnace filter
- Monitor for ice dams
- Test all safety systems
- Check indoor humidity levels
- Inspect attic after major storms

February Tasks

- Replace furnace filter
- Check for foundation cracks
- Plan spring maintenance tasks
- Review winter energy bills
- Schedule spring system tune-ups

BONUS: Winter Energy Savings Tips

Reduce Heating Costs 15-25%

- Lower thermostat 7-10°F when sleeping (save 10%)

- Use programmable thermostat
- Close curtains at night (insulation)
- Open curtains on sunny days (free heat)
- Keep humidity at 30-40% (feels warmer)
- Reverse ceiling fans (push warm air down)
- Close doors to unused rooms
- Use space heaters strategically (not as primary heat)

TRACK YOUR PROGRESS

Winter Maintenance Score:

Tasks Completed: _____ / 70+ Total

Professional Services Scheduled: _____ / 3-5

Emergency Kit Ready: Yes No

Digital Records Updated: Yes No

Goal: Complete 90%+ of HIGH priority tasks before first major winter storm

CONGRATULATIONS!

By completing this winter maintenance checklist, you've:

- Protected your home from cold weather damage
- Reduced emergency repair risks by 60%
- Lowered energy costs by 10-20%
- Enhanced safety for severe weather
- Preserved your home's value



NEXT STEPS

1. Save This Checklist

Print and post in a visible location, or save to MyHomePlatform's Digital Home Record

2. Schedule Professional Services

Book HVAC and chimney inspections 2-4 weeks before peak season

3. Create Maintenance Budget

Set aside \$750-\$2,250 for winter maintenance and emergencies

4. Set Up Reminders

Use MyHomePlatform's Maintenance Calendar for automated monthly reminders

5. Prepare for Spring

Note any issues discovered during winter for spring follow-up



HELPFUL RESOURCES

From MyHomePlatform:

- Complete Home Maintenance Schedule
- Budget Planning Worksheet
- Maintenance Log Template
- Emergency Preparedness Guide
- Energy Efficiency Documentation

Download all resources: MyHomePlatform.com/maintenance-resources

WHEN TO CALL A PROFESSIONAL

Immediate Action Required:

- Frozen pipes or burst pipes
- No heat during extreme cold
- Ice dam water leaking into home
- Gas smell or carbon monoxide alarm
- Electrical sparks or burning smell
- Roof collapse risk from snow load

Schedule Soon:

- Unusual heating system noises
- Uneven heating in home
- Persistent drafts after weatherization
- Ice dams forming repeatedly
- Attic moisture or frost



NOTES & CUSTOM TASKS

Unique to Your Home:

Contractor Notes:

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This checklist is provided by MyHomePlatform to help homeowners maintain their properties effectively. For personalized maintenance schedules and automated reminders, visit MyHomePlatform.com

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