

Your Fall Home Maintenance Checklist

A few hours this month saves you real money — and headaches — when the first Utah cold snap hits. Print this, work through it, and head into winter with a home that's buttoned up tight.

1 Outside & Yard

- ☐ **Blow out the sprinkler system.** The big one in Utah — trapped water freezes, expands, and cracks your lines. Do it before the first hard freeze.
- ☐ **Disconnect and drain garden hoses.** Then shut off and drain exterior faucets to prevent burst pipes.
- ☐ **Clean out the gutters and downspouts.** Clogged gutters cause ice dams and water damage once the snow starts.
- ☐ **Trim branches away from the roof and power lines.** Heavy snow snaps overhanging limbs — get ahead of it.
- ☐ **Give the lawn its final mow and fertilize.** A fall feeding sets you up for a greener spring.

2 Heating & Systems

- ☐ **Service the furnace and replace the filter.** A quick tune-up now avoids a no-heat emergency in January — and keeps bills down.
- ☐ **Test the thermostat** (and swap batteries if it's the battery kind).
- ☐ **Reverse ceiling fans to clockwise.** Pushes warm air back down — a small trick that actually helps.
- ☐ **Have the chimney inspected** if you use a wood or gas fireplace.

3 Seal & Protect

- ☐ **Check weatherstripping on doors and windows.** Feel for drafts — sealing leaks is the cheapest way to cut a heating bill.
- ☐ **Caulk gaps around window and door frames.** A \$5 tube of caulk pays for itself fast.
- ☐ **Add or check attic insulation.** Heat escapes through the top of the house first.

4 Safety Check

- ☐ **Test every smoke and carbon monoxide detector.** Closed-up homes running the furnace make CO detectors especially important.
- ☐ **Refresh or check the emergency kit.** Flashlights, batteries, blankets — winter power outages happen.
- ☐ **Stock up on ice melt and locate the snow shovel** before you actually need them at 6am.

Thinking of selling in the spring? Every item on this list is also a quiet win for your home's value. A well-maintained home shows better, appraises better, and signals to buyers that it's been cared for. Knock these out now, and you're already ahead when listing season rolls around.

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