ACADIANA HOME INSPECTORS

Knowledgeable. Experienced. Certified.

Acadiana Homeowner's Seasonal Maintenance Checklist

Keeping Your Louisiana Home in Top Condition Year-Round



Your Trusted Home Buying Advocate

Acadiana Home Inspectors

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Louisiana's climate — heat, humidity, heavy rain, and occasional freezes — is harder on homes than most parts of the country. This checklist is designed specifically for Acadiana homeowners to help you stay ahead of the issues we see most often in inspection reports.

— Keith Blanchard, LHI #10752 · Acadiana Home Inspectors

SPRING (March–May)

- ☐ Inspect roof for winter damage — missing shingles, lifted flashing
- ☐ Clean gutters and check downspout drainage
- ☐ Check exterior caulking around windows and doors
- ☐ Inspect foundation perimeter for cracks or settlement
- ☐ Service HVAC for cooling season — change filters, schedule tune-up
- ☐ Check attic for moisture or pest activity after winter
- ☐ Test smoke and carbon monoxide detectors; replace batteries
- ☐ Inspect deck, porch, and patio for loose boards or fasteners
- ☐ Check grading — soil should slope away from the foundation
- ☐ Trim vegetation away from the house and roof

SUMMER (June–August)

- ☐ Check HVAC monthly — change filters every 30–60 days in peak season
- ☐ Watch for signs of moisture intrusion during heavy rain season
- ☐ Check window and door seals for air leaks (energy efficiency)
- ☐ Inspect under-sink areas and around toilets for slow leaks
- ☐ Flush water heater tank to remove sediment
- ☐ Check outdoor HVAC unit — clear debris, verify proper airflow
- ☐ Monitor attic temperature and ventilation
- ☐ Inspect fence and gate hardware

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FALL (September–November)

- ☐ Service HVAC for heating season
- ☐ Clean gutters after leaf fall
- ☐ Check chimney and fireplace — schedule annual chimney sweep
- ☐ Inspect weatherstripping on all exterior doors and windows
- ☐ Check water heater anode rod — replace if heavily corroded
- ☐ Test all GFCI outlets — press test and reset buttons
- ☐ Inspect garage door weatherstripping and bottom seal
- ☐ Hurricane/storm prep: inspect roof, straps, and storm shutters



WINTER (December–February)

- ☐ Know location of main water shutoff — Louisiana can freeze
- ☐ Insulate exposed pipes in unconditioned spaces
- ☐ Check heating system operation before cold snaps
- ☐ Inspect for drafts around windows, doors, and attic hatch
- ☐ Check attic insulation coverage
- ☐ Test smoke and carbon monoxide detectors; replace batteries
- ☐ Clear dryer vent — fire hazard if clogged



YEAR-ROUND

- ☐ Change HVAC filters every 1–3 months
- ☐ Test GFCIs monthly
- ☐ Check under sinks for slow leaks quarterly
- ☐ Keep records of all maintenance and repairs

Due for your 11-Month Builder's Warranty Inspection? Don't let it expire. Call Acadiana Home Inspectors before your builder warranty runs out.

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