

Seasonal Home Maintenance Guide

For First-Time Homeowners in Metro Milwaukee

Owning a home in southeastern Wisconsin means navigating everything from spring floods to sub-zero winters. This season-by-season guide will help you stay ahead of costly repairs and keep your home in top shape all year long.

LUCAS MURPHY | EXP REALTY – PROVISION PROPERTIES CORE TEAM



SPRING

March – May: Assess Winter Damage & Prep for Warmth

As the snow melts, your home reveals the wear of another Wisconsin winter. Work through this checklist before temperatures climb.

1

Roof & Gutters

Inspect shingles for lifting or ice dam damage. Clean gutters and downspouts of all winter debris.

2


Basement & Foundation

Check for moisture or water intrusion from snowmelt. Walk the foundation perimeter and flag any cracks wider than ¼ inch.

3

Systems & Exterior

Schedule AC tune-up, test sump pump, inspect weatherstripping, and service lawn equipment.

 **Pro Tip:** Wisconsin's freeze-thaw cycle is brutal on foundations. Any new crack wider than ¼ inch deserves a call to a foundation specialist – catching it early can save thousands.

SUMMER

June – August: Exterior Projects & Preventive Care

Warm weather opens the window for exterior work and safety checks. Tackle these tasks before Milwaukee's storm season peaks in July.



Fire Safety

Clean dryer vent hose to prevent fires. Test smoke and CO detectors and replace batteries.



Exterior Upkeep

Power-wash siding, decks, and walkways. Check paint for peeling and stain or seal the deck if water no longer beads.



Yard & Storm Prep

Trim trees and shrubs — maintain 12 inches of clearance from the house and 10 feet from the roofline.



Water Heater

Flush the water heater to remove sediment buildup and extend its lifespan.



Pro Tip: Milwaukee summers bring severe thunderstorms. Trim any branches within 10 feet of your roofline or power lines before July — peak storm season.

FALL

September – November: Winterize Before It's Too Late

Fall is your last opportunity to protect your home before temperatures plummet. Don't skip these – they'll save you from expensive winter emergencies.

Plumbing & Heating

- Shut off exterior hose bibs at the interior shutoff valve and drain lines
- Disconnect and store all garden hoses
- Schedule furnace inspection; replace filter
- Insulate exposed pipes in garage, basement, and crawl spaces

Sealing & Yard

- Clean gutters thoroughly after leaves have dropped
- Seal gaps around pipes, vents, and utility entrances to keep mice out
- Reverse ceiling fans clockwise to push warm air down
- Aerate, overseed lawn, and apply fall fertilizer
- Stock up: ice melt, snow shovels, roof rake



Pro Tip: Shut off exterior water at the **interior** shutoff valve – not just the outdoor spigot. Even "frost-free" hose bibs can burst if a hose is left connected.

December – February: Protect Your Investment in the Deep Freeze

Wisconsin winters regularly hit -10°F or colder. These tasks aren't optional — they're your defense against thousands of dollars in damage.

Ice & Snow

Use a roof rake if ice dams form. Keep gutters clear and sidewalks/driveway ice-free per Milwaukee municipal code.

Heating System

Replace furnace filter monthly during heavy-use season. Clear snow from furnace exhaust and intake vents outside.

Frozen Pipes

Drip faucets on sub-zero nights and open cabinet doors under sinks. Never set the thermostat below 55°F when away.

Moisture & Seals

Monitor the attic for frost (sign of poor ventilation). Watch for window condensation — it may indicate humidity imbalance or seal failure.

  **Pro Tip:** A single burst pipe can cause \$10,000+ in damage. If you leave for vacation, **never** set your thermostat below 55°F .

Questions? We're Here to Help.

Whether you're buying your first home or just moved in, the Provision Properties Core Team is here to guide you through every step of homeownership in Metro Milwaukee.

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