

FREE ARIZONA RESOURCE

Arizona Home Maintenance Calendar

A season-by-season guide to caring for an East Valley home through heat, dust, monsoon weather, and cooler desert months.



Prepared for you by

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2026 edition | Adjust timing for your property, equipment, and manufacturer guidance.

Prepare for the heat

Use the mild weather to prepare the systems that work hardest in summer.

- Schedule HVAC service before peak-season demand and review the system's maintenance history.
- Inspect or replace HVAC filters at the interval appropriate for your system, household, pets, and dust exposure.
- Test thermostats and confirm ceiling fans rotate counterclockwise for a cooling breeze.
- Inspect exterior caulk, weatherstripping, door sweeps, window screens, and sun-facing seals.
- Walk the roof from a safe vantage point or hire a qualified professional to check coverings, flashing, penetrations, and debris.
- Test irrigation zones for leaks, clogged emitters, overspray, broken heads, and plants that have outgrown their watering pattern.
- Inspect pool equipment, water level, gates, barriers, and safety devices if applicable.
- Trim vegetation away from the roof, walls, HVAC equipment, walkways, and utility access points.

ARIZONA NOTE: Avoid entering attics during hot parts of the day. Extreme temperatures can arrive earlier than expected.

Spring service dates and notes

Heat and monsoon readiness

Monitor performance, manage water, and prepare for sudden storms.

- Check HVAC filters regularly and watch for unusual sounds, odors, short cycling, weak airflow, or water near equipment.
- Keep outdoor condenser units clear while following manufacturer clearance and safety guidance.
- Clear roof drains, scuppers, gutters, and drainage paths before monsoon storms.
- Secure umbrellas, furniture, decor, shade structures, and other items that can become airborne.
- Inspect trees for damaged or hazardous limbs and use a qualified tree professional for risky work.
- Check doors, windows, ceilings, and exterior walls after major storms for signs of water intrusion.
- Monitor irrigation for leaks and seasonal needs; avoid assuming every plant needs the same schedule.
- Maintain an emergency kit with water, flashlights, batteries, medications, first aid, and charged power banks.

ARIZONA NOTE: Do not cross flooded roadways. Moving water can hide road damage and can carry vehicles away.

Summer service dates and notes

Recover and refresh

After peak heat and storms, look for wear that may have been easy to miss.

- Inspect the roof, exterior walls, stucco, paint, seals, drainage, and yard for storm or heat damage.
- Schedule HVAC evaluation if summer performance suggested a developing problem.
- Review irrigation timing as temperatures fall and inspect valves, emitters, and controllers.
- Check for pest entry points around doors, vents, utility penetrations, garages, and rooflines.
- Test smoke and carbon monoxide alarms and review fire extinguisher condition and placement.
- Inspect the water heater area for corrosion, moisture, unusual sounds, and service needs.
- Clean dryer vents and inspect appliance supply lines, shutoffs, and visible connections.
- Review pool equipment and chemical needs as water temperatures and use patterns change.

ARIZONA NOTE: Desert temperature swings can expose failed seals and small exterior cracks. Address water-entry concerns before winter rain.

Fall service dates and notes

Use the mild season wisely

Tackle preventive projects while outdoor conditions are comfortable.

- Test heating operation and review filters, vents, thermostats, and manufacturer maintenance guidance.
- Protect exposed pipes and sensitive plants when freeze warnings are issued for your area.
- Inspect attic insulation and visible ductwork safely, or hire a qualified professional.
- Review windows, doors, shade systems, and weatherstripping before the next cooling season.
- Deep-clean refrigerator coils, range hood filters, bathroom exhaust fans, and other accessible ventilation components.
- Review home inventory photographs, warranties, service records, emergency contacts, and insurance information.
- Plan larger exterior, landscaping, or efficiency projects before contractor schedules fill for spring.
- Walk the property monthly for leaks, staining, movement, pest activity, damaged surfaces, and anything newly out of place.

ARIZONA NOTE: Freeze risk varies by elevation and microclimate. Follow local forecasts rather than relying on a general Valley temperature.

A little attention each season goes a long way.

Need a local real estate resource or a second set of eyes on your next move? I am here when you are ready.

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This calendar is general educational information, not a substitute for manufacturer instructions, inspections, repairs, or advice from qualified HVAC, roofing, plumbing, electrical, pool, landscaping, pest, insurance, or other professionals. Maintenance needs vary by home.