Sweet Apple
HOME MANAGEMENT

The North Fulton Home Calendar

What a house in Roswell, Milton, Alpharetta or East Cobb needs each month — and when. Put it on the refrigerator.

> Most of what goes wrong with a house here is a small thing that waited too long: a hose bib that froze, a gutter that filled, a drain line that clogged in July. This is the order to do things in.

MONTH	DO	WHY IT MATTERS HERE
January	Change the HVAC filter. During any hard freeze, let the faucet farthest from the water heater drip and open cabinet doors under sinks on outside walls. Walk the attic and garage for exposed pipe.	Our freezes are short and sudden; pipes in garages and attics are what burst.
February	Check gutters and downspouts after winter storms. Prune trees and shrubs back from the roof and siding. Book your spring HVAC tune-up now, before everyone else does. Confirm your termite bond is current.	HVAC companies fill up by April. February is the quiet month.
March	Pollen begins: change filters monthly through May. Smoke and CO detector batteries at the time change. Turn irrigation back on and watch for broken heads. Schedule the annual termite inspection.	Pine pollen starts mid-March and lasts six weeks. Don't pressure wash yet.
April	Spring HVAC tune-up before the first 85° day. Look for termite wings on window sills and in spider webs — swarm season. Pine straw or mulch. Check deck boards and rails. Look in the crawlspace for standing water.	Eastern subterranean termites swarm here March–May. Wings on a sill mean call the bond company.
May	Pressure wash the house, drive and walks now that pollen is done. Clean the dryer vent to the outside. Pour a cup of vinegar down the AC condensate line. Clear gutters of oak tassels.	A clogged condensate line is the most common summer AC "failure" — and it's a $0 fix in May.
June	Trim any limb over the roof. After a big storm, look in the attic with a flashlight for wet insulation. Quarterly pest service. Check crawlspace humidity; run the dehumidifier if you have one.	Storm season starts. Limbs over the roof are the insurance claim you can prevent.

July	Condensate line again. Vacuum refrigerator coils. Flush the water heater. Walk the irrigation zones once with the system running.	Peak AC load. Water heaters here collect sediment fast on well or county water alike.
August	Garage door: lubricate rollers and hinges, test the auto-reverse with a 2×4. Check window and door caulk. Book the fall HVAC tune-up. Test the generator if you have one.	Late-summer tropical remnants are when the power goes out for a day or two.
September	Fall HVAC tune-up. Book the chimney sweep now for October. Check the roof from the ground after the summer storms — lifted shingles, moss, debris in valleys.	Sweeps are booked solid by the first cold snap.
October	Run the heat once on a cool morning before you need it. Buy hose bib covers while the stores have them. Start leaf cleanup. Have the fireplace inspected if you use it.	The first cold night finds the furnace problem; better to find it in October.
November	First freeze is usually mid-month: disconnect hoses, cover every outside faucet, winterize the irrigation backflow preventer. Detector batteries at the time change. Gutters after the main leaf drop (late November).	The backflow preventer is the $400 part that freezes first.
December	Final gutter and downspout clean. HVAC filter. Check extension cords and space heaters. Put the emergency numbers sheet where everyone can find it.	Full gutters plus a hard freeze equals ice in the fascia.

Every quarter, all year

- HVAC filter (monthly in pollen season and peak summer).
- Test GFCI outlets in the kitchen, baths, garage and outside — press "test," then "reset."
- Look under every sink and behind the washer for drips.
- Walk the outside of the house once: downspouts pointed away, no soil touching siding, no mulch piled against the foundation.

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Timing is typical for north Fulton and East Cobb; a cold year moves things up and a warm one moves them back.