

ARIZONA HOMEOWNER'S MAINTENANCE CALENDAR

Seasonal Maintenance Guide for East Valley Homes

Protect your investment with the right care at the right time.

"Not Just Your Agent, Your Advocate"

East Valley Phoenix, Arizona

Gilbert • Mesa • Chandler • San Tan Valley • Queen Creek • Apache Junction • Florence

Why Maintenance Matters

Arizona's extreme climate — scorching summers, monsoon storms, and dusty conditions — puts unique demands on your home. Staying on top of regular maintenance protects your investment, prevents expensive emergency repairs, and keeps your home's value growing.

This calendar is organized by season and tailored specifically for East Valley homeowners. Most tasks take an afternoon or less, and the ones that don't are worth hiring a professional for.

Spring (March – May)

Spring is your window to prepare for the brutal Arizona summer. Focus on your cooling system, exterior, and landscaping.

HVAC

- Schedule a professional AC tune-up and inspection — do this BEFORE it hits 100°F, not after. The best HVAC companies book up fast in late April/May.
- Replace your air filters (do this every 1–2 months year-round in Arizona due to dust)
- Clean AC condenser unit outside — remove debris, rinse coils gently with a hose
- Check that all vents are open and unobstructed
- For newer homes (2005+): check your smart thermostat programming for summer schedule

Exterior

- Inspect your roof for cracked or missing tiles (common after winter windstorms)
- Check exterior caulking around windows and doors — Arizona sun degrades caulk quickly
- Inspect stucco for cracks (thermal expansion/contraction causes hairline cracks over time)
- Clean out gutters if your home has them
- Power wash driveway, sidewalks, and patio

Landscaping

- Adjust irrigation timers for increasing temperatures
- Trim trees and bushes away from the house and roof
- Check for and treat any termite activity (common in Arizona — schedule an annual inspection)
- Apply pre-emergent weed treatment to gravel/rock areas

Pool (If Applicable)

- Schedule pool equipment inspection and startup service
- Check pool fence/gate for proper operation and compliance (required safety feature)
- Clean tile line and check water chemistry

Summer (June – August)

Summer in the East Valley means extreme heat and monsoon storms. Your priorities are keeping your AC running and protecting against storm damage.

Monsoon Prep (Critical)

- Clear yard drains, French drains, and any drainage paths around your home
- Trim trees near your roof and power lines — monsoon winds snap branches easily
- Secure or store loose patio furniture, umbrellas, and decorations before storms
- Check your garage door seal — dust and water intrude during haboobs (dust storms)
- Test your sump pump if you have one
- Know where your main water shut-off is in case of emergency
- Stock sandbags if your area is prone to flooding

Interior

- Replace AC filters monthly during peak summer (dust and pollen are intense)
- Check that your AC drain line is clear — clogged drain lines are the #1 summer AC emergency call
- Monitor your electric bill — a sudden spike can indicate an AC issue
- Run ceiling fans counterclockwise to create a downdraft (reduces AC workload)
- Check for water intrusion after every major storm (look at ceilings, windows, and garage)

Pool

- Clean skimmer baskets weekly (monsoon debris clogs them fast)
- Check and adjust water chemistry weekly — intense sun eats chlorine
- Inspect pool equipment for proper operation

Brian's Tip: If your AC fails in July, it can take days to get a technician during peak season. That spring tune-up is worth every penny. If your AC is over 15 years old, start planning for replacement — don't wait for it to die in August.

Fall (September – November)

Fall is the most comfortable season in the East Valley and the perfect time to tackle outdoor projects and prepare for winter.

HVAC

- Test your heating system before you need it (most East Valley homes have heat pumps or gas furnaces)
- Replace air filters
- Consider duct cleaning if you haven't done it in 3–5 years (Arizona dust accumulates inside ducts)

Exterior

- Inspect roof again after monsoon season — look for loose tiles, debris damage, or leaks
- Reseal or recoat flat roofs if needed (common on some East Valley home styles)
- Touch up exterior paint where sun damage is visible
- Check irrigation system for leaks or broken heads
- Clean and store monsoon prep supplies

Interior

- Check smoke detectors and CO detectors — replace batteries
- Test garage door safety sensors and lubricate moving parts
- Check water heater for sediment buildup (flush annually for Arizona hard water)
- Inspect under sinks for leaks
- Check caulking around showers and tubs

Winter (December – February)

Arizona winters are mild, but freezing temperatures do happen — especially overnight in the East Valley. A few precautions go a long way.

- Protect outdoor pipes and hose bibs from freezing — cover them on nights below 32°F (happens several times per winter in the East Valley)
- Disconnect and drain garden hoses
- Adjust irrigation timers for cooler weather (overwatering in winter kills desert plants)

- Service your fireplace or fire pit before heavy use
- Check weather stripping on exterior doors — cold air and dust both sneak through gaps
- Clean dryer vent — fire hazard if clogged (do this annually)
- Schedule an annual termite inspection if due
- Deep clean interior to start the new year fresh

Annual Professional Services to Schedule

Service	When	Estimated Cost
AC tune-up	March–April (before summer)	\$80–\$150
Termite inspection	Spring or fall	\$75–\$125 (often free with treatment contract)
Roof inspection	Fall (after monsoon season)	\$150–\$300
Pool service startup	March–April	\$150–\$250
Water heater flush	Fall	\$100–\$150 (or DIY)
Dryer vent cleaning	Winter	\$100–\$150
Deep house cleaning	Spring or winter	\$200–\$400

Need a contractor recommendation? I keep a list of trusted East Valley vendors for every service above. Just ask.

Brian Butler | REALTOR® | eXp Realty | 480-810-9255 | thebutlerrealty.com