

Seasonal Maintenance Checklist for Rural Property Owners

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Owning rural property is rewarding, but it's also a hands-on, year-round responsibility. From harsh winters to humid summers, every season brings new maintenance tasks — some for comfort, some for safety, and others for legal or insurance compliance.

This checklist helps property owners (especially first-timers) keep track of essential upkeep, protect their investment, and plan ahead for larger repairs.

Spring

- ☐ Inspect roof and gutters for winter damage
- ☐ Pump septic tank (if due) and inspect for issues
- ☐ Clean out eavestroughs and drainage ditches
- ☐ Check fencing and repair fallen posts or loose wire
- ☐ Test well water (especially after thaw)

☐ Service lawn equipment and chainsaws

☐ Fertilize or seed pasture or lawn

Summer

☐ Mow regularly and clear overgrown brush (fire safety)

☐ Clean and inspect HVAC/AC systems

☐ Maintain gravel driveways and repair potholes

☐ Trim trees near hydro lines or buildings

☐ Inspect windows, screens, and weather stripping

☐ Check foundation for cracks or moisture

Fall

☐ Shut down irrigation or water lines to outbuildings

☐ Clean chimneys and inspect woodstoves or fireplaces

☐ Cover exposed wood or decksStore or cover equipment and patio furniture

☐ Inspect roof again before snowfall

- ☐ Top up well insulation or heating tapes

Winter

- ☐ Keep main pathways plowed and salted
 - ☐ Monitor pipes in unheated areas for freezing
 - ☐ Rotate or feed livestock regularly
 - ☐ Check backup generators and fuel storage
 - ☐ Watch for signs of critter entry (mice, raccoons, etc.)
 - ☐ Keep emergency kits stocked (lights, heat, food, blankets)
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Long-Term Tips

- Keep a **maintenance binder** for receipts, service records, and warranties
 - Schedule **annual inspections** (septic, roof, HVAC, etc.)
 - Budget for **unexpected rural repairs** (well pump, snow plow, fencing)
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Final Reminder: Rural living requires foresight and routine — not just for your comfort, but for the long-term value of your land. Treat seasonal upkeep as a part of your investment strategy, and you'll enjoy the rewards for decades to come.