

MIDDLESEX COUNTY EDITION

Home Maintenance Calendar

WHY THIS VERSION IS DIFFERENT

Most maintenance calendars are written for a national average that does not exist. This one is built for Central New Jersey: freeze-thaw cycles, road salt, nor'easters, an Atlantic hurricane season that reaches us in late summer, heavy oak and maple leaf drop in November, and property taxes due four times a year.

Winter risk — ice dams, frozen hose bibs, and roof loads from wet coastal snow

Spring risk — snowmelt and heavy rain into basements — sump pump failure is the single most common spring claim

Summer risk — humidity, AC strain, tick and mosquito pressure

Fall risk — tropical remnants tracking up the coast, plus gutters overwhelmed by late leaf drop

QUARTERLY PROPERTY TAX REMINDERS

New Jersey property taxes are billed quarterly. Circle these dates — they are the most commonly missed homeowner deadline in the state.

February 1 — Q1 payment due

May 1 — Q2 payment due

August 1 — Q3 payment due

November 1 — Q4 payment due

NEW JERSEY NOTE If your taxes are escrowed, verify each January that your lender is paying the correct town — escrow errors after a refinance are more common than people expect. Tax appeals are generally filed with the Middlesex County Board of Taxation by April 1.

JANUARY

Change HVAC filter

Test smoke and carbon monoxide detectors *(NJ requires both at every sale)*

Check for ice dams along roof edges after each snow

Keep the driveway salted but sweep salt off concrete and away from plantings

Renew your municipal dog license *(due by Jan 31 in most Middlesex County towns)*

Pay Q1 property taxes *(due Feb 1)*

FEBRUARY

- Inspect exposed plumbing and insulate any pipes on exterior walls
- Check attic insulation and look for moisture or frost
- Test the sump pump before the thaw (*pour a bucket of water into the pit and confirm it cycles*)
- Confirm your backup sump battery still holds a charge
- Book your spring AC service now — April calendars fill fast

MARCH

- Service the air conditioner and change the filter
- Wash windows and check for failed seals
- Inspect the driveway and walkways for freeze-thaw cracking
- Clear storm drains at the curb
- Scrape spotted lantern fly egg masses from trees, fences, and outdoor furniture

APRIL

- Clean gutters and downspouts
- Confirm downspouts discharge at least 4 feet from the foundation
- Fertilize and reseed the lawn
- Start tick prevention (*Middlesex County is in an active Lyme region. Treat pets and yard edges*)
- File a property tax appeal if warranted (*generally due April 1*)

MAY

- Pressure wash siding, deck, and walkways
- Inspect the roof from the ground with binoculars (look for lifted or missing shingles)
- Service the irrigation system and check for winter damage
- Pay Q2 property taxes (*due May 1*)
- Check window and door screens before the bugs arrive

JUNE

- Trim landscaping back from siding and the AC condenser
- Clean the dryer vent (*lint buildup is the most common preventable house fire*)
- Check the AC condensate line for clogs
- Review your homeowners policy before hurricane season
- Confirm whether you are in a FEMA flood zone and whether you need flood coverage

JULY

- Check the sprinkler system and adjust for summer heat
- Seal driveway cracks
- Inspect the deck for soft boards and loose railings
- Clean grill and check the gas line
- Change HVAC filter

AUGUST

- Wash siding
- Trim trees away from the roof and power lines before storm season
- Pay Q3 property taxes (*due Aug 1*)
- Assemble a storm kit (*water, flashlights, batteries, phone banks, and a plan if power is out for days*)
- Photograph the interior and exterior for insurance records

SEPTEMBER

- Service the furnace or boiler before the first cold night
- Have the chimney inspected and swept
- Check weather stripping and door sweeps
- Test the sump pump again ahead of the fall rain
- Watch tropical forecasts (*remnant storms reaching Central Jersey in September have caused the county's worst recent flooding*)

OCTOBER

- Shut off and drain outdoor faucets, disconnect hoses
- Store patio furniture and grill covers
- Service the snowblower and buy salt before the first storm
- Clean gutters once (you will need to do it again in December)
- Reverse ceiling fans to clockwise

NOVEMBER

- Replace smoke and CO detector batteries
- Second gutter cleaning after the oak and maple drop
- Inspect weather stripping and caulk exterior gaps
- Pay Q4 property taxes *(due Nov 1)*
- Mark the driveway edges for the plow

DECEMBER

- Clean refrigerator coils
- Confirm the emergency supply kit is stocked
- Set the thermostat no lower than 55°F if traveling
- Know where your main water shutoff is and make sure everyone in the house does also
- Review the year's repairs and start next year's budget

KEEP THIS HANDY

- Main water shutoff location _____
- Electrical panel location _____
- Gas shutoff location _____
- Furnace / boiler model & install year _____
- AC model & install year _____
- Water heater model & install year _____
- Roof last replaced _____
- PSE&G account # _____
- Homeowners policy # _____

ABOUT YOUR REALTOR®

Hi! I'm Leonardo Lara, and after spending 30 years in Brooklyn and Staten Island, I made Middlesex County my home. I know exactly what it's like to compare neighborhoods, commute times, schools, and all the little things you can't get from a non-local or an "I serve all of Jersey" realtor. My goal is simple: to help acclimate you to the neighborhood quickly and easily.

If you're thinking about buying, selling, relocating, or you just have a question about the area; I'd love to be a resource. You'll receive answers from someone who lives and works in these towns every day.

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