

Seasonal Maintenance Checklist

HOME MAINTENANCE

Maintaining your home is the key to happy home ownership. Of course, as with all things in life, your home needs minimal but continual care in order to maintain its appearance, health, safety and comfort. With the changing seasons, your home's needs change, too. That's why we've provided a maintenance checklist - to help you stay on top of your home's needs a little more easily. After all, the more you know about taking care of your home, the better you can enjoy it and preserve its value.

SPRING

- Inspect the exterior of your home for loose or leaky gutters; improper drainage can lead to water in your basement or crawl space.
- Fill low areas in your yard with compacted soil in order to deter flooding throughout a rainy spring.
- Clean out your dryer vent to avoid a decrease in efficiency due to a lint-filled vent.
- Inspect concrete slabs in your driveway or outdoor walkways for signs of cracks or movements; fill any cracks with concrete filler.
- Check your gas-powered and battery-powered lawn equipment to make sure you are all set for summer; cleaning your equipment now will have you ready to go when summer arrives.
- Perform a seasonal maintenance check-up on your air-conditioning system before the summer heat moves in.

SUMMER

- Trim shrubbery so that it doesn't grow too closely to your home, trapping water against the foundation.
- Remove dirt, stains and mildew by pressure washing the exterior of your home; just ensure that you cover all plants, electrical outlets, windows and doors beforehand.
- Keep the summer heat out by routinely checking the sealants on your windows and applying caulk to any unfilled gaps.
- Whether rainy season has just ended or is just beginning, check your roof to find any small problem areas before they become large, leaky messes.
- Polish your porch or outdoor living area by sweeping thoroughly or mopping with an all-purpose cleaner.
- Plan your watering schedule by allotting several days a week for a thorough watering that will promote growth and deep, strong roots.

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FALL

- Keep your yard healthy by raking leaves and aerating your lawn when the weather best permits.
- Inspect your exterior roofing for any missing, loose, or damaged shingles and leaks; falling leaves and other debris can pose as a risk to your roof.
- Remove leaves and small branches from gutters and downspouts to keep water flowing in the intended direction and straight off of your roof.
- Perform a seasonal maintenance check-up on your heating system before the cold winter arrives; you'll be ready when that cold snap pops up.
- To prevent exterior pipe freezing, turn off cut-offs to each exterior hose bib and drain any remaining water.
- Tune up all major home appliances and electronics before the holidays and family members arrive.

WINTER

- Have your chimney professionally cleaned and inspected; make sure the damper is working properly and that the chimney is capped with screening to keep out any unwelcome guests.
- Make your windows airtight by caulking around the window frames and applying weather-stripping between the sash and window frame to eliminate air leakage.
- To minimize the possibility of water freezing in your plumbing pipes and causing them to burst, wrap each pipe with foam insulation; you can find these foam tubes at any hardware store.
- Add insulation to your attic for an eco-friendly fix to keeping your home extra warm.
- A home safety check should be an annual ritual in every household; test your smoke detectors and carbon-monoxide monitors before your family spends the winter indoors.
- Move ice-scrapers to a convenient space before the winter weather strikes and delays your morning routine.

