



SPRING HOME MAINTENANCE

- Check for damage to the exterior roof and wall covering
- Clean gutters and ensure downspouts are discharging away from home
- HVAC systems check and clean
- Turn on de-humidifier and off humidifier clean to prevent mold growth
- Look for signs of water damage floors, ceilings, walls, within cabinets.
- Check fire extinguishers, Smoke and CO Alarms
- Check window screens, door and window locks.
- Review lawn care equipment, outdoor furniture, retaining walls, and play areas.



SUMMER

Enjoy Life, You Have Earned It!

Monitor systems, control environment, large projects.



SUMMER HOME MAINTENANCE

- Great time for large projects. Look at landscaping and drainage around home
- Check Wood Decks, Steps, Handrails, and Patios for Deterioration
- Check water hoses for washing machines and refrigerator for damage and replace with steel braided lines
- Ensure any stored firewood is 20 feet from the home and pest free
- Clean dryer ducts and interior and exterior dampers for all exhaust fans
- Review kitchen and bathroom floor and wall caulking
- Test sump pump and review seal and cleanliness of sump pit



FALL

Winter is Coming
Prepare the Exterior



FALL HOME MAINTENANCE

- Check exterior sealants around windows and doors
- Have the roof reviewed for damage or wear
- Clean gutters and consider gutter guards if trees are nearby
- Ensure outside lights are working
- HVAC system reviewed and cleaned
- Protect home and landscaping water pipes from cold
- Clean chimney flue if present, insulate fireplaces if you do not use them
- Replace screens with storm windows



WINTER

Safety First- Enjoy the Winter



WINTER HOME MAINTENANCE

- Seal air drafts; windows, doors, penetrations in ceilings
- Test GFCI outlets, Replace Batteries if needed in Smoke and CO detectors
- Review combustion appliance flues are clear operating properly
- Turn on humidifier and off dehumidifier clean to prevent mold growth
- Clean kitchen exhaust hood and filters, clean bathroom exhaust fans
- Make sure all occupants know how to turn off water, electric, and any gas valves
- Ensure outdoor electrical decorations have tight connections
- Create and practice an emergency escape plan

HOMEOWNERSHIP

- Joyful Experience
- Comes with responsibility
- A little maintenance each season saves you from large repairs later
- Small adjustments can make for large improvements in comfort
- Well maintained homes increase in value

