

Home Maintenance Tips

SPRING	
	Test sump pump
	Clean windows, screens & hardware
	Wash siding or paint (if necessary)
	Clean window wells of debris
	Ck air conditioning unit & have serviced every 2-3 yrs. Clean or replace A/C filter (if applicable)
	Examine foundation walls for cracks, leaks or signs of moisture, & repair as required
	Clean eaves troughs & downspouts & ensure water flows away from home
	Repair & paint fence as necessary
	Re-level any exterior steps or decks which may have moved due to frost
	Open valve to outside hose connection, once danger of frost is passed
	Ck trees for interference of electrical wires
	Clean/replace furnace filters every 3 months (use cheaper filters & replace more often)

FALL	
	Clean leaves from eaves
	Ensure ground slopes away from the foundation
	Winterize/protect trees & plants, store outdoor furniture
	Drain & store outdoor hoses. Close valve to outdoor hose connection (unless you have frost proof hose bibs)
	Ensure exterior doors shut tightly. Renew door weather-stripping if nec.
	Ensure windows close tightly
	Have furnace & dryer vent cleaned as necessary or every 3-5 years
	Examine furnace fan belt for wear/noise. Clean fan blades of any dirt build up
	Clean the heat register & cold air return grilles & vacuum the ducts
	Winterize A/C system (cover)
	Ensure you have a functional fire extinguisher
	Clean/replace furnace filter

SUMMER	
	Ck caulking around showers & tubs & repair as needed
	Ck grout in bathrooms, kitchen & repair as needed
	Clean kitchen exhaust hood/filter
	Monitor basement humidity. Use dehumidifier if level is over 60%
	Remove any plants that contact, or roots that penetrate, the home
	Repair driveway & walkways as needed
	Ck condition of roof/shingles and repair/replace as necessary
	Test garage door auto-reverse feature
	If there is a plumbing fixture not in use (shower, laundry tub) run some water to keep water in the trap
	Clean/replace furnace filter

WINTER	
	Ck emergency flashlight/candles
	Remove showerheads & clean calcium build-up, with vinegar
	Monitor home for excessive moisture levels (condensation on windows)
	Ck attic for frost accumulation
	Ck roof for ice dams/icicles
	Ck electrical cords, plugs & outlets for all seasonal lights to ensure fire safety
	Test plumbing shut-off valves to ensure they are working & prevent from seizing
	Test smoke & CO2 detectors & replace batteries
	Clean humidifier 2-3 x during winter
	Vacuum the condenser coils at the back of freezers, fridges, & bathroom fan grilles
	Clean/replace furnace filter
	Check furnace exhaust for ice build-up