

# Seasonal

# HOME MAINTENANCE

A home maintenance schedule is important for every home's upkeep and your comfort. Use these home maintenance tips as a checklist to help schedule your seasonal updates, repairs, and cleaning. Preventative maintenance will help impede breakdowns, save money, and keep your home looking its best.

## FALL

*First day of Fall: late September*

- Rake the leaves.
- Clean gutters and downspouts. Avoid build-up of excess moisture that causes damage to drainage equipment.
- Inspect roof & chimney for missing, loose, or damaged shingles and leaks.
- Inspect driveway pavement and foundation for cracks.
- Check windows and doors for weather-tightness and install weather stripping where needed.
- Clean, inspect, and store hoses and other garden tools.
- Store or cover outdoor furniture.
- Avoid chimney fires or carbon monoxide poisoning by having your wood-burning fireplace inspected, cleaned or repaired.
- Service and inspect your gas heater or furnace by a licensed heating contractor. Be sure to change the filters.
- If you use a hot-water system for heating, drain the expansion tank, check the water pressure, and bleed your radiators.
- Check the fire extinguisher(s). Verify the locking pin is intact, the tamper seal is unbroken and make sure it's still full.
- Test smoke and carbon monoxide detectors and replace batteries.

## WINTER

*First day of Winter: late December*

- Plan ahead for winterizing your plumbing before a freeze hits. Identify pipes vulnerable to freezing in locations outside walls. Insulate pipes with insulation sleeves or using slip-on foam pipe insulation.
- Wash all windows, inside & out.
- Add a layer of mulch to prevent untimely new growth.
- Adjust your watering schedule.
- Check your heating system air filter and replace it if needed. Dirty furnace filters shorten the life of a furnace and reduce furnace efficiency, causing higher heating bills.
- Adjust the spin direction on your fan to rotate clockwise at a low speed to pull cool air up. The gentle updraft pushes warm air, which naturally rises to the ceiling.
- Install and close window curtains or blinds to provide extra cool weather insulation.
- Check and clean your clothes dryer vent and hose for lint buildup to prevent fires.
- Have your wood-burning fireplace inspected, cleaned and repaired to prevent chimney fires and carbon monoxide poisoning.
- Take the opportunity of being indoors to deep clean all rooms.
- Check the fire extinguisher(s). Verify the locking pin is intact, the tamper seal is unbroken and make sure it's still full.
- Test smoke and carbon monoxide detectors and replace batteries.

## SPRING

*First day of Spring: late March*

- Clean gutters and downspouts. Avoid build-up of excess moisture that causes damage to drainage equipment.
- Inspect roof & chimney for missing, loose, or damaged shingles and leaks.
- Check windows and doors for weather-tightness and install weather stripping where needed. Inspect screens and repair holes to keep pests out.
- Touch up damaged paint.
- Service your lawn mower.
- Fertilize your lawn.
- Inspect and clean the space around the air conditioner.
- Scrub any mildew off of the exterior of the house.
- Trim any trees or shrubs away from the house.
- Have your air conditioner inspected and serviced by a licensed coolant contractor. Replace air conditioner filters.
- Spring Cleaning: Check kitchen and bathroom cabinets. Throw away dated food, medicine, and cosmetics.
- Change HVAC filters to maintain good indoor air quality through adequate ventilation with filtration and provide thermal comfort.
- Clean the range hood filter.
- Check the fire extinguisher(s). Verify the locking pin is intact, the tamper seal is unbroken and make sure it's still full.
- Test smoke and carbon monoxide detectors and replace batteries.

## SUMMER

*First day of Summer: late June*

- Hose down the house to get rid of spring season pollen. Wash windows, inside and out.
- Clean gutters and downspouts. Avoid build-up of excess moisture that causes damage to drainage equipment.
- Prepare for summer BBQ's by deep cleaning your grill.
- Check your hoses and exterior faucets for leaks.
- Tidy up your plants. Deadhead both perennials and annuals to maintain new growth and clear away dead foliage.
- Add a layer of mulch to block unwanted weeds and help the ground retain moisture.
- Plan your watering schedule. Check your city website to verify local dry weather watering restrictions. Train your garden to endure dry days by watering deeply a couple times a week, instead of watering lightly daily.
- Re-caulk showers, tubs and sinks to prevent water damage to walls.
- Install and close window curtains or blinds to provide extra warm weather insulation.
- Clean ceiling fans and adjust the spin to a counter clockwise direction to blow air straight down.
- Check the fire extinguisher(s). Verify the locking pin is intact, the tamper seal is unbroken and make sure it's still full.
- Test smoke and carbon monoxide detectors and replace batteries.