NO LIMITS.
TRANSACTION MANAGEMENT

HOMEOWNER TIP SHEET

Summer Home Maintenance Tips

Warm weather puts real demand on a home — the AC runs harder, storms roll in, and the yard grows fast. A little attention now helps avoid bigger repairs later and keeps summer stress-free.

Cooling & Air

COMFORT

- [ ] **Replace or clean AC filters** monthly during peak season for better airflow and efficiency.
- [ ] **Schedule a professional AC tune-up** before the first real heat wave, not during it.
- [ ] **Clear debris around the outdoor condenser unit** and keep at least 2 feet of clearance.
- [ ] **Check weatherstripping around doors & windows** to keep cool air in and bills down.
- [ ] **Set ceiling fans to spin counter-clockwise** to help push cool air down.

Outdoor & Exterior

CURB APPEAL

- [ ] **Inspect the roof & gutters** after storms and clear any debris buildup.
- [ ] **Trim trees and shrubs** back from the roofline, siding, and AC unit.
- [ ] **Check exterior caulking & paint** for cracking, especially around windows and trim.
- [ ] **Inspect decks, fences & patios** for loose boards, rust, or storm damage.
- [ ] **Power-wash siding, walkways & the driveway** to prevent mold and mildew buildup.

Water & Plumbing

PREVENTION

- [ ] **Test sprinkler/irrigation systems** and check for leaks or broken heads.
- [ ] **Inspect outdoor faucets & hoses** for drips, and repair before water bills climb.
- [ ] **Check the sump pump** ahead of heavy summer storm season.
- [ ] **Watch for unexplained spikes in the water bill** — often the first sign of a hidden leak.

Safety & Prevention

PEACE OF MIND

- [ ] **Test smoke & carbon monoxide detectors** and replace batteries if needed.
- [ ] **Check fire extinguisher expiration dates.**
- [ ] **Clean the dryer vent** — a leading cause of summer house fires.
- [ ] **Inspect pool, spa & fence safety equipment** if applicable.

Energy & Savings

LOWER BILLS

- [ ] **Program the thermostat** for a smarter summer schedule, especially when away.
- [ ] **Check attic insulation & ventilation** to keep heat from building up overhead.
- [ ] **Use blackout curtains on sun-facing windows** to ease the AC's workload.
- [ ] **Seal any air leaks** around doors, windows, and outlets.

> **Share this with your clients every summer.** A quick seasonal reminder is a simple, no-cost way to stay top of mind — and to help protect one of their biggest investments.