



where tradition and innovation meet

Seasonal Home Maintenance

Spring

- Check for damage to your roof from winter storms. During the spring and summer, get your roof inspected after major storms or hail to check for damage.
- Blow out your sprinkler systems and restart outdoor water sources.
- Uncover and check all exterior faucets for leaks or damage.
- Have an HVAC professional inspect and maintain your air conditioning system.
- Examine and replace extension cords that have become worn or damaged to avoid electrical fires.
- Repair cracked, broken or uneven driveways and walkways to prevent trips and falls.
- Check the shutoff valve at the water main and each plumbing fixture to make sure they work and aren't leaking.
- Make sure your fire extinguisher is accessible and operable. Fire extinguishers cost about \$20 to \$40, depending on size.
- Clean lint buildup from the clothes dryer exhaust duct, damper and space under the dryer to prevent fires.

Summer

- Check play equipment for damage, and repair if necessary.
- Inspect your wood deck or concrete patio for deterioration. Reseal your wood deck to extend its life and prevent water damage.
- Hire an arborist or tree trimmer to remove damaged or dead trees that might fall on or near your home.
- Examine exterior siding for chips or damage, and repair as needed.
- Check window and door locks to ensure they lock properly.
- Check your home for water leaks and/or damage.

Fall

- Drain sprinkler systems and other outdoor water sources and cover outdoor pipes to prevent freezing.
- Mow and rake your lawn, and winterize your garden. Bring plants in during cold spells to prevent frost damage.
- Rake leaves and aerate your lawn. At the end of the season (and before snow falls), clean the gutters.
- Clean the interior of major kitchen appliances before the holidays.
- Drain, clean and cover your swimming pool if you live in a colder climate.
- Empty gas-powered lawn equipment of fuel to avoid damage.
- Hire a certified chimney sweep to inspect and clean flues and vents.
- Re-caulk/seal around doors and windows to keep cold air out.
- Protect your air-conditioning unit with a waterproof cover.
- Clean lint buildup from the clothes dryer exhaust duct, damper and space under the dryer to prevent fires.

Winter

- Inspect the roof, gutters and downspouts for damage or debris after snow storms.
- Check the basement for water leaks during thaws.
- Clean refrigerator and freezer drip pans, and vacuum coils.
- Ensure all electrical holiday decorations have tight connections and that any exterior decorations are labeled for outdoor use only.
- Clean the kitchen exhaust hood and air filter of build-up. You'll be using your stove and oven a lot more during the holidays.
- Check your water heater for leaks and pressure issues. Consider installing a leak detector to prevent costly flooding damage.