

Questions about your house?
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Spring/Summer Maintenance Items

Lots and Grounds and Exterior

- Activate the sprinkler system. Fix any leaks or broken heads. Adjust heads. Test exterior faucets for leaks or breaks.
- Wash windows and screens, clean weep holes, and lubricate tracks with silicone spray.
- Check exterior soil slope and concrete for settling and negative slope; correct as needed for positive drainage.
- Check exterior paint and stain surfaces and refinish as needed.
- Decks - Clean and treat surface as necessary. Check railings.
- Fill hummingbird feeders, especially during spring and fall migrations

Roof

- Inspect the roof for missing or broken shingles. Make sure flashing is in good condition around vent pipes, skylights, and other roof extrusions. Only walk the roof if you are comfortable doing so. High-power binoculars are a good substitute for walking the roof.
- Trim trees back from the roof so they do not overhang it.
- Clean gutters, check downspouts; confirm that splashblocks drain away from the house. Be sure to keep downspouts in a down position.

Weather stripping and doors

- Adjust or replace weather-stripping on exterior doors as needed.
- Check caulking, inside and out, and touch up.
- Check garage overhead door, tighten bolts as needed, and lubricate springs with silicone spray. Have other repairs done by professionals.

Plumbing

- Turn the water heater thermostat down and save some energy!
- Inspect water heater for proper functioning, drain a few gallons to remove rust buildup. Inspect pressure-temperature relief valve for leaking, and test if desired.
- Check the laundry washer supply hoses. Replace rubber hoses with flexible steel. This could be the best \$35 you spend all year! Turn the valves off when leaving the home for extended periods.
- Test sump pump. Make sure drain pipe drains away from the foundation outside.
- Check the main water shutoff and the water heater's shutoff for free operation and any leaks or corrosion.
- Bathrooms - Inspect caulking and grout around tile (floor or wall) and touch up.
- Check bath and kitchen drains for proper drainage and clean as necessary.

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Spring/Summer Maintenance Items

Heating & Cooling

- Turn the thermostat up and save some energy! Install a programmable setback thermostat if you don't have one already.
- Run the air conditioner and call for service if needed before it gets hot. The cool air coming from the supply register should be at least 15 degrees cooler than the ambient air inside the home.
- Clean leaves from around air conditioner. Make sure the compressor is level. Have system professionally cleaned if necessary.
- Change filters at least once a month and check registers and ducts for blockages. Have the furnace professionally cleaned and serviced each year.
- Deactivate the humidifier by turning it off at the humidistat, turning the water valve off, and closing the duct damper (if provided).
- Connect the water supply to the evaporative coolers a.k.a "swamp" coolers. Remove the winterizing cover from the unit outside.
- Evaporative coolers and whole house fans - remove insulation in the ceiling opening in the attic. Clean and lubricate whole house fan.

Safety

- Clean and test smoke alarms. Replace alarms every 10 years.
- Test and reset ground fault circuit interrupters (GFCI) breakers.
- Inspect fire extinguishers. Make sure one is located nearby the kitchen.
- Clean the dryer vent. Lint buildup can be a fire hazard.
- Remove wasp nests from inside the electrical panel. Turn the main disconnect to OFF before opening the panel cover. Call a qualified electrician for advice and assistance.

Other

- Check the crawlspace for moisture, check operation of ventilation systems, open vents as directed by your builder
- Clean back of refrigerator, replace water filter
- Clean kitchen draft hood and filter and clean bathroom vent fans