Hello Summer

Home Preventative Maintenance Checklist

Exterior Maintenance

✅ **Inspect the Roof** :

- Check for missing, damaged, or curling shingles and leaks. Check for rusted flashing and signs of sagging.
- **Tip:** Use binoculars or hire a professional if you're unsure—it's safer and more thorough. Summer sun and storms can worsen existing damage, leading to leaks or higher AC costs.

✅ **Clean the Gutters & Downspouts** – Remove leaves and debris; ensure proper drainage. Clogged gutters can cause water damage, mold, and foundation problems.

- Clean out leaves, sticks, and debris.
- **Tip:** Use a hose to test water flow; ensure water is directed *at least 3–5 feet* from your foundation.

✅ **Examine the Siding & Paint**

- Power wash siding, decks, patios, fences and driveways. Repaint or touch up where needed to act as a barrier to sun and moisture damage.
- **Tip:** Use the correct pressure setting based on material (too much pressure can damage wood or paint). This will remove dirt, mold, and pollen buildup; improves curb appeal.

✅ **Inspect & Clean Windows** – Wash windows inside and out; check for cracks or leaks.

✅ **Locate the Main Water Shut-off Valve** – Make sure you know how to turn off the water in case of emergency.

✅ **Check Outdoor Faucets & Sprinklers** – Test for leaks or damage.

✅ **Service the Air Conditioning Unit** – Clean the coils and change filters

✅ **Inspect Driveways & Walkways** – Fill cracks and repair uneven surfaces.

✅ **Clean & Inspect the Deck/Patio** – Power wash, reseal if necessary, and check for loose boards.

✅ **Check Outdoor Lighting** – Replace burned-out bulbs and clean fixtures.
operation.

✅ **Clean & Organize Outside Sheds** – Declutter, inspect for pests, and check shed door operation.

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✅ **Yard and Garden Maintenance**

- **Lawn Equipment:** Sharpen mower blades and service trimmers
- **Mow regularly:** Keep blades high (~3") to shade roots and prevent burnout.
- **Water deeply, not daily:** Early morning is best to reduce evaporation.
- **Fertilize:** Use a slow-release summer formula (but avoid before a heatwave). Remove weeds before they spread and add mulch to gardens to help retain moisture and control soil temps, aerate soil, fertilize, and reseed bare spots..
- **Cut back branches:** Especially those near your roof, power lines, or windows to improves airflow and reduces storm hazards.

✅ **Pest Control**

- Look around pipes, foundation, windows, and doors. Seal entry points using silicone caulk or expanding foam for larger gaps.
- Keep yard tidy by storing firewood away from home, trim vegetation and empty birdbaths and pet bowls regularly.
- Use natural repellents: lemon eucalyptus for mosquitoes, peppermint oil for ants. Install screen doors and windows that are in good condition.

Interior Maintenance

✅ **Check HVAC System** – Replace air filters and schedule professional servicing if needed. Clear obstructions from outdoor condenser units.

✅ **Check Ceiling Fans -** Set counterclockwise (summer mode): This pushes air down, creating a cooling breeze. Clean blades for dust buildup which can increase performance and prevent allergens.

✅ **Test Smoke & Carbon Monoxide Detectors** – Replace batteries every 6 months, or get 10-year sealed models. Check alarms in kitchens and near bedrooms especially.

✅ **Test Water Heater** – Flush the tank and check for any leaks or efficiency issues. Sediment buildup lowers efficiency and shortens lifespan. If it's older or hasn't been drained in a while, consider hiring a plumber.

✅ **Inspect Plumbing for Leaks** – Check under sinks, around toilets, and in the basement/crawl space.

✅ **Deep Clean Kitchen Appliances** – Clean behind/under the fridge, oven, and dishwasher.

✅ **Inspect Attic & Basement/Crawl Space** – Look for moisture, pests, or insulation issues.

✅ **Wash Curtains & Deep Clean Carpets** – Freshen up fabrics after spring.

✅ **Inspect Doors & Windows for Drafts** – Re-caulk or replace weatherstripping as needed.

✅ **Check Window Seals** – Make sure windows are sealed tightly to avoid pollen buildup.

✅ **Check for Pests** – Look for signs of rodents, ants, or termites.

✅ **Prepare an Emergency Kit** – Stock up on essentials like bottled water, non-perishable food, flashlights, batteries, and first-aid supplies

✅ **Review Emergency Procedures** – Know how to handle a power outage, or weather- related events.

✅ **Stock up on Summer Supplies** – Replace air filters, stock up on allergy medication, and check