

## Home Maintenance Schedule

Protect your home's value and avoid major repairs by implementing regular home maintenance as part of your yearly schedule. Start with this list of preventative task and follow it through the seasons.

### Spring

- ✓ Clean the gutters
- ✓ Check roof for damaged or worn shingles, check flashing for leaks
- ✓ Nail down loose boards on trim or siding, scrape loose paint from siding and touch-up with new paint
- ✓ Have central air-conditioning unit or evaporative cooler tuned-up by professional
- ✓ Check appliance hoses for bulges or leaks, replace as needed
- ✓ Test smoke detectors, replace batteries
- ✓ Properly store snow removal equipment
- ✓ Install electric surge protection devices to protect home electronics

### Summer

- ✓ Inspect play equipment for proper maintenance and safety features
- ✓ Check water heater for proper venting and leaks, drain 2 gallons of water from water heater to remove built-up sediment from the bottom of the tank
- ✓ Clean and reseal decks, check for loose nails and boards
- ✓ Check attic fan for proper operation, oil motor and remove any debris
- ✓ Caulk exterior joints around window and doors
- ✓ Clean lint from the entire clothes dryer system, from the dryer to the exterior vent cap.
- ✓ Repair any cracks in concrete patios and driveways
- ✓ Interior paint as needed
- ✓ Hire a professional to inspect and clean chimneys as needed

### Fall

- ✓ Check heating system including filters, pilot lights, and burners. Have the system serviced by a professional.

- ✓ Check insulation in attic, check condition of weather stripping and caulking
- ✓ Install storm windows
- ✓ Test smoke detectors, replace batteries
- ✓ Insulate water pipes running through unheated spaces
- ✓ Clean the gutters
- ✓ Properly store lawn mower, garden tools, outdoor furniture
- ✓ Disconnect and store garden hoses

#### Winter

- ✓ Clean filter in your kitchen exhaust hood
- ✓ Replace furnace filter
- ✓ Check roof for ice dams
- ✓ Replace expired fire extinguishers in your kitchen and garage