

SEASONAL HOME MAINTENANCE

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@PROPERTIES



FALL

Outdoors

Windows: Remove, repair screens. Wash your windows. Seal windows and doors with weatherstripping and also check the caulk. Replace seals as necessary.

Roof: Check the roof for leaks, damaged or missing shingles, and pests hiding in vents. While the roofer is up there, check the chimney for leaks, bricks and mortar falling apart, and, again, pests. Clean gutters and downspouts, or add gutter covers to help keep debris out.

Yard: Rake grass and cleanup. Trim trees and shrubs closer than 3 inches from your house. Check your outdoor faucet for leaks, then drain and turn them off. Disconnect and store hoses. Clean, oil, and store garden tools. Clean and store patio furniture (or cover with weather-proof material).



FALL

Indoors

Smoke and CO detectors: Check smoke detectors and carbon monoxide detectors, and replace batteries, if needed. Also, check fire extinguishers.

Heating system: Schedule a cleaning and service for your heating system. Ask to have the water heater flushed out to get rid of the sediment. If applicable, remove window air conditioners or protect them with a weatherproof cover.

Refrigerator coils: vacuum and clean refrigerator coils.

Kitchen and bath: Inspect kitchen and bath fixtures and cabinets for leaks, and prevent water damage by recaulking or regrouting countertops and tiles in the kitchen or bathroom as necessary. Seal natural stone surfaces (countertops or floors).

A vibrant background image of a residential yard in spring. In the foreground, a concrete walkway leads through a green lawn. To the left, a large tree with dense green foliage stands. To the right, a flowering tree with bright pink blossoms is in full bloom. In the background, a brick house with a dark roof is partially visible under a clear blue sky.

SPRING

Outdoors

Windows: Wash windows and replace screens.

Roof: Check gutters and downspouts and clean if necessary.

Exterior: Have a mason check outside walls for damage or deterioration (e.g., brickwork or siding repairs, peeling paint)

Deck: Check your deck for water damage or stains. Pressure wash and reseal, every 2 years.



SPRING

Indoors

Smoke and CO detectors: Check smoke detectors and carbon monoxide detectors, and replace batteries, if needed. Also, check fire extinguishers.

Cooling system: Schedule a cleaning and service for your cooling system. If applicable, replace window air conditioners.

Basement: Check the basement for cracks or leaks, dampness, and mold.

Kitchen and bath: Inspect kitchen and bath fixtures and cabinets for leaks, and prevent water damage by recaulking or regrouting countertops and tiles in the kitchen or bathroom as necessary. Seal natural stone surfaces (countertops or floors).

Ductwork: Schedule cleaning of ductwork and dryer vent.