

Winter Maintenance

- Get your furnace checked and tuned-up by professionals. Keeping your heating system at its optimum efficiency could save you hundreds on heating costs.
- Windows/doors: Seal any drafty windows with plastic. Replace Weather stripping seals as needed. Chaulk around windows and doors.
- Seal the attic fan opening with an airtight cover. Add insulation so there are no insulation gaps around the cover.
- Fireplace: Clean fireplace of ashes. (Fall) Check chimney for loose or missing mortar. Have chimney professionally cleaned. Make sure damper closes tightly.
- Store firewood at least 30 feet away from your home. This will reduce a home's fire load and the chance of attracting termites
- Filters: Remember to clean or replace filters once a month, or as needed. Check and clean dryer vent, air conditioner, stove hood and room fans. Keep heating and cooling vents clean and free from furniture and draperies.
- Cover your room air-conditioning unit with an insulated cover inside and outside, or remove the unit from the wall and seal the opening. If you did not do it in the fall
- Drain outside hoses and close the shutoff valves to outside faucets and waterlines
- Check the exterior for cracked or peeling paint. Repaint if necessary. This helps protect the wood from rot.
- Check the batteries in your carbon monoxide detectors and smoke detectors.
- Check your fire extinguishers

Spring Maintenance

- Air Conditioner - It is always a good idea to have a service professional come out before summer starts to give your system a check-up. Preventive costs are usually a fraction of repairs, so don't sweat over paying the fee—or you may be sweating for real once the temperature rises. Check your unit for blockage and trim back any grasses, bushes or other obstacles that may interrupt airflow. Use a garden hose to flush out dust, dirt and leaves from the grill if necessary. Check the filter. During hot weather, you should clean or change the filter at least once a month.

Remember not to start your air conditioner unit if it is below 65 degrees. If you do chance are you may damage condenser unit
- Roof - Inspect the roof for damaged, loose or blistered shingles. Repair or replace roof as needed

- Check your Deck- Check if any rotted boards need to be replaced. Nails popped up. Check stairs for rot and loose railing. IF you have a wood deck it is a good idea to reseal your deck every couple of years (check manufacture recommends) I like to do it every 3 years or so. Get a good water repellent stain (oil based). I like to stain decks when temperature is constantly above 60 degrees

Exterior

- Check all the fascia and trim for deterioration.
- Check your electrical outlets. Make sure there are no frayed or exposed wires. Check for loose fittings and tighten up.
- Check Siding repair any loose vinyl siding
- Check the exterior wood cladding and trim for signs of deterioration. Clean and replace/refinish as needed
- Check and replace damaged caulking and weather stripping around all windows and doors
- Trim branches and shrubs that are touching your home which can provide a pathway for bugs or excess moisture to enter your home.
- Check Grading – you want soil to pitch away from your house. About 1 inch or more on a foot
- Check the exterior for cracked or peeling paint. Repaint if necessary. This helps protect the wood from rot.
- Prune trees and bushes away from house. Leaving trees and bushes brushing up against your house , promotes siding decaying faster and give bug, termites away into your home.

Summer Maintenance

Summer is not a whole lot to do if you took care of everything in the spring!

I suggest Just kick back barbeque enjoy family time. Summer is only 3 months.

- Clean barbeque, Check gas line, make sure you have a shut of valve close and accessible
- Check your electrical outlets. Make sure there are no frayed or exposed wires. Check for loose fittings and tighten up.
- Take a look at your yard. If you have children, check out the swing set to make sure there are no loose boards or nails sticking out. It goes for any other play equipment or pool.
- Check the hoses to make sure there are no leaks, and working properly.
- Check concrete/pavers walk way and driveways. It is a good time to do concrete work since concrete cures better in warm temperature.

Fall Maintenance

- Check your home for water leaks. Check attic, Basement, roof. Repair before the winter
- Caulk and seal around windows ,doors, gap in siding to reduce heating bill
- Have a heating professional check your heating system every year
- Protect your home from frozen pipes
- Replace your furnace filter
- Run all gas-powered lawn equipment until the fuel is gone
- Have a certified chimney sweep inspect and clean the flues and check your fireplace damper
- Remove bird nests from chimney flues and outdoor electrical fixtures
- Cover your room air-conditioning unit with an insulated cover inside and outside, or remove the unit from the wall and seal the opening.
- Cover your Exterior Air condition unit (Condenser unit)