

# Home Maintenance Calendar

The following are suggested seasonal maintenance items. We have left blank spaces for you to add others to the list.

## Spring

- Check condition of caulking and exterior paint. Re-caulk or paint as necessary.
- Inspect roof for snow and ice damage and repair as necessary. (Remember, only a professional roofing contractor should be allowed to walk on your roof).
- Apply lawn food and weed killer if necessary. Spring is also a good time to aerate the lawn. Plant annuals and perennials.
- Re-seal exterior wood surfaces such as decks, wood stairs, wood railing, etc.
- Check sprinkler system for any leaks from winter freeze.

## Summer

- Apply weed killer to the lawn if needed.
- Have heating system cleaned and serviced.
- Check gutters for flow and ice damage. Re-caulk joints if necessary.
- Have air conditioning unit serviced for summer. Make sure compressor is free from dirt and debris before turning on the unit. Do not leave plastic covers on compressor while using. Remember to change furnace filters every 30 days.
- Set sprinkler system timer to watering times recommended by sod companies.
- Walk the home's perimeter to check for any backfill settlement and correct to ensure proper drainage from the home's foundation.

## **Fall**

- Remove hoses from exterior faucets before the first freeze and store hoses indoors.
- Mulch perennials that need winter protection.
- Have cooling system prepared for winter storage.
- Install a new furnace filter and keep extra filters on hand. If you have the permanent type, make sure they are cleaned often.
- Winterize sprinkler system and insulate exterior vacuum breaker assembly.
- Clean debris from downspout outfalls. (Where buried downspout daylight).
- Re-caulk garage, drive and sidewalk control joints if needed.

## **Winter**

- Change furnace filters every 30 days the first year and every 60 days after that.
- Keep driveway and walks free of ice and snow to prevent hazardous walking conditions and to prevent ice damage to concrete.
- Keep ice and snow build-up away from water heater and furnace intake and exhaust piping.
- Flush hot water tank.

# Home Tool Kit

**Owning a home demands continual routine maintenance responsibilities to perform.**

The following, is a list of suggested tools to have on hand to help you with those responsibilities.

1. Claw hammer
2. Hand pliers
3. Small, medium and large screwdrivers – both flathead and phillips head
4. Medium crescent wrench
5. Putty Knife
6. Paint brushes
7. Assorted nails, brads and screws
8. Assorted faucet washers
9. Caulking gun and caulking compound – exterior and interior
10. A sturdy penknife

Following the suggestions outlined in the “**Care For Your Home**” Chapter of the Homeowner Manual and performing the suggested routine maintenance responsibilities will help to ensure that your home maintains its lasting value for many years to come.