

# Home Owner Maintenance

## **SPRING/SUMMER CHECK LIST:**

1. De-winterize outside faucets
2. Clean and service the air conditioning system
3. Check the roof for any repairs needed before the rainy season
4. Clean gutters as needed
5. Any exterior major home improvement projects should be started now
6. Planned paint jobs should be started now
7. Repair any damaged window screens
8. Replace any insulated glass where the thermal pane window seal has failed  
As evidenced by fogging between the sealed glass

## **FALL/WINTER CHECK LIST:**

1. Check and caulk around all your windows and doors and caulk any voids
2. Clean gutter systems
3. Clean soils and bark away from house wall and siding
4. Replace glazing on windows where it is missing or cracked and replace broken window panes
5. Insulate any plumbing pipes that are exposed in the crawlspace or any unheated space
6. Winterize hose faucets as needed
7. Have your chimney inspected and cleaned if you burn a wood stove or use your fireplace
8. Stack you cord of wood away from house
9. Service your furnace. Furnaces need regular tune-ups to keep them running cleanly and safely. If you have a gas water heater, have it serviced at the same time.