

(765) 421-2828

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Summer Maintenance Checklist

Exterior

- ✓ Inspect bricks and foundation for cracks or leaks.
- ✓ Inspect exterior for loose or rotted siding.
- ✓ Replace deteriorated or worn exterior wood or trim.
- ✓ Power wash mold or mildew on your exterior, siding, patio, or outdoor concrete areas.

Roof and Gutters

- ✓ Clean the gutters and ensure proper flow.
- ✓ Check roof for damage and loose or missing shingles and patch areas.
- ✓ Repair cracks or damage to the flashing around the chimney, roof penetrations, or skylights.
- ✓ Trim tree limbs away from the roof.
- ✓ Install downspout extensions to prevent moisture intrusion to home.

HVAC

- ✓ Hire an HVAC professional to service the AC unit (at the beginning of summer).
- ✓ Keep area around the A/C unit free of shrubs and plants to ensure proper airflow.
- ✓ Clean ceiling fans and make sure the flow of air is pushing downward.

Plumbing

- ✓ Clean exterior drains (ex. window wells, bottom of stairwells), ensure the drains are not clogged.
- ✓ Repair or replace fixtures and stop valves that are leaking or damaged.
- ✓ Test your well water for contaminants (bacteria/E.coli).

Garage

- ✓ Organize and store items, remove items no longer needed.
- ✓ Properly dispose of hazardous materials.
- ✓ Keep fertilizer and power tools in locked areas.
- ✓ Store combustible materials in proper containers.

Appliances

- ✓ Make sure the refrigerator maintains consistent temperatures. (for fridge and freezer)
- ✓ Deice freezer if needed
- ✓ Clean and remove debris from dryer vents.
- ✓ Clean oven and replace burner plates if necessary.
- ✓ Ensure dishwasher has a high loop under sink.

Attic

- ✓ Search for animal and pest nests and removed them from space.
- ✓ Look for leaks, staining, mold and/or have it tested.
- ✓ Check to ensure vents and fans are working properly.
- ✓ Consider adding insulation to ensure optimal energy efficiency.

Basement

- ✓ Test the sump pump for proper operation.
- ✓ Caulk or seal cracks in floor, walls, or foundation.
- ✓ If cracks are present, ensure they are not growing
- ✓ Open vents for ventilation.
- ✓ Organize or remove extra belongings no longer needed from basement.

Windows and Doors

- ✓ Wash windows (inside and out)
- ✓ Check window screens and repair if necessary for summer weather.
- ✓ Properly caulk or silicone inside of windows to aid in energy efficiency.
- ✓ Make adjustments to doors if needed for proper operation and latching.

Property and Grounds

- ✓ Check your deck for popped nails, loose treads, and loose handrails, and repair when necessary.
- ✓ Clean your grill and area around it.
- ✓ Look around perimeter of home to ensure ground is sloping away from your home.

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