



KEYSTONE

CUSTOM HOMES

HOME MAINTENANCE TIPS ACCORDING TO SEASON



Home maintenance is an activity better spread throughout the year, rather than all at once. Separating tasks by season is an excellent way to avoid becoming too overwhelmed with the workload. Use our checklist to get started in the summer season:

Summer

Summers are every bit as hot as they are perfect for getting things done around the house. Use the heat and extra daylight hours to motivate you to get some of those projects that have been on the back burner accomplished.

- The saying goes, April showers bring May flowers – so get ready to mow the lawn and trim the bushes!
- Have a professional remove weak, dead or rotten trees and large branches that may fall on or damage the side of the house.
- AC tune up and replace air filters monthly when in use.
- Check all door locks and doorknobs to be sure they are not loose and are in good working order. Install deadbolt locks if you do not have them.
- Test your home security system or consider installing one.
- Check screens and insulation on doors and windows and repair or replace as needed.
- Check your home's crawlspace for animals or water damage.
- Check all exterior lights and replace bulbs as needed.
- Clean outdoor lawn furniture and grill – pressure wash if necessary.
- Check garden hoses for leaks and replace as necessary.

Fall

Fall is a transitional season where summer tasks and projects are coming to a close while you prepare your home for the harsh weather that winter brings.

- Rake leaves as they fall, don't let them pile up and become a huge event to take care of later.
- Drain outdoor water faucets and irrigation pumps by turning off the water supply to the exterior faucets then opening the faucets to ensure that they are drained and no water remains inside of them or consider outdoor faucet covers and freeze caps.
- Clean the furnace and replace filters.
- Clean the clothes dryer's vent system – within the machine as well as in the air duct vent connected to the wall. Lint buildup results in 15,000 fires annually!
- Chimney check/sweep.
- Fill oil or propane tanks and create an inclement weather survival kit with batteries, candles, matches, and water and nonperishable food items.
- Change batteries in smoke detectors.
- Put away [or protect and cover] unused lawn furniture, hoses, plants, grills and other outdoor items.”
- If you live in a cold climate, stock up on salt, sand and gravel and have a snow shovel handy.
- Check driveway and walkways for cracks and reseal them as necessary before the cold of winter arrives.

Winter

Winter is the perfect time to stay indoors and give the interior of your home the time and attention it deserves. Avoid the cold and do maintenance items you've been putting off for months.

- Keep walkways and the driveway clear of snow, ice and debris.
- Keep supplies in your vehicle such as a first aid kit, blanket, shovel and sand.
- Restock your weather survival kit with batteries, candles, matches, water and nonperishable food items.
- Check lighting and holiday lights inside and outside the house and replace as needed.
- Test space heaters and never leave them unattended or sitting too close to draperies or furniture.
- Check sinks, bathtubs and toilets for leaks. Repair/re-caulk as needed.
- Clean out the refrigerator and clean the coils (Refer to the owner's manual, manufacturer's website or search online to learn how).

Spring

Spring is the season to open the windows and get to work on clearing your home of the buildup winter caused. The exterior of your home should be the focal point of many tasks before it gets too hot.

- Clean windows – but on overcast days, or during times of the day without direct sunlight, to avoid streaky windows.
- Replace storm windows with screens and repair broken doors and fences.
- Test smoke and carbon monoxide detectors.
- Look for fire hazards such as frayed or overloaded extension cords.
- Clear debris from the gutters, yard, driveway, walkway and other outdoor spaces
- Clean out the basement, attic, garage or shed or carport.
- Lubricate any doors, cabinets or garage doors as needed.
- Clean out the clothes dryer's vent system to prevent strain and inefficient energy use or fire due to lint buildup.
- Have a professional clear the roof of debris and check for leaks and loose shingles.
- Check inside and outside for signs of termites, rodents or other pests.
- Test any Ground Fault Circuit Interrupter (GFCI) outlets.



We hope this list has given you some insight on how home maintenance can differ from season-to-season. Visit www.KeystoneCustomHome.com for information on our latest communities and home maintenance initiatives.