



# RENEW YOUR YEAR RENEW YOUR HOME

Seasonal Checklist For Home Maintenance

The New Year brings about new beginnings for many people... a new gym membership, a new diet plan, the list goes on and on. But one thing most people may not think about when creating their New Year's resolutions is **HOME MAINTENANCE**. Our Maverick team wanted to share some tips and tricks for maintaining your home. Take a look!

## SPRING TIME

- Test smoke & carbon monoxide detectors
- Examine thermostat for accuracy
- Replace / clean furnace units
- Change / clean furnace filter
- Drain approximately two gallons from water heater to eliminate sediment
- Pour 1 gallon of water down unused drains
- Check attic for birds, squirrels, raccoons, bird nests, etc.
- Have air ducts cleaned
- Clean kitchen disposal by grinding several cups of ice cubes
- Clean frost-free refrigerator drain pan
- Inspect dishwasher connections for leaks
- Clean coils in rear of refrigerator unit
- Clean clothes dryer vent duct
- Check fire extinguishers & refill or replace as needed
- Examine, repair & replace caulk around tub & shower
- Vacuum vent covers in bathroom
- Tune up lawn mower
- Clean debris from gutters & ensure down spouts are free of obstruction
- Check basement for dampness/leaks following a rainstorm
- Check plumbing shut-off valves. Ensure that they turn off & on freely
- Check all decks, patios, porches, stairs & railings for deterioration
- Check septic system drain field for flooding
- Check lawn sprinkler system for leaky valves & exposed lines

## SUMMER

- Test smoke & carbon monoxide detectors
- Change / clean furnace filter
- Check for leaks under sinks & around toilets
- Check all wood surfaces for weathering & paint failure
- Clean & lubricate garage door tracks
- Check foundation walls, floors, concrete, & masonry for cracking, heaving or deterioration
- Trim back all tree limbs & vegetation away from roof
- Inspect roof surface flashing, eaves, & soffits & repair if necessary
- Check roof for any damaged, loose or missing shingles
- Check Chimneys for deteriorating bricks & mortar
- Check Siding for damage, warping, or rot
- Check painted surfaces for damage or flaking
- Check window & door screens, replace or patch if needed
- Check attic for leaks
- Drain approximately two gallons from water heater to eliminate sediment
- Vacuum bathroom vent covers
- Clean around air conditioning compressor
- Clean dryer vent duct
- Clean refrigerator coils in rear of fridge
- Clean out basement window wells



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## FALL

- Test smoke & carbon monoxide detectors
- Pour 1 gallon of water down unused drains
- Clean gaps between deck boards, especially above joists
- Clean fire extinguisher, refill or replace as needed
- Check caulking & weather strips around doors & windows
- Drain approximately two gallons from water heater to eliminate sediment
- Check doors & windows for drafts & weather strip as needed
- Drain outside faucets & winterize sprinkler system
- Clean filters for kitchen exhaust fans
- Fill cracks in driveway & reseal as needed
- Check septic system drain for flooding
- Check / repair cracks in foundation, brick or stucco
- Clean out gutters & make sure downspouts are free of blockage
- Service Gas fireplace

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## WINTER

- Clean / replace furnace filters
- Change / clean furnace filter
- Drain approximately two gallons from water heater to eliminate sediment
- Test smoke & carbon monoxide detectors
- Clean kitchen disposal by grinding several cups of ice cubes
- Clean faucet aerators & shower heads
- Vacuum vent covers in bathroom
- Reseal grout on counters, walls & floors to prevent staining
- Test Ground Fault Circuit Interrupt (GFCI) receptacles & GFCI circuit breakers
- Clean debris from gutters & ensure down spouts are free of obstruction