

## Summer Maintenance Tips

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As summer approaches here are a few hot tips to help keep your home in tip top condition. Please take time to inspect these items in and around your home and attend to any that need maintenance.

### Exterior

- Adjust sprinkler timer for season
- Check and repair as needed sprinkler heads for proper operation.
- Maintain drainage swales for positive drainage of surface water away from house, in from fence and out to the street
- Check operation, tighten bolts and lubricate the wheels and chain as needed on garage doors
- Monitor air conditioning condensation lines regularly to ensure water is draining from the primary line and not the secondary, call a licensed professional to repair if draining from the secondary line
- Maintain monthly insect control
- Hire a licensed plumber to service your water heater
- Oil hinges and locks on exterior doors. Touch up paint on exterior doors that are cracked or peeling.
- Check all window and door locks for proper operation.
- Fertilize lawn as necessary.

### Interior

- Change return air filters monthly
- Inspect and repair immediately plumbing fixtures for leaks
- Inspect and re-caulk, as needed, sinks, tubs, showers, plumbing fixtures and toilet areas (we can't say this enough)
- Test smoke detectors and replace batteries annually
- Test and reset Ground Fault Circuit Interrupters (G.F.C.I.) breakers monthly
- Weather permitting, open windows to allow cross ventilation
- Check water hoses on clothes washer, refrigerator, icemaker and dishwasher for cracks and bubbles and replace if necessary.

Tending to these simple tasks will help keep your home cool and comfortable this season from the sizzling hot days of summer. Enjoy a summer of fun!

