

Seasonal Maintenance Schedule

FALL

- Inspect & possibly change HVAC filters (monthly)
- Inspect fire extinguishers for adequate pressure & wear
- Test smoke detectors
- Rotate/flip mattresses/cushions
- Get chimney cleaned
- Clean out fireplace
- Clean garage
- Clean gutters
- Prepare storm windows
- Caulk any leaks in windows, doors and bathrooms
- Rake leaves & dispose of or mulch
- Check & reseal cracks in driveway
- Test sump pump
- Flush hot water heater & remove sediment
- Clean drip pan under refrigerator

WINTER

- Inspect & possibly change HVAC filters (monthly)
- Inspect fire extinguishers for adequate pressure & wear
- Test smoke detectors
- Rotate/flip mattresses/cushions
- Winterize air conditioning system
- Winterize sprinkler system
- Inspect plumbing for leaks
- Flush outdoor water faucets & store hoses
- Test water heater's pressure relief valve
- Check all locks/deadbolts on windows/doors
- Tighten handles, knobs, racks, etc.
- Check grout and repair as needed
- Dust refrigerator coils (unplug first)
- Clean range hood filter
- Pour bleach or vinegar in air conditioning drain line

SPRING

- Inspect & possibly change HVAC filters (monthly)
- Inspect fire extinguishers for adequate pressure & wear
- Test smoke detectors
- Rotate/flip mattresses/cushions
- Wash outside of windows
- Repair/replace window screens
- Clean out gutters
- Inspect roof for damage/leaks
- Pressure wash house and driveway
- Have air conditioning serviced
- Touch up peeling or damaged paint
- Clear dead plants/shrubs from house
- Have trees trimmed near power lines
- Fertilize lawn
- Clean grill and patio furniture

SUMMER

- Inspect & possibly change HVAC filters (monthly)
- Inspect fire extinguishers for adequate pressure & wear
- Test smoke detectors
- Rotate/flip mattresses/cushions
- Clean and repair deck/patio
- Spray for ants, insects & wasps
- Prune trees and shrubs
- Test garage door auto-reverse feature
- Flush out all interior drains
- Pour bleach or vinegar in air conditioning drain line
- Drain or flush water heater
- Clean dryer vent and lint hose
- Dust refrigerator coils (unplug first)
- Clean range hood filter