

# Yeary's Home Maintenance Tips

## SPRING

- Have the fireplace/wood stove chimney cleaned and serviced as needed.
- Check the air conditioning system and have it serviced every two or three years.
- Clean or replace the air conditioning filter, if applicable.
- Check the humidifier and clean it, if necessary.
- Clean all windows, screens, and hardware. Check your screens to see if any repairs are needed.
- Check downspouts for loose joints and clear any obstructions to ensure water flows away from the foundation.
- Clear all drainage ditches and culverts from debris.
- Open hose bibs, check for leaks.
- Clean gutters and downspouts after trees have seeded.
- Hose off house exterior, scrub off any mildew.
- Clean gaps between deck boards, treat deck for fungus and mildew.
- Clean around air conditioner compressor.
- Inspect screens, repair as needed.
- Clean out under decks and porches.
- Clean out basement window wells if present.
- Inspect septic field and tank area for flooding or odor.
- Have tank inspected and pumped if weeded and test for water quality.
- Tune up lawn mower.
- Rake debris off lawn after soil dries out.
- Aerate lawn.
- Inspect basement/crawl space, house, and attic for signs of pests such as termites, carpenter ants, wasps and hornets.

## SUMMER

- Check pipes for condensation or dripping and take corrective action. For example, reduce humidity and/or insulate cold water pipes.
- Deep clean your carpets and rugs.
- Vacuum the bathroom fan grill.
- Disconnect the duct connected to the dryer and vacuum any lint from duct.
- Check the security of all handrails.
- Check for the smooth functioning of all windows and lubricate as required.
- Lubricate all door hinges and tighten screws as needed.
- Lubricate garage door hardware and ensure proper operation.
- Lubricate the automatic garage door opener, motor, chain, etc. and ensure that the auto reverse mechanism is properly adjusted.
- Check and replace damaged caulking and weather stripping around all windows and doors.
- Check the exterior wood and trim for signs of deterioration. Clean and replace/refinish as needed.
- Remove any plants or roots that contact the siding or brick.
- Check the overall condition of your roof. Note the condition of all shingles and examine all roof flashing, such as chimney and roof joints, for any signs of cracking or leakage.
- Check the chimney cap and the caulking between the cap and the chimney.
- Repair the driveway and walkways as needed.
- Repair any damaged steps that present a safety problem.
- Clean sliding door tracks and lubricate with white lithium compound.
- Examine electrical panels, wiring and components for evidence of overheating and ensure coverings are secure.
- Flip breakers on and off to ensure they are working properly.

