

ULTIMATE HOME MAINTENANCE CHECKLIST FOR SUMMER

When you stay on top of your home's maintenance requirements you'll prevent costly repairs and protect its value for years to come.

To help you take care of those upkeep requirements easier, we created this ultimate list of home maintenance tasks for the summer season that cover every inch of your home.



(*) indicates those tasks are only necessary for cold weather climates



Summer home maintenance tasks

Air Health and Humidity

- Test, monitor, and adjust the relative humidity to maintain 35-40% (or lower in very cold outdoor temperatures)

Appliances

- Change or clean refrigerator freshness filter(s)
- Change or clean refrigerator water filter(s)
- Clean dishwasher door seals and spray arm(s)
- Clean dishwasher filter(s)
- Clean dryer lint trap(s) and lint screen(s)
- Clean electric range element connections
- Clean freezer condenser coil(s)
- Clean gas range burner ignitions and gas holes
- Clean or change range hood filters and fan(s)
- Clean or replace washing machine filter(s)
- Clean refrigerator condenser coil(s)

Appliances Cont.

- Inspect laundry water hoses
- Inspect refrigerator and freezer door seals and gaskets

Concrete and Flatwork

- Repair the driveway, walkways and steps as needed
- Seal the exterior concrete driveway, garage floor and sidewalk

Doors, Cabinets and Windows

- Check caulking and weather-stripping around all windows and doors for damage - replace as needed
- Inspect exterior door seals and weather stripping
- Inspect window putty on outside of glass panes - replace if needed
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- Lubricate hinges of interior doors and tighten screws as needed
- Oil hinges and locks on exterior doors

Electrical

- Exercise electrical breakers

Garage Doors

- Adjust garage door threshold(s), align sensors and test safety settings
- Tighten and lubricate garage door rails, hinges and rollers/wheels

Heating and Cooling (HVAC)

- Change or clean furnace filter(s)
- Change or clean HRV system and components
- Clean and vacuum floor registers/supply air grills
- Clean and vacuum return air grills
- Clean radiators
- Inspect HVAC air ducts and hoses
- Inspect HVAC connections, drains, temperature settings, air ducts, valves and refrigerant levels

Lawn and Landscape

- Apply a summer fertilizer product to the yard and remove any excess fertilizer on concrete

Plumbing and Ventilation

- Check for leaks under kitchen and bathroom sinks
- Check the basement floor drain to ensure the trap contains water and refill with water if necessary

Plumbing and Ventilation Cont.

- Clean and vacuum bathroom exhaust fan grills
- Clean and/or clear faucet aerators
- Clean and/or clear sink drains
- Clean garbage disposal(s)
- Inspect bathroom caulking and seals
- Inspect wall and bath tile for loose or missing grout - re-grout if needed
- Test and record water hardness

Sump Pump

- Inspect sewer backflow preventer

Water Heater(s)

- Check around the water heater for leaks
- Inspect water heater(s) temperature pressure release(s), fittings, base(s), valves, pipe insulation and water color/smell

Water Softener

- Fill water softener brine tank with salt
- Inspect water softener salt level and gasket