

SEASONAL HOME MAINTENANCE CHECKLIST



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SPRING

- Check Outside for Proper Drainage** – It's important that rain water flows freely from your roof and drains quickly from the grounds. Poor roof drainage can be tied to damaged or dirty gutters while standing water on the ground can have a number of causes. Homeowners can grade the perimeter of the house to encourage drainage, issues with pavement may require professional help.
- Clean Your Gutter** – Spring often brings lots of rainfall. Clearing your gutters of old leaves, grime, and sediment can protect your roof during the most damaging season.
- Inspect the Exterior** – Subtle wear and tear can be easy to miss so take a minute to walk around your house. Check for chipping paint, damaged siding, or holes in the brick as well as any new cracks from foundational shift.
- Service Your Air Conditioner Before Summer** - Summertime is the worst time to have trouble with your AC plus it's a busy time for air conditioning companies. Depending on where you live, weather and temperature changes can put stress on your AC system. Many home warranties offer a discounted tune-up for the summer, private companies typically charge \$75-100.
- Check Windows and Doors** – Window and door quality can make a big difference, especially in electricity costs. Take a moment to check each window and door, as well as the screens. Make sure to inspect the caulk seals around the windows and doors as well. \$10 worth the sealant can save your hundred over time. Examine each door's threshold for any damage, even small cracks can let in bugs and debris.
- Trim Trees and Bushes** – Make a point to inspect the trees and shrubbery on your property. Branches putting pressure on roofs and fences can lead to expensive problems down the road. If any branches are near powerlines, you may need to consult a professional tree trimming service.
- Inspect Roof for Damage** – Use extreme caution when climbing your roof but it's important to check for damage, leaks, or other problems. Storms and extreme temperatures can cause damage quickly, catching problems early will help save time and money.



WhitneyWilcher.com
1990 Justin Rd. Highland Village, TX
214-558-0030
WhitneySellsRealEstate@gmail.com



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SUMMER

- Check Grout Throughout the House** – Although tile is built to last lifetime, grout can wear way over time. Go throughout your home noting the grout on floors as well as any wall tile in the bathrooms or kitchen.
- Spray the Yard and Home for Bugs** – Summertime is high season for all types of bugs. Ants, spiders, ticks, and mosquitos thrive in summer weather. Research the best products for your family or schedule a professional to help early in the season.
- Clean and Repair Your Deck** – Most decks can benefit from a quick washing once a year. Use this an opportunity to check for loose planks and monitor how the seal/stain is holding up.
- Clean Dryer Vents and Other Exhaust Vents** – Once or twice a year it's a good idea to vacuum out the dryer hose and check the ventilation. While your dryer is running, check each of the vents to make sure air is flowing easily and the smell of fresh laundry is abundant. If there's a blockage, some homeowners can use a leaf blower to break up the lint while others may need to consult a professional.

FALL

- Flush Hot Water Heater & Remove Sediment** – Although this task seems difficult, it helps prolong the life of your water heater.
- Winterize Outdoor Faucets** – Outdoor faucets are vulnerable to freeze, which could lead to major cracks and leaks. Protect your outdoor plumbing with a simple Styrofoam faucet protector, found for a few dollars in most hardware sections. Also drain and store all water hoses before the first freeze. Homeowners with sprinkler systems should consider winterizing their entire system.
- Get Chimney Cleaned** – Wintertime is the perfect time for a fire. A chimney sweep can check for any blockages or changes to the panels that protect your home. This inexpensive service can be a real lifesaver.
- Pickup Winter Items** - Regardless of where you live, weather is unpredictable. Most handymen recommend keeping sidewalk salt, winter shovel, and snow boots.



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WINTER

- Check for Icicles and Ice Dams** – Icicles and snow are always fun but are both dangerous and damaging to your home. Heavy snow and ice put a lot of additional weight and wear on your roof. Icicles not only damage roofs and siding, melting water can damage your foundation as well.
- Test Electrical Outlets** – Although electrical work almost always requires professional help, testing the outlets in your home is simple. Take an appliance that shows power immediately, something with a light indicator. Plug into each outlet, including GFCI outlets in the kitchen and bathrooms. Many non-working outlets can be rewired yourself, just make sure the breakers are off and no power is available before starting.
- Tighten All Handles, Knobs, Racks, and Other Hardware** – Go throughout your house with a screw driver, checking every door knob, cabinet handle, drawer track, and door hinge. You will be surprised how many have become loose over time.
- Check All Locks and Dead Bolts** – As seasons change some doors and locks may not latch as easily as before. Some may fix themselves overtime while others may need replacing.
- Check Caulking Around Showers and Tubs** – Once a year, make sure the caulking around tubs, sinks, and showers. This is a quick fix, taking less than 30 mins and costs between \$5-7.
- Check Water Fixtures for Buildup** – Mineral buildup can be found in almost any house at some point. Removing your showerhead and soaking them in Lime-away will improve the look and performance of your fixtures. For sinks and tubs, fill a ziplock with Lime-Away and rubber band around the fixture. Wait an hour or so for fixtures that look new!



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