

## Seasonal Home Maintenance Checklist

### Winter

- √ Inspect roof for ice dams, clear as needed
- √ Change furnace filter
- √ Do not use ice-melting agents on driveways less than a year old
- √ Test smoke and carbon monoxide detectors
- √ Program thermostat to conserve energy
- √ Keep snow away from direct vent exhaust locations for both furnace and water Heater.

### Spring

- √ Inspect roof for loose, damaged and/or missing shingles
- √ Adjust any reverse drainage around the foundation, landscape beds settle
- √ Start up irrigation system and inspect all heads for operation
- √ Set a lawn fertilizing program
- √ Change furnace filter
- √ Schedule air conditioning inspection with HVAC contractor
- √ Seal or stain wolmanized decking
- √ Clean out window wells to ensure drains are free from leaves and debris
- √ Clean out gutters
- √ Inspect siding, fascia and soffit boards for any loose or missing pieces.

### Summer

- √ Fertilize lawn according to lawn program recommendations
- √ Inspect roof for loose, damaged and/or missing shingles
- √ Inspect siding, fascia and soffit boards for any loose or missing pieces
- √ Trim trees or shrubbery at least 12" away from siding or brick
- √ Inspect window well to ensure drains are free of debris
- √ Seal all exterior concrete
- √ Change furnace filter

### Fall

- √ Winterize irrigation system
- √ Inspect roof for loose, damaged and/or missing shingles
- √ Fertilize lawn according to lawn program recommendations
- √ Change furnace filter
- √ Schedule furnace inspection with HVAC contractor
- √ Program thermostat to conserve energy
- √ Trim trees or shrubbery at least 12" away from siding or brick
- √ Clean out window wells to ensure drains are free from leaves and debris
- √ Clean out gutters.