

## *Seasonal Tips-Spring/Summer*

Changes in the seasons may be dramatic here unlike other parts of the country. You can prepare and protect your home with these seasonal maintenance tips.

April showers and hot August nights can take their toll on even the best built home. Here's how to prepare for warmer weather.

- Clean out gutters and downspouts. Remove debris and flush with a hose.
- Prune back tree branches and shrubs that are too close to the house.
- Check driveways and other paved surfaces for cracks and signs of deterioration.
- Check and repair or replace exterior caulking (This can not be stressed enough)
- Clean lint from the clothes dryer venting system. It can be a fire hazard.
- Reset auto-light timers for the longer days ahead.
- When you winterize your irrigation system, reactivate it by closing the test valves, turning the ball valves 1/8<sup>th</sup> of a turn to the "Open" position and opening the irrigation supply line valves.
- Check window weep holes and remove any clogs.
- Have a professional check your roof for any damage done over the winter months.
- Check your air conditioner and schedule needed maintenance before peak use periods.
- Have a fireplace? Now's a good time to hire a professional to inspect and clean the chimney. Ask him to install a screen over the chimney top to keep debris out.
- Clean wood decks and reseal as needed.
- Check and replace rubber washers on exterior faucet.

## *Seasonal Tips-Fall/Winter*

Cold and Freezing weather can be a real home wrecker. Keep it together with these precautionary tips.

- Clean and flush the gutters and down spouts before the rainy season starts.
- Schedule any needed furnace maintenance early before peak use periods.
- Dry autumn weather is a great time to do any needed painting. It's still warm enough to open windows for ventilation inside and cool enough to make exterior painting more pleasant.
- In many areas, autumn can mean brush fires. Cut back any brush growing close to your home and remove any potential fire hazards.
- Clean or replace furnace and humidifier filters and clean the vents. This will increase efficiency and lower your energy bills.
- Hot summer sun may have damaged exterior caulking. Check and replace it as needed.
- Fences and gates take a beating during the summer months. Inspect yours for weather or insect damage. Replace or repair any damaged parts. Repaint or refinish as needed. And lubricate the hardware to protect from rust.
- Call a professional to winterize your air conditioner. This will add years to its life.
- Remove garden hoses and store them away. Leaving them attached can cause damage to your home's plumbing. Do not salt or use deicer on your concrete surfaces. This will lead to pitting and cracking. Wash road salt off concrete as soon as possible. And use kitty litter or sand for traction.
- To winterize your irrigation system, turn the supply valve 90 degrees, or cross ways to the supply line. Open the test valves as indicated by the illustration on your system. Turn the ball valves 1/8<sup>th</sup> of a turn to the "Winter" position.