

summer home CHECKLIST

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HOMES

ROOF AND DRAINS

- Check for missing, damaged or warped shingles and replace as necessary to prevent leaks.
- Reseal all seals around pipes, skylights, and penetrations in your roof with a roofing cement and caulking gun to prevent future leaks that can be caused from materials freezing.
- Check for deteriorated flashing at the chimney, walls and skylights and around vent pipes. Seal joints where water could penetrate, using roofing cement and a caulking gun.
- Ensure all vents, eaves, and openings are covered to prevent insects, birds and rodents from nesting.
- Clean leaves and debris from courtyard and any exterior rock wall drains to prevent blockages.

HEATING, VENTILATING, AND AIR CONDITIONING

- Replace the air filter in your furnace/AC for maximum efficiency and improved indoor air quality.
- Check that smoke alarms and carbon monoxide detectors are in working order (replace batteries if necessary).
- Program thermostat to save on cooling costs. Raise temperature 1 degree for every hour you're gone up to 5 degrees (never turn air conditioner off!). This will help save money on your bill and keep from overworking your compressor to re-cool your home when you return.
- Make sure fans are switched to proper or counter-clockwise position, which will force room air down to give a wind chill effect.
- Flush hot water heater tanks to remove sediment, and check the pressure relief valve to make sure it's in proper working order. Lower temperature to save on energy and accommodate hot summer conditions.
- Examine exposed ducts in the attic, and crawl spaces, and use a sealant to plug up any leaks.
- Remove lint from dryer exhaust vent with long flexible brush.

WINDOWS, DOORS AND EXTERIOR

- Check all the weather-stripping around windows and door-frames for leaks to prevent cool air loss and replace if necessary.
- Examine window frames and all exterior wood materials, stucco, and mortar for signs of deterioration. Repair, replace, re-caulk or repaint to maintain integrity and appearance.
- Check for drafts around windows and doors. Caulk inside and out, where necessary, to keep cool air from escaping.
- Inspect windows for cracks, broken glass or gaps. Repair or replace if needed.
- During the middle of the day close shades on windows facing south and west to minimize heat from sunlight.

LAWN, GARDEN AND DECK/BALCONY

- Trim overgrown branches back from the house and electrical wires to prevent wind-swept branches from causing property damage or a power problem.
- Ensure rain drains away from the house to avoid foundation problems. The dirt grade — around the exterior of your home — should slope away from the house. Add extra dirt to low areas, as necessary.
- Inspect decks or balcony for splintering and treat, if needed, to prevent further deterioration over the winter.
- Inspect outdoor lighting around the property.
- Check exterior handrails to make sure they're well secured.

Done? Congratulations! You're officially ready for summer.

