

SPRING AND SUMMER MAINTENANCE CALENDAR



Regular maintenance is an important part of keeping your home in top condition, both for your enjoyment and for the future resale value of your house.

Spring

- Clean or replace furnace filter
- Check/clean heat recovery ventilator (HRV); wash or replace filter
- Clean humidifier and turn it off
- Check sump pump
- Check gutters and downspouts and clean if needed
- Inspect air conditioning; service, as needed (usually every two or three years)
- Inspect basement or crawl space for signs of seepage/leakage
- Ensure that ground slopes away from the foundation wall
- Open outside hose connection
- Open vents to outdoor crawl spaces
- Clean windows, screens and hardware; install screens
- Check that air intake and exhausts are clear of debris, nests, etc.
- Clean range hood filter
- You can turn off your HRV if your windows are mostly open in the summer. Run your HRV if you keep your windows mostly closed
- Undertake spring landscape maintenance; fertilize young trees
- Test your smoke alarms. Change the batteries at least once a year.

Every Two to Five Years

- Check and repair driveway cracks
- Check and repair the chimney cap and the caulking between the cap and chimney; recaulk, as necessary
- Refinish wood surfaces, including window frames and doors

Summer

- Check exterior finishes
- Check exterior wood for signs of deterioration
- Check caulking and weather-stripping around windows, including around entry door from garage and home
- Check basement floor drain trap; replenish with water, if needed
- Have furnace/heating system serviced (every two years for an electric furnace)
- Use dehumidifier in damp basements
- For central air conditioning; clean filter in air handling unit

Annually

- Dust or vacuum electric baseboards
- Vacuum ducts behind warm air and return air grills
- Test plumbing shut-off valves to ensure they are working
- Test pressure relief valve on hot water tank; drain water from tank
- Check door hinges and oil, if needed
- Lubricate garage door motor, chain, etc.
- Check attic for signs of moisture in summer or fall
- Check septic system; clean, if needed (usually about every three years)
- Do safety checks: fire escape routes, fire extinguisher, door and window locks

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