

EXTERIOR

- Inspect bricks and foundation for cracks or leaks.
- Inspect exterior for loose or rotted siding.
- Fix leaks or cracks in caulk around exterior windows.
- Replace deteriorated or worn exterior wood or trim.
- Power wash mold or mildew on your exterior, siding, patio or outdoor concrete area.

ROOF and GUTTERS

- Clean the gutters!
- Check roof for damage and loose or missing shingles.
- Repair cracks or damage in the flashing around the chimney(s), roof pipes, or skylights.
- Keep tree limbs away from the roof.
- Add downspout extenders to route water away from the home.

HVAC

- Retain an HVAC professional to service the AC unit.
- Keep the A/C unit free of shrubs and plants to ensure proper airflow.
- Make sure the dehumidifier is working properly.
- Clean ceiling fans and ensure they operate at all speeds.
- Clear vents and ducts from obstructions and debris.
- Consider a professional duct cleaning.

PLUMBING

- Clean exterior drains (e.g., stairwell).
- Repair or replace faucets or valves that are leaking or damaged.
- Retain a professional to test well water potability, a fancy word for drinkability!

APPLIANCES

- Keep the fridge full; it cools more efficiently when stocked.
- Make sure the fridge maintains a consistent temperature.
- Check to ensure ice maker is working properly.
- Clean and vacuum debris from dryer vents.
- Save energy and install a clothesline to dry laundry!

ATTIC

- Search for insects and/or animals which have colonized.
- Search for mold, which can manifest in gray or black blotches.
- Check that vents and fans are working properly to ensure proper ventilation.
- Check insulation rating to ensure optimal energy efficiency.

BASEMENT

- Test the sump pump by pouring water into the basin.
- Seal cracks in concrete floor, walls or window caulking.
- Ensure basement vents are free from debris or clutter.
- Discard or organize excess basement contents.

WINDOWS and DOORS

- Go outside and wash your windows!
- Install window screens for summer weather.
- Ensure windows are properly caulked on the inside to minimize AC from escaping.
- Clean and lubricate window channels and door hinges to ensure smooth function.

GARAGE

- Reseal the garage floor.
- Consider installing insulated garage doors.
- Remove clutter and dispose of hazardous materials.
- Keep fertilizer and power tools out of children's reach and behind lock and key.
- Don't store heat sensitive or combustible materials in a non-climate controlled garage.

PROPERTY and GROUNDS

- Check your deck for popped nails or loose treads and replace when necessary.
- Clean your grill.
- Reseal the driveway to keep water out.
- Check for bugs and pests – ants, termites, carpenter bees.



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