

At S&A Homes we want to help you understand how to extend the life of your home through regular maintenance. Each season presents a set of maintenance requirements. Performance of regular preventative maintenance will protect your home's value and avoid potential costly repairs. Below are recommended seasonal maintenance tasks to care for your home. If you don't feel comfortable completing any of these tasks, please contact a qualified professional.

SPRING

- Check septic alarm (if applicable)
- Clean the fins on outside of the AC condensing unit
- Clean gutters and downspouts
- Consider applying pest control annually
- Have the carpeting cleaned
- Inspect the AC unit for proper operation
- Inspect downspouts and splash blocks for proper drainage away from the house
- Inspect exterior paint, stain, siding, putty and caulking
- Inspect the roof and roof vents
- Inspect weather stripping on all doors
- Install screens
- Lubricate patio screen door rollers and clean the tracks
- Re-seal wood fences
- Seed and feed lawn
- Use wood conditioner on all wooden cabinets

SUMMER

- Condition your deck
- Inspect plumbing fixtures for leaks
- Deep-water shrubs, trees and lawn
- Lubricate door hinges with silicone spray
- Inspect backsplash caulking and re-caulk as needed
- Re-seal the driveway
- Inspect downspouts and splash blocks for proper drainage away from the house

FALL

- Caulk and seal any exterior concrete cracks
- Inspect downspouts and splash blocks for proper drainage away from the home
- Check for ground settlement around the foundation and fill in where needed
- Inspect furnace for proper operation
- Check septic system if needed. Refer to homeowner's guide for timetable
- Inspect the roof and roof vents
- Inspect window and door caulking and re-caulk as needed
- Clean fireplace and chimney
- Clean gutters and downspouts
- Rake and compost leaves
- Drain outside faucets and remove all hoses
- Remove, clean, and store all screens
- Have the carpeting cleaned
- Seed and feed lawn

WINTER

- Check for ice dams on your roof
- Verify that furnace intake and exhaust are cleared of snow
- Clean aerators on faucets and shower heads
- Verify outside hose bibs are drained and shut off
- Minimize the use of ice-melt chemicals on concrete
- Inspect dryer vent for lint and debris

THE FOLLOWING ITEMS SHOULD BE CHECKED EVERY SEASON

- Change or clean furnace filters monthly
- Inspect backsplash caulking and re-caulk as needed
- Check and clean smoke detectors
- Check dehumidifier for proper operation
- Inspect shower and tub caulking and re-caulk as needed
- Check sump pump operation and flush system
- Make sure crawl space vents are open
- Test GFCI (Ground Fault Circuit Interrupters) and Arc-Fault circuits