

# 10


Tips to  
*Carefree*  
**Home Maintenance**

## Monthly Maintenance Checklist

Inspecting your home and completing monthly home improvement projects will keep your maintenance schedule on track and easier to manage. Follow this comprehensive home maintenance checklist each month to help save time and money:

- Clean the furnace filter to remove dust build-ups, make it easier to regulate your home's temperature, and ultimately decrease energy bills.
- Check the water softener and replenish salt if necessary.
- Clean faucet aerators and showerheads to remove mineral deposits.
- Inspect tub and sink drains for debris; unclog if necessary.
- Test smoke alarms, carbon monoxide detectors, fire extinguishers, and all ground-fault circuit interrupters.
- Inspect electrical cords for wear.
- Vacuum air vents and change air filters.
- Check that indoor and outdoor air vents are not blocked.
- Flush out hot water from the water heater to remove accumulated sediment.
- Clean the garbage disposal by grinding ice cubes, then flushing with hot water and baking soda.



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## Spring Maintenance Checklist

There's a reason it's called "Spring Cleaning" and it's time to prepare your home for spring. On top of your regular spring cleaning, you'll also want to consider these general upkeep tips. Use our spring home maintenance checklist to make sure everything in your home from the basement to the roof is in tip-top shape:

- Inspect roofing for missing, loose, or damaged shingles/roof tiles and leaks. Now is also a good time to inspect chimney for damage.
- Have air-conditioning system serviced and filter changed.
- Clean window and door screens.
- Remove leaves and debris from gutters and downspouts.
- Power-wash windows and siding.
- Inspect sink, shower, and bath caulking for deterioration.
- Vacuum lint from the dryer vent.
- Repair or replace caulking and weather stripping around windows, doors, and mechanicals.
- Remove the insulation (if you insulated during the winter months) from outdoor faucets and check sprinkler heads.
- Fertilize your lawn and garden.



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## Summer Maintenance Checklist

When the sun is out and warm weather is finally here to stay, the last thing you should worry about is home maintenance. Use our quick summer home maintenance guide to get the hard work out of the way at the beginning of the season. Don't worry if the weather is already heating up; most of these tasks are indoors:

- Oil garage-door opener and chain, garage door, and all door hinges.
- Remove lint from inside and outside washer hoses and dryer vents.
- Clean kitchen exhaust fan filter.
- Clean refrigerator and freezer coils and empty and clean drip trays.
- Check the dishwasher for leaks.
- Check around kitchen and bathroom cabinets and around toilets for leaks.
- Replace interior and exterior faucet and showerhead washers if needed.
- Seal tile grout.
- Prune trees and shrubs.
- Polish wood furniture and dust light fixtures. Change the direction of rotation on your ceiling fan to circulate counter clockwise. This will push air downward.



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## Fall Maintenance Checklist

Fall is the perfect season to tackle general home maintenance projects because the weather is generally dry and temperatures are moderate. Most of these tasks can be accomplished without the help of a professional, but it's always better to be safe and call for assistance if a project is beyond your abilities. Use our fall maintenance guide to get you started:


- Aerate the lawn and clean up any yard debris.
- Seal cracks and gaps in windows and doors with caulk or weather stripping; replace if necessary.
- Swap old, drafty windows for more energy-efficient models.
- Mend cracks and gaps in the driveway and walkway.
- Drain and winterize exterior plumbing (if up North). Wrap insulation around outdoor faucets and pipes in unheated garages.
- Tune-up major home appliances before the holidays.
- Clean the carpets.
- Inspect exterior door hardware; fix squeaky handles and loose locks.
- Check for frayed cords and wires.
- Drain and store hoses, and drain in-ground sprinkler systems.



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## Winter Maintenance Checklist

Thankfully, for the most part Arizona has very favorable weather during the winter months. Nonetheless, we still have our fair share of chilly nights and frosted grounds in early morning. To prevent winter harm and avoid calling a professional, be sure to check these winter items off your home maintenance checklist:

- Cover your air-conditioning unit.
- Check the basement for leaks during thaws.
- Inspect the roof, gutters, and downspouts for damage after storms.
- Vacuum bathroom exhaust fan grill.
- Vacuum refrigerator and freezer coils and empty and clean drip trays.
- Clean drains in sinks, tubs, showers, and dishwashers.
- Check the water heater for for leaks.
- Test GFI outlets.
- Change direction of rotation on your ceiling fan to circulate clockwise. At low speed the fan will push cold air toward the ceiling.
- Change furnace filter.



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