

Maintenance Reminders

Spring

- Clean and test smoke alarms.
- Test and reset ground fault circuit interrupters (GFCI) breakers.
- Change or clean the furnace filter.
- Operate air-conditioning system; if service is needed it is more conveniently arranged before the busiest part of the season arrives.
- Adjust registers and confirm that cold air returns are clear of furniture or draperies.
- Make certain the air-conditioner compressor is level and clear of debris.
- Turn the humidifier off.
- Pour water down the basement floor drain. As drain water evaporates, sewer odor can seep into the house.
- Drain sediment from the bottom of the water heater per manufacturer's instructions.
- Inspect grout around tile (floor or wall) and touch up.
- Wash windows and screens, clean weep holes, and lubricate tracks.
- Check caulking, inside and out, and touch up.
- Check garage overhead door, tighten bolts as needed, and lubricate springs with motor oil. Have other repairs done by professionals.
- Start and adjust sprinkler system. Test exterior faucets for broken pipes.
- Clean gutters and confirm that downspouts or splashblocks drain away from the house.
- Look for settling of backfill soils and fill in where needed.
- Check exterior paint and stain surfaces (especially stained doors) and refinish as needed.
- Plan your first barbecue.

Winter

- Clean and test smoke alarms.
- Test and reset ground fault circuit interrupters (GFCI) breakers.
- Change or clean the furnace filter.
- Operate the heating system.
- Adjust registers and confirm that cold air returns are clear of furniture or draperies.
- Clean the humidifier per manufacturer's instructions.
- Adjust or replace weather-stripping on exterior door as needed.
- Check the fit of exterior doors; thresholds are adjustable-use a quarter to turn the screws.
- Check caulking, inside and out, and touch up.
- Drain your sprinkler system.
- Remove hoses from exterior faucets. "Freeze proof" faucets suffer a broken water line if the water in the hose freezes and expands into the pipe.
- Inspect chimney for nests.
- Review safe fireplace operation. Provide professional cleaning at regular intervals.
- Check garage overhead door, tighten bolts as needed, and lubricate springs with motor oil. Have other repairs done by professionals.
- Clean gutters, check downspouts; confirm that splashblocks drain away from the house.
- Check foundation, concrete, and yard for settling; fill in as needed for positive drainage.
- After snowfall, brush snow off gutters, and away from downspouts.
- Remove ice and snow from concrete promptly; avoid de-icing agents with damaging salts.
- On pleasant days, open windows to allow house to breathe.
- Decorate safely for the holidays. Do not overload circuits or use worn extension cords.