


Extended Advice SM Summer Checklist



Prepare your home for warmer weather and a focus on outdoor living. The following are simple tips for keeping your home cool and comfortable during the summer months.

 Summer Action Items	
Exterior <small>(click on any underlined item for additional information)</small>	
	Air Conditioner Tune-up: Maintain air flow, clean the condenser coils.
	Pool Safety: Check your fence and door system, water motion alarms, review pool use rules.
	Yard Care: Mow lawn higher and mulch flower and shrub areas for water conservation. Edge lawn areas as needed. Add fertilizer and weed prevention as desired, per manufacturer's instructions.
	Wash your House: Remove grime and mildew with a scrub brush or pressure washer
	Clean and Seal your Deck: Remove grime and mildew with a scrub brush or pressure washer and let dry overnight; apply UV-resistant sealer when wood is dry
	Clean your Gas BBQ: Spray metal exterior surfaces with a degreaser, wipe clean. Remove grill grates and burner drip guards and scrape off accumulated gunk and re-install.
	Fences & Gates: Inspect and replace damaged wood or metal fabric, posts, paint wrought iron, check gate hinges and locks.
	Siding & Trim Care: Caulk open joints, touch-up paint, repair any damaged parts.
	Garage Door: Test balance, and motor operation. Lubricate and tighten hinges, rollers, drive mechanism. Test safety reverse function.
	Metal railings: scrape, remove rust, clean dirt, and paint them. Make sure railings are firmly affixed to stoop and steps.
Interior <small>(click on any underlined item for additional information)</small>	
	Basement & Crawl Spaces: Inspect for moisture intrusion along walls, floor, and wall/floor joint. If water entry is found, check that rain gutters, downspouts and yard grading direct water away from foundation. Check sumps & pumps to confirm operation.
	Check Attic Insulation: inspect the condition of the insulation covering the ceiling (from floor below) and any insulation on any vertical walls that may have fallen. Insulation depth should yield an R-30 rating or better in the ceiling.
	Attic Roof Fan Operation: inspect function & thermostat. Check soffit & roof/gable vent condition to be sure air flows freely from bottom to top.
	Electrical Wiring: (visible), switches, receptacles, lights; examine for damage or loose parts. Repair any damage.
	GFCI Receptacles: test all in house to confirm safety function. Replace any that do not trip or won't reset
	AFCI's at Panel Breakers: test all for safety function. Have an electrician replace any that do not trip or won't reset.
	Clothes Washer Water Hoses & Drain: inspect for leaks or bulges. Repair any damage.
	Clothes Dryer Vent: clean for safety and efficiency
	Window Operation: Inspect function, hardware, weatherstripping & locks.
	Refrigerator/Freezer Coils: clean, and check tightness of door seals
	Faucets, hose bibbs, supply valves: check for leaks and mold around faucets by operating all of them and inspecting under cabinets.



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