



Seasonal Maintenance Tips

Spring

- Fertilize the yard prior to the hot months of summer.
- Remove debris from around your air conditioner compressor.
- Check the air conditioner drain pan for obstructions.
- Check the brick and stone weep holes along the perimeter of the home to make sure they are clear of dirt and debris.
- Drain water heater to remove mineral deposits.
- Adjust sprinkler system settings for the season.
- When installing new landscape or building a pool, do not change the drainage pattern of your yard.
- Spray pest control around the perimeter of your home to deter intruding insects.
- Inspect the roof, roof vents and soffit vents.

Summer

- Evenly water your yard and the perimeter of the foundation.
- Clean any mulch or dirt that has built up to the weep holes of your brick to discourage insect intrusions.
- Soil and mulch should be kept away from the first course of brick and away from siding.
- Adjust sprinkler system settings for the season.

Fall

- Clean leaves and other debris that have accumulated in gutters and downspouts.
- Inspect exterior paint and caulk around windows and doors and repaint as needed.
- Inspect shower and bath tub tile; re-caulk any small cracks that may have developed.
- Apply a fresh coat of varnish or paint the front door as needed.
- Adjust sprinkler system settings for the season.
- Inspect the furnace for proper operation.

Winter

- Remove all hoses from outside hose bibs to avoid freezing.
- Check the operation of your fireplace damper; if soot and creosote have built-up inside the flue, a good cleaning is recommended.
- When using gas artificial fireplace logs, for best results, preheat the flue by burning on a low setting for 10 minutes.
- When installing Christmas lights, use small nails, hooks or self-adhering fasteners and secure lights at least ½ inch from adjacent surface.
- During vacations in the winter months, it is advisable to shut off the water.
- Store firewood away from home and garage to avoid attracting termites.
- To ensure a healthy lawn in the spring, use a winterizing fertilizer.
- Adjust sprinkler system settings for the season.