



## SPRING

- Clear gutters of dead leaves and debris
- Check yard's pop-up drains and downspout discharges and clear of any debris
- Re-mulch shrub beds. Fertilize lawn.
- Thoroughly clean grill, deep clean grates.
- Wash window and door screens.
- Clean ceiling fans; reverse blades.
- Have licensed HVAC contractor complete seasonal maintenance prior to starting up air conditioner.
- Power wash decks, stairs and outdoor furniture.
- Power wash exterior siding (every 3 to 5 years, as needed).
- Turn off pilot light for gas fireplace, to help reduce utility costs in warmer months.
- Change smoke and CO2 detector batteries



## SUMMER

- Replace furnace filters
- Fertilize lawn. Prune trees and shrubs.
- Adjust thermostat and turn off master water shut off valve when leaving on vacation.
- When possible, water lawn during dry periods.
- Repair or replace any damaged window screens.
- Apply lubricant to garage door tracks and hinges.



## A Seasonal Schedule for HOME MAINTENANCE

Just like your car, your home needs a regular tune-up to keep it in peak shape. Below is a checklist for general maintenance tips to keep your home running at its best, with additional tips for seasonal maintenance. Always check manufacturer recommendations first before beginning any maintenance project.

- For new homes, change furnace filters monthly for the first year or so. A MERV 13 rating or higher is recommended for your filters.
- Drain water heater once a year to remove any build-up that collects in the tank. (Turn gas/electricity and water off)
- Replace or clean filter in range hood
- Adjust thresholds and dead bolts as needed, and tighten doorknobs.
- Use 100% silicone spray in locks for lubrication
- Check tub, shower, and sinks for hair buildup, and clean drains.
- Check faucet aerator for deposits
- Clear gutters and downspouts periodically, checking for obstructions.
- Check air conditioner and heat pump regularly for levelness
- Seal driveway, fence, deck & sidewalk.
- Clean brass fixtures with a dry cloth
- Test sump pump periodically by pouring a bucket of water into crock.
- Regularly check outdoor air conditioning condenser unit for obstructions.



## FALL

- Rake leaves, fertilize lawn and winterize garden. Bring plants indoors ahead of frost.
- Clear leaves and debris from gutters and downspouts, to prevent ice buildup.
- Drain and store outside hoses.
- Replace furnace filters. Have licensed HVAC contractor complete seasonal maintenance so your heating system is ready for winter.
- Cover gas or charcoal grills and outdoor furniture. Store cushions and pillows.
- Have your carpets cleaned to prolong their life (and get ready for upcoming holidays!)
- Turn on pilot light for gas fireplace.
- Check and replace batteries in all remotes, including gas fireplaces.
- Change smoke and CO2 detector batteries.



## WINTER

- Replace furnace filters
- Disconnect water to unfinished areas of the home, such as garage sinks - hard freeze could burst faucet or pipes. (Covell homes are built with frost-free hose bibs, so you should not have to worry about freezing.)
- Inspect the roof, gutters and downspouts for damage after storms.
- Know the location of your master water shut-off valve in case of emergency.
- Stock ice-melt product to keep driveways and sidewalks clear of ice and snow.
- Vacuum dryer vents