



## **Suggested Spring and Summer Maintenance Hints** *from the Estridge HomeLife Team*

Below, Estridge has provided some helpful hints to prepare and protect your home for the summer season. These maintenance hints will help maximize the performance of your home and minimize any damage from the perils of weather.

The recommended actions for summer include:

- Clean out gutters and downspouts. Remove debris, including tennis balls, and flush with a hose.
- Have your air conditioning system serviced by a licensed HVAC vendor and change the furnace filter monthly.
- Check and repair or replace exterior caulking.
- Clean lint from the clothes dryer venting system monthly.
- Reinstall exterior sump pump discharge line cap. Remove debris from the sump pit.
- Reactivate your irrigation system and have your backflow device tested.
- Check weep holes in brick and remove any mulch or clogs.
- Have the fireplace inspected and cleaned.
- Open valves for exterior hose bibs.
- Clean out window wells to make sure drain in the bottom is free from blockage.
- Repair areas of settlement in the lawn, over-seed, and add mulch in mulch beds. Keep mulch below weep holes. Follow a fertilizing program, apply the recommended amount of water and mow at a level of 2 ½ to 3 inches for optimal performance.
- Change all batteries in your smoke alarms.
- Follow routine maintenance steps in properly flushing the water heater.
- Seal driveway at the end of summer to help protect the concrete from water penetration.