

A man and a woman are shown from the chest up, painting a wall a vibrant orange color. The woman, in the foreground, is holding a long-handled paintbrush and looking up at the wall. The man, slightly behind her, is also holding a paintbrush and looking in the same direction. The background is a plain white wall, and the overall scene is bright and cheerful.

**From summer vacations to winter holidays, it seems each season offers the perfect excuse to put off our to-do list. But be careful, homeowners: neglecting your home's maintenance could put your personal safety—and one of your largest financial investments—at serious risk.**

# HOUSE CARE CALENDAR:

## A SEASONAL GUIDE TO MAINTAINING YOUR HOME

While it may be tempting to put off home maintenance issues, small problems can quickly lead to extensive and expensive repairs. And even if you avoid a catastrophe, those minor issues can still have a big impact. Properties that are not well maintained can lose 10 percent (or more) of their appraised value.<sup>1</sup>

The good news is, by dedicating a few hours each season to properly maintaining your home, you can ensure a safe living environment for you and your family ... and actually increase the value of your home by one percent annually!<sup>1</sup>

Keep a record of all your maintenance activities, repairs and upgrades for future reference, along with receipts. Not only will it help jog your memory, it can also make a big impact on buyers when it comes time to sell your home ... and potentially result in a higher selling price.

While this checklist should not be considered a complete list of your home's maintenance needs, it can serve as a general seasonal guide to maintaining your property throughout the year. It's applicable for all climates, so please share it with friends and family members who you think could benefit, no matter where their home is located.

## SPRING

After a long, cold winter, many of us look forward to a fresh start in the spring. Wash away the winter grime, open the windows, and prepare your home for warmer weather and backyard barbecues.

### Inside

- Conduct Annual Spring Cleaning
- Shut Down Heating System
- Tune Up A/C
- Check Plumbing
- Inspect Smoke Alarm & Carbon Monoxide Detectors

### Outside

- Inspect Perimeter of Home
- Clean Home's Exterior
- Clean Gutters and Downspouts
- Apply a Pre-Emergent Herbicide
- Inspect Sprinkler System
- Seed or Sod Lawn
- Plant Flowers and Mulch Beds
- Fertilize Lawn
- Tune Up Lawn Mower
- Check the Deck
- Prepare Pool
- Rake Leaves



## SUMMER

Summer is generally the time to relax and enjoy your home, but a little time devoted to maintenance will help ensure it looks great and runs efficiently throughout the season.

### Inside

- Adjust Ceiling Fans
- Clean A/C Filters
- Clear Dryer Vent
- Check Weather Stripping

### Outside

- Mow Lawn Regularly
- Water Early in the Morning
- Weed Weekly
- Exterminate Pests



## FALL

Fall ushers in another busy season of home maintenance as you prepare your home for the winter weather ahead.

### Inside

- Have Heater Serviced
- Shut Down A/C for the Winter
- Inspect Chimney
- Seal Windows and Doors
- Check Smoke Alarm & Carbon Monoxide Detectors

### Outside

- Plant Fall Flowers, Grass & Shrubs
- Rake or Mow Leaves
- Apply Fall Fertilizer
- Inspect Gutters and Roof
- Shut Down Sprinkler System
- Close Pool



## WINTER

While it can be tempting to ignore home maintenance issues in the winter, snow and freezing temperatures can do major damage if left untreated. Follow these steps to ensure your house survives the winter months.

### Inside

- Maintain Heating System
- Tune Up Generator
- Prevent Frozen Pipes

### Outside

- Drain and Shut Off Outdoor Faucets
- Remove Window Screens
- Service Snowblower
- Stock Up on Ice Melt
- Watch Out for Ice Dams
- Check for Snow Buildup on Trees



## ARE YOU LOOKING FOR HELP

with home maintenance or repairs? We have an extensive network of trusted contractors and service providers and are happy to provide referrals! Call or email us, and we can connect you with one of our preferred vendors.

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