



Inside Your Home

- Check windows to make sure they open and close properly and lock mechanism are working properly.
- Clean blinds and window treatments.
- Try out your air conditioning system. If you wait until the first hot day to check your AC and it doesn't work, you will have a long, hot wait before the repair people can get to it. They'll be overworked and cranky by the time they get to your home; you'll be cranky because you're so darn hot.
- Remember to inspect/replace your HVAC filter monthly.
- Replace batteries in smoke, carbon, water detectors.
- Clean the clothes dryer vent and stove hood.
- If you have a coil-back refrigerator, vacuum the coils at least twice each year. Your refrigerator will run much more efficiently with clean coils.
- Clean carpets and area rugs
- Clean painted material and touch up with paint on areas starting to show wear.

Outside - Up High

- Visually inspect the roof for damaged, loose or blistered shingles. Have damaged shingles replaced if they're on less than 20% of the roof. Re-roof if damaged shingles cover more than 20% of the roof.
- Check flashing around chimneys, vents, skylights and roof slope edges.
- Remove debris from gutters and downspouts and patch any holes. Make sure the downspouts direct water at least 5 feet away from your foundation walls.
- Examine window trim, fascia or soffit boards for rot. Have replaced, this will allow moisture to penetrate walls and attic.
- Trim branches and shrubs that are touching your home which can provide a pathway for bugs or excess moisture to enter your home.

Outside - Down Low

- Clean up fallen limbs, branches and other debris around the home to discourage the proliferation of wood-eating insects.
- Inspect/replace caulk on windows, doors, and other penetrations, such as dryer vents and cable wire holes. Inspect the condition of the caulking where two different materials meet, for example where wood siding joins the foundation's wall or at inside corners. Improper caulking provides an avenue for moisture to get inside your walls and cause mold.
- Check the condition of the exterior surfaces. Touch up any areas that need paint before they deteriorate further. Inspect bricks and concrete blocks for cracked mortar or loose joints.
- Inspect grading around the house to be sure water drains away from the foundation on all sides. If water pools near the house, you could be in for a very wet basement and an over worked sump pump.
- Check your inside and outside foundation walls for termite tubes and damaged wood.
- Remove all fire wood stacked next to the house and out of the garage. This will attract all sorts of insects, snakes, mice that will find a way into your house.