

PROTECT YOUR INVESTMENT...

Recommended Annual Home Maintenance Tips Courtesy Of Winkley Homes



-SPRING-

- Inspect and clean the air conditioning system
- Inspect water heater to make sure it is venting correctly
- Check the furnace and replace the filter
- Check water shut off valves
- Inspect and clean dust from covers of smoke and carbon monoxide detectors and replace batteries
- Check electrical panel and trip and reset breakers
- Test all ground-fault circuit interrupters outlets monthly
- Inspect the roof and clear of any debris, check the flashings on all roof vents and chimneys
- Inspect the multi-purpose fire extinguisher and keep it easily accessible
- Clean heating and cooling vents and keep free from furniture and draperies
- Inspect operation of ceiling fans and reverse the motor
- Clean gutters and downspouts



-SUMMER-

- Inspect and check the aerobic system
- Reseal granite kitchen countertops
- Inspect the hoses and connections on the washer, refrigerator icemaker and dishwasher for cracks and bubbles
- Inspect and clean the refrigerator coils
- Clean out the clothes dryer exhaust duct and damper
- Check operation of all windows and doors
- Inspect window screens for a tight fit, tears or holes
- Keep edges to concrete patio moist to prevent hairline cracks
- Inspect exterior siding and brick and seal cracks that are wider than 1/16 inch
- Trim back plants and trees away from the siding



-FALL-

- Inspect the furnace and replace the filter
- Winterize the air conditioning system
- Winterize the sprinkler system
- Inspect the caulking and weather stripping around doors and windows
- Inspect the caulking around all bathroom fixtures
- Inspect and clean bathroom exhaust fans
- Inspect operation of ceiling fans, clean and reverse the motor
- Lube garage door wheels, opener and hinges
- Inspect water heater and drain to remove sediment from the bottom of the tank
- Inspect and clean dust from covers of smoke and carbon monoxide detectors and replace batteries



-WINTER-

- Clean the clothes dryer exhaust duct, damper and space under the dryer
- Clean the kitchen exhaust hood and air filter
- Check the attic for adequate ventilation
- Keep downspouts and gutters clean to prevent ice dams
- Test all ground-fault circuit interrupters outlets monthly
- Inspect and check all outside electrical receptacles
- Disconnect all hoses from faucets when temperatures are expected below freezing and drain downspouts
- Insulate exterior pipes that are susceptible to freezing
- Don't use ice melt on concrete in freezing conditions. It will crack and pop the surfaces.

*Thank you for finding yourself "at home"
with Winkley Homes!*

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