



May Maintenance Month: A Tradition Starts Now!

Home Maintenance Basics

Like a health physical, routine maintenance is important for every home's upkeep and well-being. Continuing to check up on your exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help prevent breakdowns, save money, and keep your home and neighborhood looking its best.

Monthly Home Improvements

Inspecting your home and completing monthly home improvement projects will keep your maintenance schedule on track and easier to manage. A comprehensive monthly home improvement checklist is easy to implement, both in terms of time and money. Here is a list of basic monthly home improvements:

Seasonal Home Improvement: Spring Maintenance Checklist

Outside/Exterior Projects:

- Inspect roofing for missing, loose, or damaged shingles and leaks.
- Look for leaks in the attic.
- Refinish or stain the deck.
- Power-wash windows, siding, driveways, and sidewalks.
- Remove leaves and debris from gutters and downspouts.
- Clean off entire porch (have only outdoor furniture on it).
- Clean all trash from yard and on the property.
- Put away your hose after each use.
- Inspect House for insect damage.
- Clean Outdoor Patio Furniture.
- Maintain Lawn Mower.
- Check your AC units.
- Weed the yard, sidewalks, gardens, and curb line.
- Seal blacktop driveway.
- Keep mulch away from house siding.
- Get organized.

Rent or Own? Make your house shine!

- **Upgrade railings**
- **Build a walkway**
- **Dress up the driveway**
- **Tile your doorstep**
- **Renew paint, siding, and trim**
- **Paint your porch**
- **Replace gutters and downspouts**
- **Create a new planting bed**
- **Add shutters or accent trim**
- **Make a grand entry**
- **Add outdoor art**
- **Add arbors or fence panels**
- **Renew planter beds**
- **Install window boxes**
- **Do a mailbox makeover**
- **Create an instant garden**
- **Install outdoor lighting**
- **Create perfect symmetry**
- **Replace old hardware**
- **Dress up the front door**
- **Paint garage door**
- **Redo your house numbers**
- **Reseed lawn**
- **Have a new door mat**
- **Add a tree bench or yard bench**
- **Pull all of the weeds**
- **Paint the steps**
- **Add hanging plants**
- **Trim tree branches back**
- **Clean windows**
- **Have a bird bath**
- **Add garage hardware**
- **Add mulch to garden beds and trees**
- **Reface your foundation**
- **Repave driveway**
- **Cover stairs with pavers**
- **Repair or replace window screens**
- **Remove rotting wood**
- **Repair damaged siding**
- **Have garden stones**
- **Plant a butterfly garden/plant a tree within code**
- **Re-stain the fence**
- **Paint front stoop**
- **Pressure wash driveway**
- **Redo porch light**
- **Repair cracked concrete**
- **Apply stone veneer**
- **Make sure your address numbers are clear and legible**
- **Add flags**
- **Reseal asphalt or pressure wash concrete driveways and sidewalks**

Inside:

- Add a low flow showerhead
- Change the air-conditioner and furnace filter.
- Clean window and door screens.
- Polish wood furniture and dust light fixtures.
- Inspect sink, shower, and bath caulking for deterioration.
- Clean the furnace filter to remove dust build-ups, make it easier to regulate your home's temperature, and ultimately decrease utility bills.
- Check the water softener and replenish salt if necessary.
- Clean faucet aerators and showerheads to remove mineral deposits.
- Inspect tub and sink drains for debris; unclog.
- Clean Garbage Disposal.

Seasonal Home Improvement: Fall Maintenance Checklist

In many regions, fall is the perfect season to tackle important home improvement projects because the weather is generally dry and temperatures are moderate. Before you start your seasonal home improvement tasks, examine both the interior and exterior of your home. Most of these home maintenance items can be accomplished without the help of a professional, but it's always better to be safe and call for assistance if a home improvement project is beyond your abilities. Here are our seasonal home improvement recommendations for fall and spring:

- Rake leaves and aerate the lawn.
- Have forced-air heating system inspected by a professional. Tip: schedule an inspection in late summer or early fall before the heating season begins.
- Check fireplace for damage or hazards.
- Seal cracks and gaps in windows and doors with caulk or weather stripping; replace if necessary.
- Swap old, drafty windows for more energy-efficient models.
- Touch up exterior siding and trim with paint.
- Inspect roofing for missing, loose, or damaged shingles and leaks.
- Power-wash windows and siding.
- Remove leaves and debris from gutters and downspouts.
- Mend cracks and gaps in the driveway and walkway.
- Drain and winterize exterior plumbing.
- Have fireplace professionally inspected.
- Tune up major home appliances before the holidays.
- Repair or replace siding.
- Replace the batteries in smoke and carbon monoxide detectors. Install a smoke detector on every floor of your home, including the basement. Need a 9 volt battery? Contact City Hall!
- Clean the carpets.
- Clean window and door screens.
- Vacuum lint from dryer vent.
- Inspect exterior door hardware; fix squeaky handles and loose locks.
- Check for frayed cords and wires.