

The Seasonal Guide to Easy, Breezy Community Residence Property Management

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Summer

Summer is often accompanied by the urge to swap out your to-do list for the sunscreen and a hammock. However, there are plenty of things you can (and should!) do, to maintain your home while enjoying the weather!

The first thing you should do is a visual inspection of the exterior of your home. Repair any loose siding, replace any damaged deck boards, scrape and repaint any areas that are peeling, and replace any loose bricks and damaged chimney caps. Make sure to include fences and gates in your inspection, and repair or replace any damaged items.

Check for signs of leaks inside and out (around windows, faucets, tubes basement flooding) and re-caulk or seal any problem areas. Look for signs of gophers and moles, insect infestations, and mold. Even homes in the best of shapes will need some routine maintenance performed.

Concrete surfaces should be power washed, as should the siding of the house, paved areas should be resealed, trees and shrubs should be pruned, and your chimney and dryer vents should be cleaned.

Summer Checklist

- Visual inspection of the exterior of your home, including include fences and gates.
- Loose siding, bricks, damaged deck boards repaired
- Scrape and repaint (as needed)
- Check for signs of leaks inside and out (around windows, faucets, tubes basement flooding)
- Re-caulk or seal any problem areas
- Pest inspection
- Mold inspection
- Concrete surfaces & siding power washed
- Paved areas resealed
- Landscaping maintenance
- Chimney and dryer vents cleaned

Autumn offers a great opportunity to take advantage of the last of the summer rays to prep your home for winter!

It is important to shut off exterior water and disconnect and drain exterior hoses to avoid burst pipes. You should also clean out the gutters after all the leaves have fallen, but before the first freeze. It is a good idea to stock up on shovels and ice melt to fend off the winter weather.

You should also have your septic system pumped, flush your hot water heater to remove sediment, have your HVAC winterized and serviced, test your sump pump, install storm windows (if necessary), blow out vents for dust, and cover or store outdoor furniture.

In addition to these routine maintenance items, you should check to ensure all windows and doors are working and latching properly, check flashing, ensure sprinklers and generators are in working order, ensure your downspouts are operational and pointed to carry water away from your house, check your water filtration system, check water lines, check weather stripping on all doors and windows, and check all railings to ensure they are sturdy (they may save you from a painful landing if it gets icy!).

Fall Checklist

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| <input type="checkbox"/> Shut off exterior water | <input type="checkbox"/> Check door and window latches |
| <input type="checkbox"/> Stock up on shovels and ice melt | <input type="checkbox"/> Check flashing |
| <input type="checkbox"/> Septic System Pumped | <input type="checkbox"/> Check generators & sprinklers |
| <input type="checkbox"/> Flush hot water heater | <input type="checkbox"/> Check downspouts |
| <input type="checkbox"/> HVAC winterized & serviced | <input type="checkbox"/> Check water filtration system |
| <input type="checkbox"/> Test sump pump | <input type="checkbox"/> Check water lines |
| <input type="checkbox"/> Install storm windows (as needed) | <input type="checkbox"/> Check weather stripping on doors and windows |
| <input type="checkbox"/> Blow vents for dust | <input type="checkbox"/> Check all railings to ensure they are sturdy |
| <input type="checkbox"/> Cover/store outdoor furniture | |

Winter

In order to keep your home nice and cozy throughout the winter, it's important to take time and brave the elements to make sure everything is in good shape, and ready to protect you from the weather.

It is important to keep your sidewalks clear of ice and snow, as well as check periodically for icicles and ice buildup in gutters and on roofs, and removes any ice that accumulates. Winter is also a good time to perform some indoor maintenance.

This is a good chance to repair any damaged interior walls, vacuum radiator vents on refrigerators and freezers, and clean exhaust fans in bathroom.

Winter Checklist

- Sidewalks clear of snow
- Check for icicles & ice build-up
- Repair damaged interior walls
- Vacuum radiator vents
- Clean exhaust fans



Property Management Tip

Set monthly or bi-monthly calendar reminders for the important tasks you love to hate! Maybe it's cleaning ceiling fans or vacuuming radiator vents, but sometimes a friendly reminder is all the motivation we need to get it done.

Spring

Winter takes a toll on any home, and it's essential to thank your home for the protection it provides by maintaining so that it can continue to do its job properly.

It is important to ensure that water is still draining away from your foundation, as frost can change the slope of your lawn and cause pooling. This may require some regrading to ensure your basement doesn't flood, and your foundation doesn't take water damage.

Spring is also a good time to get your HVAC serviced so it's ready to go for the summer. You should repair or replace any damaged window screens, clear dead plants and shrubs from the landscaping, rake and cleanup the lawn, tend to any gardening, clean out the gutters, clean the inside and outside of all windows, and clean up around the foundation and in window wells.

In addition to this routine maintenance, you should inspect the roofing, foundations, and any structural wood for any damage, and check all outdoor structures for snow or ice damage.

Spring Checklist

- Make sure water is draining away from your foundation
- HVAC serviced
- Repair or replace any damaged window screens
- Clear dead plants and shrubs from the landscaping
- Rake and cleanup the lawn
- Tend to any gardening
- Clean out the gutters
- Clean the inside and outside of all windows
- Clean up around the foundation and in window wells
- Inspect the roofing, foundations, and any structural wood for damage
- Check outdoor structures for snow or ice damage