

# Summer Home Maintenance Must-Dos: What to Check and Why

## Exterior & Structure

### 1. Inspect and clean window screens

**Why:** Keeps bugs out while letting airflow in.

**Best Practice:** Use soapy water and a soft brush—repair tears before reinstalling.

### 2. Wash siding and windows

**Why:** Pollen, dust, and spiderwebs build up fast.

**Best Practice:** Rinse with a garden hose and mild soap. Avoid high pressure on soft siding.

### 3. Check and clean gutters

**Why:** Spring seeds and summer blossoms clog downspouts.

**Best Practice:** Clear mid-season to avoid storm backups and overflow.

### 4. Inspect deck railings and boards

**Why:** Shifting wood and heat can loosen fasteners.

**Best Practice:** Walk the surface and tighten or replace anything that shifts or creaks.

### 5. Touch up exterior paint or stain

**Why:** UV damage fades finishes, and summer offers ideal curing weather.

**Best Practice:** Pressure wash, then paint or stain on a dry, mild day.

### 6. Check the driveway and walkways

**Why:** Cracks expand in heat, weeds widen gaps.

**Best Practice:** Sweep regularly, pull weeds, and seal cracks before fall.

## **Systems & Safety**

### **7. Service the air conditioner or heat pump**

**Why:** Clogged filters reduce cooling and increase energy use.

**Best Practice:** Clean filters monthly. Schedule a professional tune-up if airflow is weak.

### **8. Reverse ceiling fans (counter-clockwise)**

**Why:** Circulates air downward to cool the room.

**Best Practice:** Stand beneath—if you feel a breeze, it's set correctly.

### **9. Check for signs of pests**

**Why:** Ants, wasps, and rodents seek cooler spaces.

**Best Practice:** Seal cracks, remove debris, and inspect under decks or eaves.

### **10. Clean and inspect the BBQ grill**

**Why:** Built-up grease can cause flare-ups and uneven heating.

**Best Practice:** Scrape after each use and deep-clean grates when cool.

### **11. Inspect outdoor faucets and hoses**

**Why:** Freezing may have caused unseen leaks.

**Best Practice:** Run water, check for drips at the spigot and along the hose line.

### **12. Check smoke and CO detectors**

**Why:** Batteries degrade in high heat.

**Best Practice:** Test monthly. Replace batteries every 6 months.

### **13. Check the basement or crawlspace for humidity**

**Why:** Summer moisture can lead to mould or mildew.

**Best Practice:** Run a dehumidifier and look for signs of dampness or odour.

## **Lifestyle & Outdoor Use**

#### **14. Maintain lawn and irrigation systems**

*Why:* Patchy watering wastes resources and weakens roots.

*Best Practice:* Water early mornings. Check for blocked or misaligned sprinkler heads.

#### **15. Create shaded outdoor zones**

*Why:* Helps regulate heat and keeps outdoor areas usable.

*Best Practice:* Set up umbrellas or shade sails. Add outdoor cushions and storage to keep it functional.