



# Spring and Summer Homecare Tips

Dear Newmark Homeowner,

Congratulations on the purchase of your home, we hope that your home has been everything that you dreamed it would be. With the spring and summer months fast approaching, there are some basic home care tips that we would like to share with you. As the saying goes “An ounce of prevention is worth a pound of cure”, therefore we would like to take the time to run through some tips that might save you from headaches and stress this summer.

## Mechanical System and Attic Area

- Test and reset ground fault circuit interrupters (GFCI) breakers.
- Change or clean Air Conditioner/Furnace filters.
- Drain sediment from water heater per manufacturer’s instructions (local water quality determines needed frequency).
- Check and operate air conditioning system. Have a professional maintain the system if necessary.
- Adjust registers and confirm that cold air returns are clear of furniture or draperies.
- Check drain pans and drain lines for furnace and water heater debris.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed.
- Check attic area for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

## Interior of Your Home

- Check and clean sink faucet aerators.
- Inspect for shrinkage damage such as minor drywall cracks and separation of wood trim. Repair as needed.
- Open and close window regularly to help lubricate the tracks.
- Inspect floor coverings and maintain per manufacturer’s specifications.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer’s recommendations.
- Change Batteries in smoke alarms.

## Exterior of Your Home

- Check foundation, concrete slabs, and yard for settling of backfill soils; fill as needed to maintain positive drainage.
- Test exterior pipes and hose bibs for leakage.
- Start and adjust sprinkler system. Reprogram system for spring and summer waterings. Regularly check and adjust sprinkler heads for full coverage.
- Maintain sod, plants and trees. Administer seasonal application per lawn care plan.
- Clean gutters and confirm that the down spouts and splash block drains away from the house.
- Check overhead garage door, tighten bolts as needed, and lubricate springs with oil-based spray (ex: Liquid wrench). Have other repairs done by professionals.
- Adjust or replace weather-stripping on exterior doors as needed.
- Check exterior caulking and paint. Touch up as needed. Clean any mildew or discoloration with a mild water/bleach mixture.
- Check exterior stain surface (front door) and refinish as needed.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Especially the roof.
- Watch for bird nests and other vermin or insect activity.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary.
- Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Fertilize sod and plants. Be sure to sweep all excess fertilizer off your concrete as it will stain your concrete.

# Spring/Summer



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