

Summer Home Maintenance Checklist

A summer home maintenance checklist of warm-season cooling and exterior tasks.

Cooling & AC

- ☐ Schedule a professional AC tune-up before the first heatwave
- ☐ Replace or clean the AC filter monthly during heavy use
- ☐ Clear leaves, grass and debris from around the outdoor condenser
- ☐ Check and clear the AC condensate drain line to prevent overflow
 - A clogged drain can cause water damage indoors
- ☐ Set ceiling fans to spin counterclockwise to push cool air down
- ☐ Program the thermostat to ease cooling load while you're out

Keep Heat Out

- ☐ Inspect and refresh weatherstripping and door seals
- ☐ Caulk gaps around windows to keep cool air in
- ☐ Add or check window coverings to block midday sun
- ☐ Inspect attic insulation and ventilation to reduce heat buildup
- ☐ Confirm attic and gable vents and fans are clear and working

Exterior & Roof

- ☐ Wash siding and inspect for cracks, rot or pest damage
- ☐ Touch up or repaint exterior trim while the weather is dry
- ☐ Inspect the roof from the ground for damaged shingles
- ☐ Clean gutters and confirm downspouts drain away from the house
- ☐ Reseal the deck, fence and exterior wood
- ☐ Power-wash the driveway, patio and walkways

Windows, Screens & Doors

- ☐ Clean and repair window and patio door screens
- ☐ Wash windows inside and out for clear summer light
- ☐ Lubricate sliding door and window tracks
- ☐ Check that windows open, close and lock smoothly
- ☐ Reverse or remove storm windows where used

Yard & Outdoor

- ☐ Inspect irrigation and sprinklers for leaks and broken heads
- ☐ Mow regularly and water the lawn early to reduce evaporation
- ☐ Trim trees and shrubs back from the house and roofline
- ☐ Clean and inspect the grill and outdoor furniture
- ☐ Check the deck and railings for loose boards and nails
- ☐ Maintain pool chemistry and the filter where applicable

Pests & Safety

- ☐ Seal cracks and gaps that let ants, wasps and rodents inside
- ☐ Remove standing water that breeds mosquitoes

- ☐ Check for wasp and hornet nests under eaves and decks
- ☐ Test smoke and carbon-monoxide alarms and replace weak batteries
- ☐ Clean the dryer vent to reduce fire risk in dry weather