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