

Your Ultimate Summer Home Maintenance Checklist

Indoor Summer Maintenance

Air Conditioning Units

- Clean or replace filters every 1–3 months.
- Clean your evaporator and condenser coils.
- Straighten your coil fins using a fin tool.
- Adjust your thermostat based on your schedule.
- Check and seal any leaks around doors and windows.
- Ensure your outdoor unit is shaded but not obstructed.

Ceiling Fans

- Adjust your fan rotation to run counterclockwise.
- Clean your fan blades with a damp cloth.

Plumbing

- Check for water damage around sinks, toilets, showers, etc.
- Use a water pressure gauge to measure water pressure — it should be between 40-60 psi.

Smoke and CO2 Detectors

- Test your units to make sure they're in working order.
- Replace batteries in all detectors throughout the home.

Pest Control

- Check for signs of rodents, ants, termites, etc. — droppings, chew marks, nests.
- Check your food storage and use airtight containers to store grains, pet food, and dry goods.



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Outdoor Summer Maintenance

Gutters and Downspouts

- Clean out debris and clogged gutters.
- Check for signs of damage, like sagging, loose or missing fasteners, rust, or corrosion.
- Repair or replace damaged sections as needed.

Patios and Decks

- Sweep and wash surfaces to remove dirt, grime, mold, and mildew.
- Use a pressure washer on stubborn stains with mild detergent and water.
- Apply a fresh coat of sealant or stain to protect wood surfaces.

Roof

- Check for damage like cracked shingles, moss, or debris.
- Schedule a professional inspection at least once a year, especially after severe weather damage.

Home Exterior

- Clean windows and siding gently to avoid damage.
- Pressure wash hard surfaces to remove stubborn dirt and stains.
- Inspect and repair any damage like cracks or mold growth.

Yard and Landscaping

- Mow your lawn regularly and avoid cutting more than 1/3 of the grass length at a time.
- Prune your landscaping, trees, and shrubs regularly.
- Weed your gardens and flower beds by hand or using weed control products.

Driveways and Walkways

- Check for and repair any cracked areas.
- Apply a sealcoating to asphalt driveways.

Outdoor Lighting

- Check and test all outdoor light fixtures.
- Replace burnt-out bulbs and consider upgrading to LED bulbs.



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Outdoor Summer Maintenance

Fences and Gates

- Check for and repair any damage like loose boards, hinges, rot, or rust.
- Repaint or stain wooden fences to protect against the elements.

Patios and Decks

- Check water levels and water quality for proper chemical balance.
- Check pool equipment and repair if necessary.
- Clean pool regularly while it is in use.

Maintaining a property during the summer is crucial for ensuring that it is safe, functional, and appealing. For landlords and real estate investors, regular maintenance not only helps in retaining tenant satisfaction and securing potential buyers, but also in protecting and enhancing their real estate investments.

Take the time this summer to make sure that your properties are well-maintained and ready to withstand the summer's seasonal challenges.

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