

# SUMMER CHECKLIST



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MARILYN BALL

REAL ESTATE

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# SUMMER CHECKLIST SUMMARY

<input type="checkbox"/> Power Wash Driveways & Sidewalks	<input type="checkbox"/> Seal Tile Grout
<input type="checkbox"/> Clean Out Gutters and Downspouts	<input type="checkbox"/> Prune Trees and Shrubs
<input type="checkbox"/> Wash Windows & Replace Window Screens	<input type="checkbox"/> Stage Outdoor Furniture
<input type="checkbox"/> Prevent Bug Breeding Grounds	<input type="checkbox"/> Change Air Conditioner Filter
<input type="checkbox"/> Beautify Your Yard	<input type="checkbox"/> Inspect Home Siding
<input type="checkbox"/> Prep Your Grill for Backyard BBQs	<input type="checkbox"/> Check Fencing
<input type="checkbox"/> Reverse Ceiling Fans	<input type="checkbox"/> Perform Landscaping Maintenance
<input type="checkbox"/> Oil garage-door opener and chain, garage door, and all door hinges	<input type="checkbox"/> Check for Mold
<input type="checkbox"/> Replace interior and exterior faucet, and shower-head washers if needed	<input type="checkbox"/> Check your windows, screens, storm windows and doors
	<input type="checkbox"/> Do an Exterior Visual Inspection

  

<input type="checkbox"/> Check the Grade Around Your House
<input type="checkbox"/> Check condition of roof shingles, flashing, and chimney caps are sealed properly
<input type="checkbox"/> Check sheds for wear and tear or damages
<input type="checkbox"/> Test septic system and clean if necessary
<input type="checkbox"/> Air out damp basements on dry, sunny days
<input type="checkbox"/> Check and reset ground fault circuit interrupter (GFCI)
<input type="checkbox"/> Inspect driveways and walks for chipping or cracks

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# POWER WASH DRIVEWAYS & SIDEWALKS

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A great place to start with summer home maintenance is to thoroughly inspect and clean your sidewalks, deck, patio and driveway. The key to cleaning these areas is to use a pressure washer. Before you start power washing, it's a good idea to check these areas for any cracks and weeds.

Once you have given everything a full inspection, wash away all the dirt, mold and grime that's built up over the past year.

You can check with your local home improvement store about renting a pressure washer for about \$40 a day if you don't own one.

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# CLEAN OUT GUTTERS AND DOWNSPOUTS

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One tough and tedious task you'll need to check off your summer home care list is cleaning the exterior of your home – specifically your roof, gutters and downspouts.

Soft washing is recommended for items such as screens, outdoor wood furniture, cedar, wood or vinyl siding. You can use your same pressure washer, just replace the tip with a nozzle that widens the spray of water so it's modified to a lower PSI (pressure per square inch).

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# WASH WINDOWS & REPLACE WINDOW SCREENS

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Washing your exterior windows won't make much of a difference if you don't wash your window screens, too. Remove your window screens and gently scrub them with hot, soapy water. If your screens are too dirty to be cleaned, you may want to replace them.

While you're spending time examining your screens, you should also examine your windows and doors to ensure they seal tightly and function properly to conserve the cool air from your air conditioning.

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# PREVENT BUG BREEDING GROUNDS

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Since warmer weather calls for more time spent outside, you'll want to maintain a yard that isn't swarming with insects. A quick spritz of outdoor bug spray around the perimeter of your house and yard will keep you relaxed in your yard, instead of running inside for cover.

You can also caulk your windows and doors to help stop bugs and ants from infiltrating your home.

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# BEAUTIFY YOUR YARD

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Make your yard look fresh from the grass to the trees. Start by removing all dead parts from trees or plants and doing some weeding. Laying mulch in your flower beds will help keep weeds away and let your plants retain moisture.

This is also a great time to get your home and backyard ready for summer cookouts and pool parties with some new landscaping.

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# PREP YOUR GRILL FOR BACKYARD BBQS

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Clean and test your grill to make sure it's ready for hamburger and hot dog season. If you have a gas grill, heat it up for about 20-30 minutes and then scrub the grates clean with a grill brush. For a charcoal grill, grab a bucket of hot, soapy water and clean with a sponge.

To ensure proper grill safety, check hoses for cracks, holes and blockages. Don't forget to place your grill 10 feet or more away from any structures, railings or other flammable items before firing it up.

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# STAGE OUTDOOR FURNITURE

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Ditch the rusty old hand-me-down chairs and check out your local home goods store for some simple furniture to create a comfortable outdoor space you'll want to spend time in.

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# REVERSE CEILING FANS

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It's a good idea to reverse the direction of your ceiling fan during the summer so that it spins counter-clockwise. This pushes the air straight down, creating a nice breeze. To do so, shut off the fan and wait for the blades to come to a complete stop. Once everything is still, use a ladder or step stool to locate the direction switch – this will probably be on the side of the fan above the blades. Flip the switch in the opposite direction and then turn the fan back on. While you're up there, make sure to dust your fan blades as well.

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# OIL GARAGE-DOOR OPENER AND CHAIN, GARAGE DOOR, & ALL DOOR HINGES

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It's very important to lubricate all of the moving parts in your garage door every six months.

Make sure you're using an all-weather product, since low temperatures can cause lubricants to become thick and viscous. This makes it harder to open and close the door. Lubricating your door's springs in cold weather is also important because they become brittle at low temperatures. That means they're more likely to break or snap, which can be costly and dangerous.

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# REPLACE INTERIOR AND EXTERIOR FAUCET AND SHOWER-HEAD WASHERS IF NEEDED

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The average household's leaks can account for nearly 10,000 gallons of water wasted every year and ten percent of homes have leaks that waste 90 gallons or more per day. Common types of leaks found in the home are worn toilet flappers, dripping faucets, and other leaking valves. These types of leaks are often easy to fix, requiring only a few tools and hardware that can pay for themselves in water savings.

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# SEAL TILE GROUT

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Even if you keep your bathroom tiles clean, dirty grout lines can really detract from the look of your tiled floors and walls. Because cement-based grout, whether sanded or not, is porous by nature, substances like oil, grease, and water tend to seep inside and cause ugly discoloration.

The best way to prevent this is to seal your new grout and repeat as needed. You'll want to give the sealer a refresh every year or so on a tile floor that doesn't get wet, and more often for grout in the shower or on the bathroom backsplash.

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# PRUNE TREES AND SHRUBS

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As a rule of thumb, prune spring-flowering shrubs and trees immediately after the flowers fade. Prune summer-blooming trees and shrubs in winter or early spring, before new growth emerges.

In regions that have harsh winters, late-summer pruning encourages new growth that might not harden before the cold settles in.

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# CHANGE AIR CONDITIONER FILTER

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The frequency in which you change your A/C filter varies on several factors, including the type of filter, household size, pets, and allergies. When homeowners forget to change their filter before the summertime, they often get fooled into thinking their HVAC system has stopped working altogether. Air conditioning use increases during the summer months, so be sure to change your filter at the beginning of the season.

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# INSPECT HOME SIDING

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Summer and the months leading up to it can take a toll on the outside of your home—spring storms, pollen, bird droppings, sap, etc. Inspect your home's siding for any damage and conduct the necessary repairs or cleaning. In addition to adding some curb appeal, this maintenance will help better ensure your home is ready to stand against the elements for as long as possible.

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# CHECK FENCING

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Much like home siding, fencing can take a beating in the spring and summer months.

Spot repairs can help make sure you won't be replacing fencing any time soon. The fencing acts as a clear demarcation of your property. Hence, while selling your house it is easy to determine the area of the land. It keeps your land separate from your neighbors land.

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# PERFORM LANDSCAPING MAINTENANCE

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Regular lawn care can make you the envy of the neighborhood and ward off pesky insects. Larger landscaping projects like tree trimming can protect your home from damage during summer storms.

Be sure to inspect every area in your lawn and outdoor space to make sure it's looking its best and not putting your home at risk.

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# CHECK CONDITION OF ROOF SHINGLES, FLASHING AND CHIMNEY CAPS ARE SEALED PROPERLY

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The roof of your home is one of the most important components when it comes to protecting your family and property from the elements. When it comes to building a durable and reliable roof, the devil is in the details. Every component of a roofing system, from the shingles to the flashing, plays an important role in protecting your home from the elements. While it may not be the most glamorous aspect of roofing, roof flashing is an essential part of any roofing system and plays a critical role in keeping your home safe from water damage.

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# CHECK SHEDS FOR WEAR AND TEAR OR DAMAGES

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Fair wear and tear is the deterioration of an item or property due to age and prolonged use over time. This can be anything from a worn set of keys to loose and peeling wallpaper. It's important to know what counts as fair wear and tear, and a good rule to follow is that it refers to the condition of the property, not its cleanliness.

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# TEST SEPTIC SYSTEM AND CLEAN IF NECESSARY

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The average household septic system should be inspected at least every three years by a septic service professional. Household septic tanks are typically pumped every three to five years. Alternative systems with electrical float switches, pumps, or mechanical components should be inspected more often, generally once a year.

These are the major factors that influence how often to pump your septic system: Household size, Total wastewater generated, Volume of solids in wastewater, & Septic tank size

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# AIR OUT DAMP BASEMENTS ON DRY, SUNNY DAYS

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Water or moisture in basements comes from two sources. One source is indoor humidity that condenses on cold surfaces, much like water droplets form on a cold drink on a humid day.

The other is water—or water vapor—that comes from outside. Eliminating the sources of humid air will help dry out your basement. Seal leaky dryer vents with foil tape to prevent unwanted humid air from entering your basement.

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# CHECK AND RESET GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

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When a GFCI outlet is not working, chances are it was tripped. There are several reasons a GFCI outlet might trip, including an internal short in the appliance you're using, moisture in the GFCI outlet itself, dust or debris in the outlet or around the plug, or worn insulation on the plug.

First, unplug the appliance you were using and any other appliances plugged into the same circuit as the GFCI. To reset a GFCI outlet, look carefully at the two little buttons on the front of the outlet.

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# INSPECT DRIVEWAYS AND WALKS FOR CHIPPING OR CRACKS

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Before starting the repair process, you need to inspect your driveway to determine the extent of the damage and the materials you'll need to repair the damage. Use a tape measure or ruler to get an accurate gauge of what you need. When you find a crack or damage, you should chip away at crumbling or soft concrete to ensure that the gap is wider below the surface than at the top.

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# CHECK YOUR WINDOWS, SCREENS, STORM WINDOWS, AND DOORS

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If your storm doors and windows are kept in a dry place, then a dust off and quick glass cleaning should do the trick. If your doors and window frames have collected more dirt than dust, use a mild detergent and warm water to get them in new condition.

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# DO AN EXTERIOR VISUAL INSPECTION

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Look for any issues needed to be corrected before fall season, Campitell wrote. "When weather conditions are favorable, it is easier to inspect for problems with decks, roofs, gutters, mortar or foundation cracks, and the warmer temperatures are also favorable for making the repairs," he wrote. "In cold weather materials like roof shingles can become brittle."

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# CHECK THE GRADE AROUND YOUR HOUSE

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Make sure the ground is sloped away from your house and downspouts flow away from your foundation to prevent water from seeping into your home.

# MY COMMITMENT TO YOU

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## GETTING YOU IN THE DOOR

I will narrow down the homes that fit your unique wants and needs get you in the door! Looking at dozens of homes every week, I can help you identify potential problems within a home.

02

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## HANDLING CHALLENGING CONVERSATIONS

When repairs or changes in price need to be made, I will be your guide and handle requesting any repairs or changes in price to the sellers.

03

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## STAYING ON TOP OF THE PAPERWORK

Buying a home involves many types of documentation. I have the experience and knowledge to navigate real estate contracts. Ensuring that nothing is overlooked and that you truly understand what a paper means before ever signing.

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## NEIGHBOURHOOD EXPERT

Working daily in neighborhoods with inspectors, contractors, and negotiating with sellers, I have the market knowledge you need to get the best results from your purchase. Understanding the local real estate market can go a long way when it comes time to make an offer on a house.

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## PROBLEM SOLVER

We will work hard to protect all of your interests and take on any issues that may arise throughout the entire process. Making buying or selling a home a fun and stress-free process.

# THANK YOU!

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I HOPE THIS SUMMER CHECKLIST SERVES YOU WELL.

THE HOME SELLING & BUYING PROCESS CAN BE  
OVERWHELMING AND I AM HERE TO HELP AND SERVE  
WITH ANY QUESTIONS YOU HAVE!



## CONTACT

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