

# Home Maintenance Tips for the Spring and Summer

Good maintenance practices help protect the value of your home. Spring and summer are an ideal time to assess damage from the winter and make necessary repairs to prepare for the months ahead.

**Lightning** peaks in the summer months, which could lead to electrical power surges. Ensure valuable appliances and electronic equipment are plugged into surge protector strips.



Inspect **roof** for damage, such as cracking, leaking or pooling.

Follow manufacturer recommendations for inspections, service and maintenance of **central air units**.

Check and clean **gutters** and **downspouts** to clear any obstructions.

Waiting at least 10 minutes before re-starting your **window air conditioner** allows the pressure in the system to equalize, and prolongs the life of the unit.

Excessive cycling of your **air conditioner** may occur due to an underlying problem with the system, and could lead to excessive wear. Consult a service technician.

**Air filters** for your unit should be cleaned or replaced at least every two months.

Purchase multi-purpose **fire extinguishers** for each level of your home and test per manufacturer's instructions or replace annually.

Cleaning the **fan** and **coil** of dust and grease from your **refrigerator** using a mild detergent will help your refrigerator operate more efficiently and increase its life expectancy.

If your **cooling unit** is outside the home, make sure it is kept clear of obstructions and free of debris.

Position **barbeque grill** away from the home and at least 3ft. from other structures.

Open any **valves** to your outside hose connections.

Check **basement pipes** for condensation or dripping and take corrective action.

Monitor **basement humidity** and if necessary use a dehumidifier to maintain a safe, relative humidity.

Disconnect the **duct** connected to the clothes dryer and vacuum lint from duct. Also clean lint and dust from beneath the **dryer**.

Check **water heater** for leaks and corrosion.

If your home requires a **sump pump**, ensure it is operating properly.

## Mutual Boiler Re<sup>®</sup>

Member of the FM Global Group