

Seasonal Home Maintenance Checklist

Proper maintenance of your systems and appliances is important throughout the four seasons. Use this checklist as a guide to seasonal maintenance tips and stay on track.



WINTER

- Have your furnace serviced annually by a licensed professional for efficiency and safety. Choice Home Warranty contracts require unit to be properly maintained.
- Insulate pipes in your home's crawl spaces and attic.
- Clear debris out of window wells, gutters, downspouts, and storm drains.
- Clean the clothes dryer exhaust duct, damper and space under the dryer.
- Make sure the caulking around doors and windows is adequate to reduce heat loss.

SPRING

- Make sure the light bulbs in all your fixtures are the correct wattage.
- Consider installing a lightning protection system on your home. Choice Home Warranty does not cover lightening, power surges, or natural disasters.
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer. Choice Home Warranty contracts require unit to be properly maintained.
- Trim shrubs and plants near condensing unit to ensure proper air flow and circulation.
- Drain sediment from water heater tank according to manufacturer's recommendations.

SUMMER

- Have annual system maintenance service done before the air conditioning season begins. Choice Home Warranty contracts require unit to be properly maintained.
- Keep curtains closed when temperatures are at their peak.
- Use exhaust fans when cooking to remove excess heat and humidity.
- Close registers in rooms that are not being used. To avoid damage to your central cooling system, close no more than one fourth of the area of your home.
- Change the filter on forced air units.

FALL

- Flush out sediments from your hot water heater and test the pressure relief valve, plus other annual inspection duties should be performed according to the instructions in your manual for the unit.
- Have a heating professional check your heating system every year before the winter season.
- Drain in-ground sprinkler systems.
- Make sure the caulking around doors and windows is adequate to reduce heat/cooling loss.
- Insulate outdoor faucets, pipes in unheated garages, and pipes in crawl spaces.