

Spring And Summer Home Care Calendar:

(see also: [Fall And Winter Home Care Calendar](#))

While we are confident that your home has been built to our very high Bennett Miller Homes Performance Standards, no home is maintenance free. We would like to share with you some important maintenance tips and “to do” list items that you’ll want to think about as the temperature begins to rise. Keep in mind that spring is a great time to give your new home the TLC that it deserves:

- Clean out gutters and downspouts thoroughly. They should be cleared and ready to keep up with our “April showers”.
- Check Smoke Detectors, to be certain that the batteries are still strong and units are operational.
- Check drainage swales for proper rainwater flow.
- Check sump pump operation and flush system, if you have one.
- Inspect air-conditioning unit for proper operation.
- Inspect your backsplashes, sinks, showers, tubs, baseboards, window frames and doorframes for caulk cracks. Re-caulk as needed. Seasonal climate require that this be done annually.
- Inspect weather-stripping on all doors and replace as needed. Adjust and clean thresholds.
- Inspect windows for smooth and proper operation, adjust and/or lubricate as needed. Clean all window tracks
- Inspect and touch-up exterior paint, stain and caulk as needed.
- Lubricate door hinges with silicone spray.
- Lubricate rollers and guides on garage door and opener.
- Test all GFCI receptacles.
- Change furnace filter.
- Seed and feed your lawn, when all danger of frost is past.
- When landscaping, always keep the proper grade of your lawn and garden in mind. Improper grading could cause too much water to run toward your home.
- When adding bark and mulch to your gardens, be sure to remove the old bark first. Piling too much bark can hold excess moisture next to your foundation.
- Be sure to run water through drains that often go unused (such as guest showers). This will prevent an unpleasant experience known as a “dry trap”. When the drain trap goes dry it can allow sewer gases into your home. Simply adding water to the drain will reverse this condition should it occur.

** With all home maintenance, it is important to review product manufacturer recommendations and be sure to call a professional if you are uncomfortable performing any of these items.

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Fall And Winter Home Care Checklist:

(see also: [Spring And Summer](#))

As cold weather approaches, there are several things that you will want to do to ensure that your Bennett Miller Home continues to serve you well. Following is a seasonal checklist that will highlight some very important reminders for fall and winter home maintenance:

- Change the air filter in your heating system before use and be sure to continue to replace the air filter every three months during use.
- Turn on your heating system to be sure that it is operating effectively BEFORE the cold weather begins. Schedule a maintenance check-up with an HVAC professional if necessary.
- Remove hose connections and turn off exterior water sources to prevent freezing.
- Test your smoke and carbon monoxide detectors every season for your own safety.

- Inspect doors and windows for proper operation and fit...caulk as needed. Always keep your windows locked when closed for a tighter seal.
- Be sure that your outside lights are working properly. It is much easier to change light bulbs before ice and snow are present.
- Keep driveways, walks and steps free of ice and snow to avoid damage to them and to prevent hazardous walking and driving conditions.
- Keep driveways, walks and steps free of salt and de-icers. These agents cause cracking and pitting in cement.
- Remember it is the responsibility of the homeowner to keep the roof and gutters free of snow and ice in order to prevent ice dams, leaks and damage. Please be safe when removing ice and snow from the roof...hire a professional if dangerous conditions exist!
- Fall is a great time to seed and feed your lawn, plant and fertilize your perennial garden and prune shrubs and trees.
- Condensation happens. Condensation is a normal condition that can occur on all windows when relative humidity is very high. This can happen when outside temperatures become very cold and inside temperatures become very warm. You can regulate (but not always eliminate) this natural occurrence by adjusting your thermostat according to the manufacturer directions.
- Avoid frozen pipes and cold air damage to your home by never leaving your home unheated in the winter. Be sure to leave your thermostat at 65 degrees or above when leaving your home for any length of time.
- Be sure to run water through drains that often go unused (such as guest showers). This will prevent an unpleasant experience known as a "dry trap". When the drain trap goes dry it can allow sewer gases into your home. Simply adding water to the drain will reverse this condition should it occur.

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