



ADAMS

DESIGN CONSTRUCTION, LTD

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The feel of fall is in the air, it's time to think about getting your home ready for colder weather. Most of the routine maintenance that needs to be done this time of year will not only help keep you cozy in colder weather, it will also save money on your heating bill and protect your biggest investment - your home. While most of these routine maintenance tasks are fairly simple, make sure they get done before cold weather arrives to prevent damage to both your home and your wallet.

FALL HOME MAINTENANCE SCHEDULE

Area	Task	Date last completed		
		2017	2018	2019
Plumbing				
Plumbing shut-off valves	Inspect for proper operation.			
Outside faucets	Drain faucets and shut off if possible.			
Water heater	Flush out hot water to remove accumulated sediment. Turn your heater off first and then simply open the valve on the bottom and drain out around 2 gallons of water.			
Faucet aerators	Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.			
Interior				
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.			
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.			
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.			
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.			
Weather stripping	Check caulking around windows and doors. Check all window glazing and replace if needed.			
Screens and glass	Now is a good time to have any screens repaired. Check glass in any windows for any cracks and replace.			
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.			
Pipes	Inspect visible pipes for leaks. Add pipe insulation on hot lines and to prevent freezing.			
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.			
Smoke/CO2 detectors	Check and the batteries and replace if needed, in your smoke and carbon monoxide detectors.			
Reverse ceiling fans	If your fans have a reverse switch, change it to run clockwise when you turn on your heat.			

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Electrical and appliances				
Heating system	Schedule a service call for your heating system and/or heat pump. Replace filters.			
Filters	Change all filters: furnace, stove vents, fan vents, water filters and clothes dryer vents.			
Cooling system	Remove debris from around units and clean with garden hose. Remove window air conditioner or protect with weatherproof cover. Clean and replace filters if necessary.			
Refrigerator coils	Clean the coils and clean underneath the refrigerator.			
Combustible appliances	Inspect and service if necessary.			
Exterior				
Roof	Check for leaks, damaged, loose, or missing shingles. Check vents & louvers for birds, nests, squirrels, & insects. Check flashing around roof stacks, vents, & skylights for leaks.			
Chimney/Fireplace	Inspect flues and dampers. Clean & check for deteriorating bricks & mortar. Check for leaks, birds, nests, squirrels, & insects. If needed, call a chimney sweep to check condition.			
Gutters and downspouts	Clean and check for leaks, misalignment, clogging, or damage.			
Exterior walls	Check for deteriorating bricks & mortar. Check siding for damage & painted surfaces for flaking.			
Railings and Decks	Check deck boards and railings, make certain they are secure.			
Landscaping	Trim shrubbery around walls. Cut back and remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.			
Concrete and asphalt	Clean sidewalks and driveways. Check for cracks or deterioration. Reseal or repair if needed.			
Septic system	Examine septic system drain field for flooding and odor. Have tank pumped regularly.			
Garden hoses	Remove any outside hoses and store. Winterize your hose bibs.			
Lawn and patio furniture	Clean and store or cover with weatherproof material.			
Lawn	Remove any debris and leaves. Put down winter grass seed in bare spots.			
Misc.				
Lawnmower	Get ready for storage, drain fluids, wipe clean and store in a clean dry place.			
Snow blower	Have your snow blower or tractor w/blade tuned up and ready to go.			
Garage door	Lubricate hardware. Inspect mechanism for free travel.			
Stock up	Now is a good time to stock up on winter essentials such as ice melt or salt.			
Keep mice out	Fall is when mice start nesting. Mice can squeeze through 1/4-inch openings; rats need a half-inch. Make sure all exterior vents are screened, and that there are no gaps underneath garage doors or any openings they could get in. Pet doors are another favorite access point.			
Energy Audit	Feel your heat bills are too high, now is a good time to call us to schedule an Energy Audit.			