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Summer Home Maintenance

Protect the house from heat, humidity, and storms.

JUNE – AUGUST

Summer is easier on the to-do list but harder on the house: heat stresses paint and roofing, humidity feeds rot and mold, and afternoon storms find every weak point in the exterior.

Interior

- ☐ Reverse ceiling fans back to counter-clockwise to push cool air down.
- ☐ Check attic insulation and ventilation.
  A hot, poorly vented attic drives up your cooling bill and shortens your roof's life.
- ☐ Clean or replace HVAC filters monthly during peak cooling season.
  They clog faster when the system runs nearly nonstop.
- ☐ Test smoke and CO detectors.
  A good mid-year habit alongside the fall battery swap.
- ☐ Confirm bathroom and kitchen exhaust fans vent all the way outside.
  A fan dumping humid air into the attic instead of outdoors invites mold and rot you won't see coming.
- ☐ Check exposed pipes and the water heater for condensation or sweating.
  Summer humidity can slowly rot the framing around a pipe that's been sweating for months.

Exterior

- ☐ Check gutters for standing water after storms.
  Standing water is a mosquito nursery.
- ☐ Inspect the exterior for peeling paint or chipped siding.
  Humidity is hardest on paint this time of year.
- ☐ Reseal or restain a wood deck once water stops beading on the surface.
  That's the sign the old sealer is done, not a specific date on the calendar.
- ☐ Look over fences and outdoor structures for wood rot from spring moisture.
- ☐ Walk the yard after any storm for downed limbs or leaning trees.
- ☐ Check exterior faucets and hoses for leaks.
  Irrigation and hose use run daily this time of year, so a small leak adds up fast.

> *Premier and Estate members get their summer walkthrough done for them, items like these included, and logged in their Hometrue Record.*

Licensed & Insured. MHIC #169719. | partners@happyhomescustomsolutions.com | 240-448-6848

Your property, your investment, and your interests as a homeowner: protected.