

Summer Maintenance For Your Home—Inside And Out

By J. Lennox Scott

Summer is right around the corner and with it comes the opportunity to catch up on home maintenance both inside and outside of your home. Ongoing upkeep of your home can prevent unexpected problems, while protecting your most valued asset.

There are several areas outside your home that require attention during the warmer months. Rain and sun take their toll on decks and patios, so the summer is a great time to nail down or replace loose boards. This is also the best time to treat your deck with water sealant which will protect it from the wet weather and improve its longevity. If you have concrete surfaces around your home it's important to check for cracks and then resurface or refill them if necessary. Once cracks have formed the area becomes much more susceptible to water damage, causing your patio or walkways to lift and be dangerous.

Another part of your home that needs special attention is your roof. Your roof is one of your home's most vulnerable spots; it's critical to look for signs of damage because roof repairs can be extremely costly. Watch for cracks, missing shingles, moss, and signs of age. If you find that your roof is in need of repairs or replacement, contact a professional roofing company. A roofing company can not only fix the troubled spots, but they can also protect the entire roof from the damaging effects of summer and winter weather. While inspecting your roof take the opportunity to clear it and the gutters of all debris, such as branches and leaves.

If you have a swimming pool, check it for cracks, broken supports, or ruptured water lines. Check surrounding components, such as diving boards, to ensure that they are in safe condition. This is also a good time to ensure that your pool's equipment is running properly and that all electrical connections are in optimal working condition.

Moving inside, the summer also offers an opportunity to inspect interior systems and appliances that are used primarily during the winter months, such as heating units and chimneys. Make sure the air filters in your heating unit(s) are clean; they should be changed every two to three months for optimal use. Summer is also a good time to have heating units serviced because there is less demand on the professionals who provide this type of service. This is true for chimneys too. This will help you avoid problems during the winter when you are relying heavily on these appliances.

Two things that are always important to check, regardless of the time of year, are fire detectors and extinguishers. Check to see that you have fire extinguishers in key places in your home, such as the kitchen and laundry room. And test or replace the batteries to ensure that they're in working order. Doing this task several times a year will provide you with the peace of mind that your home is properly protected from potential fire danger.

Home maintenance makes good sense for homeowners, not only because it keeps your home in optimal condition, but it also protects your investment and prevents potentially costly problems down the road.

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