

SUMMER HOME MAINTENANCE CHECKLIST

Beat the Heat: Your Guide to Summer Home Care

Target Completion: June - August

Estimated Time: 8-12 hours total

Estimated Cost: \$300-\$500

JUNE: COOLING SYSTEM FOCUS

Air Conditioning (Priority: CRITICAL)

- ☐ **Replace HVAC filter (Day 1 of month)**
 - Use MERV 11-13 for best balance
 - Check again mid-month if very dusty
 - **Cost:** \$10-\$30 | **Time:** 5 minutes
 - **Set reminder for July 1 and August 1**
- ☐ **Monitor AC performance**
 - Should cool home within 20 degrees of outdoor temp
 - Listen for unusual sounds (grinding, squealing, banging)
 - Watch for: Weak airflow, warm air, cycling frequently
 - **Call HVAC tech immediately if:** System struggles or makes noise
- ☐ **Check condensate drain line**

- Should drip water when AC runs
- Pour 1 cup white vinegar down drain to prevent clogs
- **Time:** 5 minutes
- **Clog signs:** Water around unit, musty smell, AC shutting off
- ☐ **Inspect outdoor AC unit weekly**
 - Clear debris that accumulates (grass clippings, leaves)
 - Maintain 2-foot clearance all around
 - Don't let plants or grass grow into fins
 - **Time:** 5 minutes weekly
- ☐ **Check insulation on refrigerant lines**
 - Lines running from outdoor unit should be insulated
 - Replace if deteriorating (causes condensation, efficiency loss)
 - **Cost:** \$20-\$40 | **Time:** 30 minutes (DIY)

Cooling Efficiency

- ☐ **Check attic ventilation**
 - Attic should be within 10-20° of outdoor temp
 - If significantly hotter, improve ventilation
 - Check: Soffit vents not blocked, ridge vents clear
 - **Time:** 15 minutes
- ☐ **Inspect attic insulation**
 - Look for: Gaps, compression, moisture damage
 - Adequate insulation: R-38 to R-60 depending on climate
 - **Pro inspection:** \$100-\$200 (can save \$200+ annually on cooling)
- ☐ **Close curtains/blinds on sunny sides**

- Can reduce cooling costs 10-15%
 - Open at night for natural cooling
- ☐ **Ceiling fans: Confirm summer direction**
 - Should spin counterclockwise (pushes air down)
 - Switch on side of motor housing
 - **Time:** 5 minutes per fan

Dehumidification (Humid Climates)

- ☐ **Monitor indoor humidity**
 - Ideal: 30-50% relative humidity
 - Use hygrometer (\$10-\$20)
 - **Time:** Ongoing monitoring
 - ☐ **Service dehumidifier**
 - Empty reservoir daily
 - Clean filter weekly
 - **Time:** 10 minutes weekly
 - ☐ **Check for condensation problems**
 - Windows, pipes, walls shouldn't "sweat"
 - If persistent, may need whole-home dehumidifier
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JULY: OUTDOOR & WATER MANAGEMENT

Irrigation & Water Features

- ☐ **Monitor sprinkler system for issues**

- Walk zones weekly while running
- Look for: Leaks, broken heads, pooling water
- Adjust for summer growth patterns
- **Time:** 30 minutes weekly
- ☐ **Reduce watering as grass goes dormant**
 - Many grasses naturally brown in peak heat (okay!)
 - Deep, infrequent watering better than daily shallow
 - Water early morning (4-8am) to minimize evaporation
- ☐ **Check outdoor faucets and hoses**
 - Look for leaks, especially after kids use
 - Coil hoses properly to extend life
 - Shut off water to unused faucets
 - **Time:** 10 minutes
- ☐ **Inspect pool or spa (if applicable)**
 - **Weekly:** Test and balance water chemistry
 - **Weekly:** Clean skimmers and filters
 - **Monthly:** Inspect equipment for issues
 - **Cost:** \$50-\$100/month (chemicals)

Lawn & Garden

- ☐ **Mow at proper height for heat**
 - Summer: Set mower to highest setting (3-4 inches)
 - Taller grass: Deeper roots, better heat tolerance, less watering needed
 - **Never remove more than 1/3 of blade height**
- ☐ **Check garden hoses for leaks**

- Repair or replace leaking hoses
 - A slow drip wastes 20 gallons per day
 - **Cost:** \$20-\$40 for quality hose
- ☐ **Mulch check and refresh**
 - Should be 2-3 inches deep
 - Pull back if touching plants/trees (causes rot)
 - Add more if decomposed below 2 inches
 - **Cost:** \$50-\$150
- ☐ **Prune spring-flowering shrubs**
 - Best time: After blooming, before mid-July
 - Don't prune fall bloomers or you'll lose flowers
 - **Time:** 1-2 hours
- ☐ **Deadhead flowers regularly**
 - Encourages more blooms
 - Improves appearance
 - **Time:** 20 minutes weekly

Pest Control (Peak Season)

- ☐ **Monthly pest control treatment**
 - Focus: Ants, mosquitoes, wasps, termites
 - Spray foundation perimeter
 - Check for wasp nests monthly
 - **Cost:** \$50-\$100/month (professional) or \$20-\$40 (DIY)
- ☐ **Mosquito prevention**
 - Empty standing water weekly (buckets, toys, plant saucers)

- Change birdbath water twice weekly
 - Clean gutters (standing water = mosquito breeding)
 - **Time:** 15 minutes weekly
 - ☐ **Check for termite activity**
 - Look for: Mud tubes on foundation, discarded wings, wood damage
 - Professional inspection annually in termite-prone areas
 - **Cost:** \$75-\$150 (inspection)
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AUGUST: PREPARATION & PREVENTIVE CARE

Deck, Patio & Outdoor Structures

- ☐ **Inspect deck/patio for summer damage**
 - Heavy use causes wear
 - Check: Loose boards, railing stability, rot, splinters
 - **Time:** 20 minutes
- ☐ **Clean and seal deck if needed**
 - Best time: Dry, warm weather
 - Power wash, let dry 2-3 days, apply sealer
 - **Frequency:** Every 2-3 years
 - **Cost:** \$200-\$500 (DIY) or \$600-\$1,200 (pro)
- ☐ **Inspect outdoor furniture**
 - Clean thoroughly
 - Touch up paint on metal furniture
 - Re-oil wood furniture

- Check umbrella for damage
 - **Time:** 2-3 hours
- ☐ **Check grill safety**
 - Inspect propane hoses for cracks (soapy water test)
 - Clean burners and grease traps (fire hazard)
 - Check gas shut-off valve
 - **Time:** 30 minutes
 - **Safety:** Grill fires cause \$37M damage annually

Driveway & Walkways

- ☐ **Inspect and repair cracks**
 - Summer heat makes asphalt flexible (easier repairs)
 - Fill cracks before they widen
 - **Cost:** \$30-\$80 (materials)
- ☐ **Clean oil stains**
 - Use degreaser or cat litter method
 - Prevent permanent staining
 - **Time:** 30 minutes
- ☐ **Power wash if not done in spring**
 - Removes dirt, mold, algae
 - Makes surface safer (less slippery)
 - **Cost:** \$50-\$100 (rent washer)

Siding & Exterior Paint

- ☐ **Inspect siding for damage**

- Look for: Cracks, warping, loose pieces, fading
 - Check caulking around windows and doors
 - **Time:** 30 minutes
- ☐ **Touch up exterior paint**
 - Address chips and cracks before winter
 - Match existing paint color
 - **Time:** 2-4 hours | **Cost:** \$30-\$80
- ☐ **Clean siding if dirty**
 - Soft wash (not power wash) vinyl siding
 - Remove mold, mildew, dirt
 - **Time:** 2-4 hours | **Cost:** \$200-\$400 (pro)

Windows & Doors

- ☐ **Check and adjust door hardware**
 - All doors should close and latch properly
 - Lubricate sticky locks
 - Tighten loose hinges and handles
 - **Time:** 30 minutes
- ☐ **Inspect window screens**
 - Repair small tears immediately
 - Replace if extensively damaged
 - **Time:** 1 hour | **Cost:** \$10-\$30
- ☐ **Check weatherstripping**
 - Replace if compressed or cracked
 - Ensures AC efficiency

- **Time:** 1-2 hours | **Cost:** \$20-\$50
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INTERIOR SUMMER MAINTENANCE

Appliances

- ☐ **Clean refrigerator coils**
 - Efficiency drops 25% when coils are dirty
 - Especially important in summer (works harder)
 - **Time:** 15 minutes | **Frequency:** Monthly in summer
- ☐ **Check freezer seals**
 - Dollar bill test: Should have resistance when pulled
 - Poor seal = higher energy costs
 - **Replace if:** Bill pulls out easily
- ☐ **Clean range hood filter**
 - Monthly in summer (more cooking)
 - Degreaser or dishwasher
 - **Time:** 15 minutes

Plumbing

- ☐ **Check toilets for leaks**
 - Food coloring test: Add to tank, wait 30 min, check bowl
 - Leaking toilet wastes 200 gallons/day
 - **Fix:** Usually \$5-\$15 flapper replacement
- ☐ **Inspect washing machine hoses**

- August is prime month for failures
 - Replace if: Bulges, cracks, or age over 5 years
 - **Cost:** \$20-\$40 | **Prevents:** \$10,000+ flood
- ☐ **Check water heater temperature**
 - Should be 120°F (prevent scalding, save energy)
 - Lower in summer if away frequently
 - **Time:** 5 minutes

Indoor Air Quality

- ☐ **Clean or replace air purifier filters**
 - Summer: Pollen, dust, humidity = more filtration needed
 - Follow manufacturer schedule
 - **Cost:** \$20-\$60
 - ☐ **Monitor and maintain humidity**
 - Use dehumidifier if over 60%
 - Prevents mold growth
 - **Ideal:** 30-50% relative humidity
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PREPARING FOR FALL (Late August)

Early Fall Planning

- ☐ **Schedule fall HVAC inspection**
 - Book now before September rush
 - Heating system tune-up needed before cold

- **Cost:** \$100-\$150
- ☐ **Order HVAC filters for fall/winter**
 - Buy 6-month supply (cheaper in bulk)
 - Store in dry location
 - **Cost:** \$40-\$90 for 6 filters
- ☐ **Plan fall home projects**
 - List needed repairs discovered during summer
 - Schedule contractors before busy season
 - Budget for fall maintenance (\$600-\$1,000)

Storm Preparation (Hurricane-Prone Areas)

- ☐ **Inspect hurricane shutters or plywood**
 - Test deployment mechanism
 - Replace damaged panels
 - **Time:** 1-2 hours
- ☐ **Trim tree branches near house**
 - Prevent damage in high winds
 - Focus on dead or weak branches
 - **Cost:** \$200-\$800 (professional)
- ☐ **Review homeowner's insurance**
 - Verify coverage amounts adequate
 - Document home condition with photos
 - Update inventory of possessions
 - **Time:** 1 hour

- ☐ **Assemble emergency supplies**
 - Water (1 gallon/person/day for 3 days)
 - Non-perishable food (3-day supply)
 - Flashlights, batteries, first aid
 - Generator fuel if applicable
 - **Cost:** \$100-\$300
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WEEKLY SUMMER TASKS

Every Week:

- ☐ **Replace HVAC filter** (monthly, but check weekly)
- ☐ **Monitor irrigation system** (walk zones)
- ☐ **Empty standing water** (mosquito prevention)
- ☐ **Mow lawn** (at proper summer height)
- ☐ **Check outdoor faucets** (for leaks)
- ☐ **Monitor AC performance** (listen, observe)

Every Two Weeks:

- ☐ **Deep clean outdoor furniture**
 - ☐ **Check sprinkler heads** (adjust as needed)
 - ☐ **Inspect garden hoses**
 - ☐ **Clean grill**
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SUMMER MAINTENANCE BUDGET

Monthly Costs:

- HVAC filters: \$10-\$30
- Pest control: \$50-\$100 (if professional)
- Lawn care: \$0-\$200 (DIY vs. service)
- Irrigation water: Varies by location
- Pool maintenance: \$50-\$100 (if applicable)

One-Time Summer Costs:

- Deck sealing (if needed): \$200-\$1,200
- Power washing: \$100-\$500
- Emergency repairs: \$100-\$500 (budget for)

Total Summer Budget: \$300-\$500 (excluding pool/lawn service)

COST-SAVING SUMMER TIPS



Reduce AC costs:

- Use programmable thermostat (78° when home, 85° when away)
- Close vents in unused rooms
- Change filters monthly
- Use ceiling fans (allows 4° higher thermostat setting)



Water conservation:

- Water early morning (4-8am)
- Let grass go dormant in peak heat
- Mulch deeply (reduces watering 50%)
- Fix leaks immediately



DIY vs. Professional:

- **DIY:** Filter changes, basic cleaning, simple repairs
 - **Pro:** AC repairs, tree trimming, major pest issues
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SAFETY REMINDERS

Heat Safety:

- Work early morning or evening
- Stay hydrated
- Take frequent breaks in shade/AC
- Watch for heat exhaustion signs


Electrical:

- Keep electrical tools away from water
- Use GFCI outlets outdoors
- Never touch AC electrical components

Chemical Safety:

- Wear gloves when handling pesticides/fertilizers
 - Store in cool, dry place (not garage in summer heat)
 - Keep away from children and pets
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 **COMPLETION:** When all boxes are checked, your home is summer-safe!

 **AUTOMATE IT:** MyHomePlatform sends you weekly reminders for filter changes, pest control, and seasonal tasks → [\[Start Free Trial\]](#)

 **NEXT:** Download Fall Maintenance Checklist in September for winterization prep

MyHomePlatform - Your Digital Home Record for Smarter Homeownership
Track every task, never miss maintenance, protect your investment

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