

## Summer Home Maintenance Tips

Summer is the perfect time to give your home a little attention before the hottest months arrive. A few simple maintenance tasks now can help prevent expensive repairs later while keeping your home comfortable and energy efficient.

Here are eight important reminders:

- **Service your A/C:** Replace air filters to keep your system running efficiently during the summer heat.
- **Set ceiling fans to rotate counterclockwise:** Create a cooling breeze and reduce air conditioning costs.
- **Clean your dryer vent:** Refrigerator coils to improve efficiency and reduce fire hazards.
- **Test smoke and carbon monoxide detectors:** Ensure your family stays safe.
- **Inspect your sprinkler system:** Leaks or broken sprinkler heads, and water early in the morning to conserve water.
- **Trim trees and shrubs** away from your home to help prevent storm damage and keep pests away.
- **Clean gutters and downspouts:** Summer storms drain properly and don't damage your roof or foundation.
- **Inspect your roof, windows, and doors:** Damaged shingles, worn weather stripping, or cracked caulking to keep cool air inside and moisture out.
- **Monitor your utility bills:** A sudden increase in your monthly energy or water bill can be an early warning sign that your HVAC system is not operating efficiently or that you may have a hidden plumbing leak. Catching these issues early can help prevent more costly repairs down the road.

A little preventative maintenance today can save you time, money, and stress throughout the season.

**If you have any questions about your home or you are thinking about buying or selling real estate I am always here to help. Feel free to call or text me anytime!**