Summer Home Maintenance Checklist

A practical Iowa-focused checklist to help homeowners protect, maintain and enjoy their home all summer.

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Use this checklist during Iowa's warmer months to stay ahead of heat, storms, humidity, yard growth and the outdoor maintenance that can pile up quickly.

1) COOLING, AIRFLOW & HUMIDITY

- ☐ Replace the HVAC filter regularly and keep return vents clear of furniture and dust.
- ☐ Rinse debris from the outdoor AC condenser and keep plants at least 2 feet away.
- ☐ Check the condensate drain line for clogs and watch for water around the furnace or air handler.
- ☐ Use exhaust fans in bathrooms and kitchens to help control summer humidity.
- ☐ Watch for persistent window condensation, musty odors or other signs of excess moisture.

2) ROOF, GUTTERS & STORM CHECKS

- ☐ Clean gutters and downspouts after spring seed pods, storms and summer debris.
- ☐ After severe weather, check the roof from the ground for missing shingles or visible damage.
- ☐ Inspect siding, trim, screens and exterior vents for hail, wind or animal damage.
- ☐ Make sure downspouts continue to move stormwater well away from the foundation.
- ☐ Keep tree limbs trimmed away from the roof and remove dead branches before summer storms.

3) WINDOWS, DOORS & EXTERIOR

- ☐ Check exterior caulk around windows and doors and reseal cracked or missing areas.
- ☐ Inspect weatherstripping so cooled indoor air is not escaping unnecessarily.
- ☐ Wash windows and screens and repair torn screens to keep insects out.
- ☐ Check decks, porches and railings for loose boards, nails, screws or splintering.
- ☐ Touch up peeling paint or exposed wood before heat and moisture cause more deterioration.

4) YARD, LANDSCAPING & DRAINAGE

- ☐ Keep grass and landscaping trimmed away from siding, outdoor equipment and utility meters.
- ☐ Water lawns and landscaping deeply when needed, preferably during cooler morning hours.
- ☐ Refresh mulch while keeping it several inches away from siding and the foundation.
- ☐ Check grading after heavy rain and correct low areas where water collects near the house.
- ☐ Watch trees for dead limbs, disease or storm damage and address hazards early.

5) PLUMBING, WATER & BASEMENT

- ☐ Check hose connections, exterior faucets and irrigation lines for slow leaks.
- ☐ Inspect under sinks and around toilets, water heaters and appliances for moisture.
- ☐ Test the sump pump before heavy summer storms and keep the discharge path clear.
- ☐ Look for basement dampness or musty smells after periods of heavy rain.
- ☐ Know where your main water shutoff is located before a leak or plumbing emergency happens.

6) SAFETY, GARAGE & OUTDOOR LIVING

- ☐ Test smoke and carbon-monoxide detectors and replace batteries as needed.
- ☐ Inspect the garage door, tracks, rollers and auto-reverse safety feature.
- ☐ Clean the dryer vent and make sure the exterior exhaust flap opens freely.
- ☐ Check outdoor outlets, extension cords, grills and fire pits for safe placement and condition.
- ☐ If you may sell this fall, make a short list of exterior repairs and curb-appeal projects now.

Thinking about selling this fall? Summer is a great time to prepare.
Use the summer months to tackle exterior repairs, landscaping and small projects before fall. If you'd like a pre-listing walk-through or want to talk about value and timing, I'd be glad to help.