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# SUMMERTIME HOME MAINTENANCE



By Heide Peters,  
Rothenberger  
Insurance Services

The summer months are a great time to tackle those outside projects around the house, especially this summer as more of us are staying home and skipping annual vacations. Here are a few maintenance tasks you can take care of this summer.

Summer is upon us...

**Inspect Your Roof:** Let's start with the roof. When was the last time you had your roof inspected? If it's been a while or if you have noticed shingles missing, now is a great time to have it inspected. If there are areas that need a repair, have those completed. If your roof requires more work, consider having it replaced. A roof is not an area of your house you want to just ignore.

**Gutters & Downspouts:** Along with the roof—of course those gutters must be inspected as well. If it's something you can tackle yourself, now is the perfect time to grab a ladder and clean out your gutters and downspouts. They may also be in need of some repairs, or it might be time for replacement. They can also be inspected by a professional, such as the roofing company that inspects your roof. If they don't do gutters, ask them if they know someone that they recommend. It's not a bad idea to also have a gutter guard added which will make cleaning easier and reduce clogs.

**Pressure Washing:** Pressure washing is a great way to extend the life of certain things and also make them look new again. You will be surprised at the difference pressure washing can make to brighten up bricks and pavers.

So, use this year to take care of your pressure washing, and check some or all of these items:

- Porches and/or deck
- Siding and/or brick
- Walkways and cement areas
- Landscape pavers
- Fences

**Stain that Wood Deck:** Once the pressure washing is finished, you may find cracking and peeling areas on your deck. Wood decks need to be stained every couple of years to help protect the wood from fading, water damage and natural wear and tear. If it's been several years since you last stained, you may want to consider taking the time to do so this summer. Again, if it's too big of a job for you to manage, you may want to hire a professional.

**Air Conditioner Efficiency:** Change your filter on a regular basis. In the summertime, filters often fill up with debris quicker than in the springtime because the system runs more frequently. Check the filter each month to determine if a change is necessary. It's also allergy season, so consider upgrading to a higher MERV (Minimum Efficiency Reporting Value) filter for better contaminant control in the home and lessen summer allergy symptoms. The higher a MERV rating, the higher the amount of particles the filter traps. Also, it is a good idea to have your AC unit checked and serviced. It may save you sticky hot downtime of your air conditioning during a heatwave, or a costly bill later.

These are just a few maintenance tasks you can do around your home to extend the life of your property. Should you find that you need homeowner's insurance or are interested in a quote, give us a call. We are here to help! So have a great Summer and STAY COOL!!!

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