

# Seasonal **HOME MAINTENANCE**

*For The Antelope Valley*



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# Seasonal Home Maintenance List For The Antelope Valley

At Cayce Property Management, we understand that maintaining your property in the Antelope Valley requires specific care and attention. To assist you in keeping your home in top shape throughout the year, we have created this seasonal home maintenance checklist. By following these guidelines, you can ensure that your property remains comfortable, functional, and protected from the unique challenges posed by desert climates.

## Spring:

1. Inspect and clean your air conditioning system: Before the hot weather arrives, schedule a professional inspection of your HVAC system. Clean or replace air filters, clear any debris from outdoor units, and ensure proper airflow for optimal performance.
2. Check and clean exterior vents: Remove dust, dirt, and debris from exterior vents and ensure they are unobstructed. This includes dryer vents, air conditioning vents, and exhaust vents.
3. Test and maintain irrigation system: Inspect and adjust your irrigation system for efficient water distribution. Check for leaks, broken sprinkler heads, and clogged filters. Adjust watering schedules according to changing weather conditions.
4. Inspect and repair window seals: Check the seals around windows and doors for any gaps or cracks. Replace or repair damaged weatherstripping to maintain energy efficiency and keep out dust and heat.
5. HVAC System Maintenance: Schedule a professional inspection and tune-up for your air conditioning system. Clean or replace air filters, clear debris around the outdoor unit, and ensure proper airflow.
6. Irrigation System Check: Inspect and test your irrigation system to ensure proper functioning. Check for leaks, broken sprinkler heads, and clogged filters. Adjust watering schedules based on changing weather conditions.
7. Exterior Cleaning: Wash windows, clean exterior surfaces, and remove dust and debris from outdoor fixtures, including light fixtures and vents.
8. Roof Inspection: Check your roof for any signs of damage, such as cracked tiles or missing shingles. Make necessary repairs to prevent leaks during rare desert rainstorms.
9. Window and Door Seal Inspection: Inspect the seals around windows and doors for any gaps or cracks. Replace or repair damaged weatherstripping to maintain energy efficiency and keep out dust and heat.
10. Outdoor Space Maintenance: Trim desert plants, shrubs, and trees away from the exterior of your home. Remove dead or dry vegetation to reduce the risk of fire hazards.
11. Pest Control: Check for signs of pest activity around your property. Seal any openings or cracks that may serve as entry points for pests.
12. Exterior Paint Inspection: Inspect the exterior paint for any signs of damage or fading. Touch up or repaint areas as needed to protect the surfaces from sun damage.
13. Pool Maintenance: If you have a pool, clean and inspect the pool equipment, check the water chemistry, and ensure proper filtration and circulation.
14. Check Outdoor Lighting: Test and replace any burnt-out bulbs in outdoor light fixtures. Ensure proper functioning of security lights and other outdoor lighting.

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### Summer:

1. Protect against sun damage: Consider applying sun-protective coatings or window films to reduce heat and UV radiation. Install shades, awnings, or outdoor blinds to shield windows and prevent excessive heat buildup.
2. Clean or replace air filters regularly to maintain healthy air quality.
3. Inspect and clean roof and gutters: Check for signs of damage or wear on your roof, such as cracked tiles or missing shingles. Clean gutters and downspouts to ensure proper drainage during rare desert rainstorms.
4. Maintain outdoor spaces: Trim plants, shrubs, and trees away from the exterior of your home. Remove dead or dry vegetation to reduce the risk of fire hazards.
5. Check and clean your air conditioning system: With the scorching desert heat, your air conditioning system will be working hard. Regularly clean or replace air filters and ensure proper airflow to maximize their efficiency and performance.
6. Inspect and maintain exterior vents: Clear away any debris, dust, or obstructions from exterior vents, including those for your air conditioning, dryer, and exhaust. This will help prevent overheating and ensure proper ventilation.
7. Monitor and adjust irrigation system: The hot and dry conditions of the desert can put additional strain on your plants and landscaping. Regularly inspect and adjust your irrigation system to ensure efficient water distribution and prevent over or under-watering.
8. Protect against sun damage: Apply sun-protective coatings or window films to reduce heat and UV radiation entering your home. Consider installing shades, awnings, or outdoor blinds to provide additional protection.
9. Inspect and clean roof and gutters: Examine your roof for any signs of damage, such as cracked tiles or missing shingles. Clean gutters and downspouts to allow for proper drainage during rare desert rainstorms.
10. Maintain outdoor spaces: Trim desert plants, shrubs, and trees away from the exterior of your home to prevent them from touching or damaging the structure. Remove any dead or dry vegetation to minimize fire hazards.
11. Protect outdoor surfaces: Maintain and seal outdoor surfaces such as decks, patios, and driveways. The intense desert sun can cause them to deteriorate faster, so regular maintenance and sealing can extend their lifespan.
12. Check for water leaks: Inspect both indoor and outdoor plumbing for any signs of leaks. Even small leaks can waste significant amounts of water, and in desert areas, water conservation is crucial.
13. Maintain pool and spa: If you have a pool or spa, ensure proper maintenance by regularly cleaning filters, checking water chemistry, and addressing any necessary repairs. The evaporation rate in desert areas is high, so monitor water levels accordingly.
14. Protect outdoor furniture and equipment: The intense desert sun can cause damage to outdoor furniture and equipment. Consider using protective covers or storing them in shaded areas when not in use.

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### Fall:

1. Inspect and seal gaps: Check for any gaps or cracks in the exterior walls, foundation, and roof. Seal them properly to keep out pests, dust, and cool air during the colder months.
2. Prepare your plumbing system: Insulate exposed pipes and outdoor faucets to protect them from freezing temperatures. Drain and store garden hoses and shut off outdoor water supplies.
3. Service your heating system: Schedule a professional inspection and maintenance for your heating system before the cooler weather sets in. Clean or replace filters and ensure proper functioning.
4. Prepare for desert rainstorms: Clear any debris from drainage areas and ensure proper grading around your property. Consider installing rain barrels to collect water for landscaping purposes.
5. Check and clean gutters: Remove any debris, leaves, or twigs that may have accumulated in your gutters. This will prevent clogging and ensure proper water drainage during occasional desert rainstorms.
6. Inspect the roof: Examine your roof for any signs of damage or wear, such as cracked tiles or missing shingles. Address any issues promptly to prevent leaks and water damage during rare rainy periods.
7. Seal gaps and cracks: Check the exterior walls, foundation, and roof for any gaps or cracks. Seal them properly to keep out pests, dust, and cool air during the cooler desert nights.
8. Prepare your plumbing system: Insulate exposed pipes and outdoor faucets to protect them from freezing temperatures, which can occur occasionally in desert areas. Drain and store garden hoses, and shut off outdoor water supplies if necessary.
9. Prepare for desert rainstorms: Clear any debris from drainage areas around your property and ensure proper grading. This will help prevent water pooling and potential flooding during the infrequent desert rainstorms.
10. Service your heating system: Schedule a professional inspection and maintenance for your heating system before the cooler weather sets in. Clean or replace filters and ensure proper functioning to keep your home comfortable during cooler desert nights.
11. Test smoke detectors and carbon monoxide detectors: Replace batteries and test smoke detectors and carbon monoxide detectors to ensure they are functioning correctly, providing adequate safety measures for your home.
12. Check and maintain outdoor lighting: With longer winter nights, ensure that your outdoor lighting is working correctly. Replace any burnt-out bulbs and ensure adequate illumination for safety and security.

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### Winter:

1. Monitor indoor humidity levels: Use humidifiers to prevent excessively dry indoor air. This can help maintain a comfortable living environment and prevent issues such as static electricity.
2. Insulate doors and windows: Add weatherstripping or caulking to seal any gaps around doors and windows. This will improve energy efficiency and keep warm air inside during cooler desert nights.
3. Test smoke detectors and carbon monoxide detectors: Replace batteries and test smoke detectors and carbon monoxide detectors to ensure they are functioning correctly.
4. Check and maintain outdoor lighting: Ensure outdoor lighting is working correctly and replace any burnt-out bulbs. This will enhance safety and security during longer winter nights.
5. Insulate doors and windows: Add weatherstripping or caulking to seal any gaps around doors and windows. This will help prevent drafts and keep warm air inside during cooler desert nights.
6. Check and maintain outdoor lighting: Ensure outdoor lighting is working correctly and replace any burnt-out bulbs. This will enhance safety and security during longer winter nights.
7. Test smoke detectors and carbon monoxide detectors: Replace batteries and test smoke detectors and carbon monoxide detectors to ensure they are functioning correctly. It's important to have these safety devices in proper working order year-round.
8. Monitor indoor humidity levels: Use humidifiers to prevent excessively dry indoor air. This can help maintain a comfortable living environment and prevent issues such as static electricity.
9. Protect outdoor pipes and faucets: Insulate exposed pipes and outdoor faucets to protect them from freezing temperatures. This is crucial in desert areas where temperatures can drop unexpectedly during winter nights.
10. Service your heating system: Schedule a professional inspection and maintenance for your heating system before the cooler weather sets in. Clean or replace filters and ensure proper functioning to keep your home warm and comfortable.
11. Prepare for desert rainstorms: Although desert areas may not experience frequent rainfall, it's important to clear any debris from drainage areas and ensure proper grading around your property. This will help prevent water pooling and potential damage during rare rainstorms.
12. Monitor for pests: Desert areas may have unique pest challenges during the winter months. Keep an eye out for rodents seeking shelter and seal any potential entry points. Consider professional pest control services if necessary.
13. Clean and maintain outdoor furniture: If you have outdoor furniture, clean and store it properly to protect it from cooler temperatures and potential damage. This will help extend its lifespan and ensure it's ready for use when warmer weather returns.
14. Check for roof damage: Inspect your roof for any signs of damage, such as cracked tiles or missing shingles. Repair any issues promptly to prevent leaks and water damage during winter storms.

Remember, these are general guidelines, and it's important to consider the specific needs of your home and location. Stay proactive and enjoy a well-maintained and comfortable home throughout the summer season in the desert!