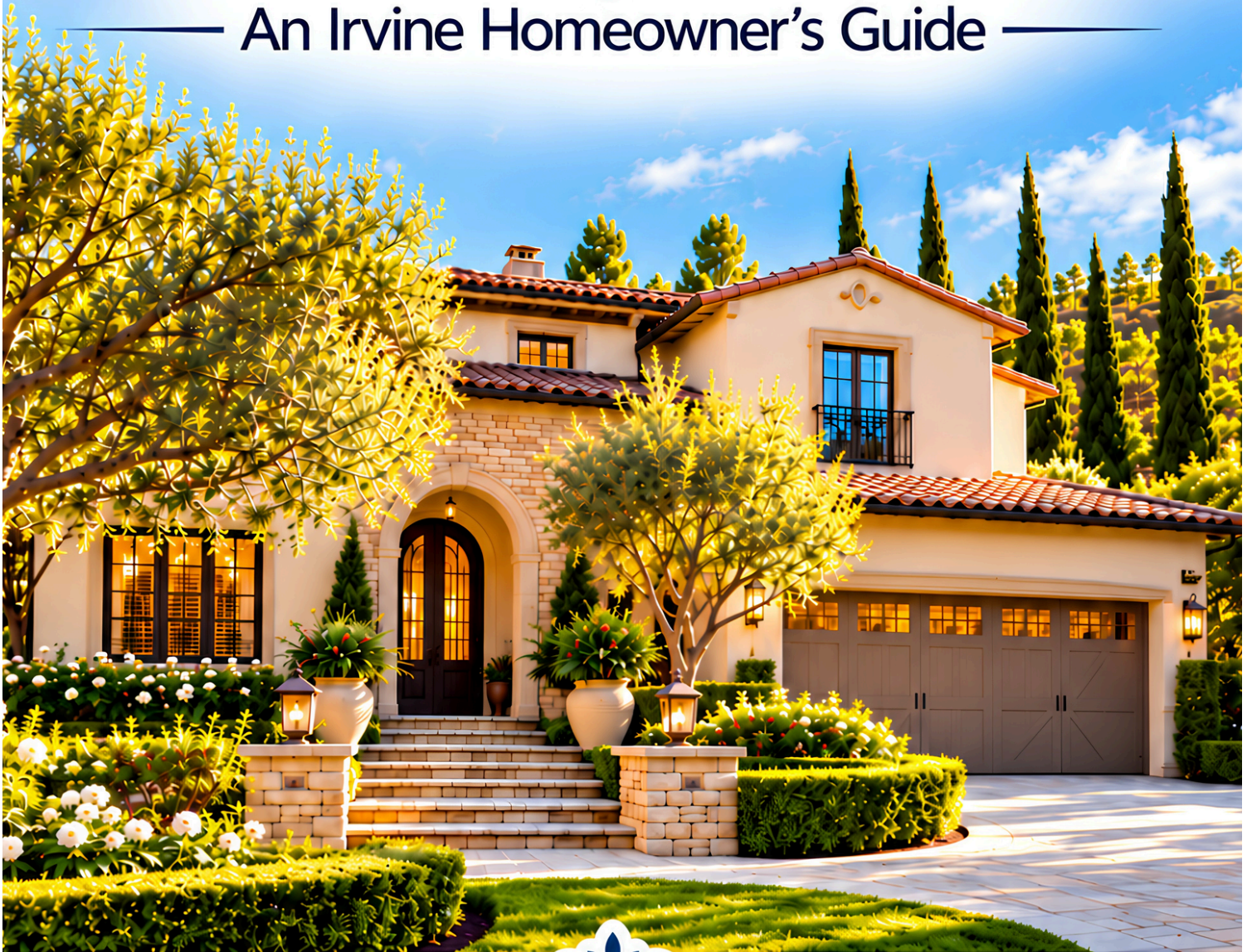


Maintenance Checklist for Every Season

— An Irvine Homeowner's Guide —



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Spring checklist

Refresh, inspect, and prepare for warmer weather.



Inspect the roof and gutters

- ☐ Look from the ground for damaged or displaced roofing materials.
- ☐ Check gutters for leaves, dirt, and accumulated debris.
- ☐ Confirm downspouts drain properly and direct water away from vulnerable areas.
- ☐ Look for new ceiling stains or other possible signs of roof leakage.
- ☐ Arrange a professional inspection if you notice damage or have concerns.



Clean windows, screens, and sliding doors

- ☐ Wash window glass using a cleaner suitable for the finish.
- ☐ Remove dirt and debris from accessible sliding-door tracks.
- ☐ Repair torn window screens.
- ☐ Check weatherstripping for gaps and deterioration.
- ☐ Look for failed seals, unexplained moisture, or recurring condensation between panes.



Check sprinklers and irrigation

- ☐ Run each irrigation zone; look for broken or misdirected heads.
- ☐ Check valve boxes and visible pipe connections for leaks.
- ☐ Look for unusually wet soil, runoff, or areas that never seem to dry.
- ☐ Adjust watering schedules for weather and local restrictions.
- ☐ Inspect drip irrigation for clogs or disconnected lines.



Prepare the air conditioner

- ☐ Check or replace HVAC filters as recommended by the manufacturer.
- ☐ Confirm supply and return vents are not obstructed.
- ☐ Check accessible condensate lines for obvious drainage problems.
- ☐ Arrange professional servicing when recommended or if performance is questionable.
- ☐ Test cooling before the first prolonged heat spell.



Safety reminder: Stay off unsafe roofs; request professional inspection if needed.

Date reviewed: _____ Follow-up needed: _____



Summer checklist

Manage heat, outdoor wear, irrigation, and wildfire exposure.



Reduce unwanted indoor heat

- ☐ Inspect weatherstripping around frequently used exterior doors.
- ☐ Check that windows and sliding doors close properly.
- ☐ Consider suitable shades or coverings for uncomfortable afternoon sun.
- ☐ Review thermostat settings for occupancy and comfort.
- ☐ Check air filters more often when household conditions warrant.



Care for exterior surfaces

- ☐ Inspect stucco, siding, trim, and painted surfaces for deterioration.
- ☐ Wash patios and hardscape using material-appropriate methods.
- ☐ Look for cracked or missing sealant at appropriate exterior joints.
- ☐ Check wood surfaces for weathering or damaged finishes.
- ☐ Arrange repairs where moisture may enter through deteriorated components.



Maintain landscaping and watch for water waste

- ☐ Remove dead plants, branches, and unnecessary yard debris.
- ☐ Correct irrigation runoff onto sidewalks or structures.
- ☐ Inspect tree limbs over roofs or outdoor equipment.
- ☐ Watch for roots affecting hardscape, drainage, or nearby structures.
- ☐ Adjust watering settings as temperatures and local rules change.



Review wildfire precautions where applicable

- ☐ Remove accumulated leaves and debris from accessible areas.
- ☐ Inspect vegetation near buildings, decks, and fences.
- ☐ Keep designated access areas clear.
- ☐ Review defensible-space requirements for your address.
- ☐ Check emergency supplies and household evacuation plans.



Safety reminder: Avoid unsuitable pressure washing and tree work near power lines.

Date reviewed: _____ Follow-up needed: _____



Fall checklist

Prepare drainage, the roof, heating, and fireplaces before rain.



Inspect gutters, downspouts, and drainage

- ☐ Clear leaves and debris from gutters.
- ☐ Check downspouts for blockages and disconnected sections.
- ☐ Inspect surface drains and accessible catch basins.
- ☐ Look for standing water near foundations, garages, and patios.
- ☐ Confirm landscape drainage paths are not blocked by soil, roots, or improvements.



Check the roof before storms

- ☐ Look for visibly damaged roofing or flashing from a safe location.
- ☐ Inspect accessible interior ceilings for suspicious stains.
- ☐ Check roof penetrations from safe vantage points.
- ☐ Review past leak repairs for recurring problems.
- ☐ Arrange a professional roof evaluation when needed.



Service heating equipment

- ☐ Check HVAC filters.
- ☐ Test the heating system before colder weather.
- ☐ Confirm the thermostat responds properly.
- ☐ Listen for unusual noises.
- ☐ Arrange professional maintenance if overdue or operating poorly.



Inspect fireplaces and chimneys, if present

- ☐ Check for visible damage around the fireplace opening.
- ☐ Check accessible controls and components for obvious problems.
- ☐ Arrange chimney inspection and cleaning as appropriate.
- ☐ Keep combustible materials at a safe distance.
- ☐ Confirm smoke and carbon monoxide alarms are working.



Also consider: *Adjust ceiling-fan direction per the manufacturer, if your fan supports it.*

Date reviewed: _____ Follow-up needed: _____



Winter checklist

Watch for water intrusion, plumbing leaks, and storm-related issues.



Look for water intrusion after rain

- ☐ Inspect ceilings and walls for new stains.
- ☐ Check around windows and sliding doors for moisture.
- ☐ Look for water near garage doors and exterior thresholds.
- ☐ Check accessible attic areas for signs of leaks when safe.
- ☐ Document recurring wet areas and arrange professional evaluation.



Check plumbing and water-using appliances

- ☐ Look beneath kitchen and bathroom sinks for moisture.
- ☐ Inspect accessible washing machine and dishwasher connections.
- ☐ Watch for unexplained water-pressure changes.
- ☐ Look for staining or damp flooring near toilets.
- ☐ Investigate unusual increases in water consumption.



Check doors, windows, and weather seals

- ☐ Look for drafts around frequently used openings.
- ☐ Check door sweeps and worn weatherstripping.
- ☐ Inspect appropriate exterior joints for cracked sealant.
- ☐ Make sure doors latch and lock properly.
- ☐ Arrange repairs for water entry, damaged frames, or sticking doors.



Prepare for storms and power outages

- ☐ Charge backup batteries and emergency lighting.
- ☐ Locate flashlights and emergency supplies.
- ☐ Confirm you can access important documents.
- ☐ Review household communication plans for outages.
- ☐ Check manufacturer guidance for safely using backup equipment.



Never operate generators, charcoal grills, or fuel-burning heaters indoors or in garages.

Date reviewed: _____ Follow-up needed: _____



Year-round checklist

Monthly and recurring essentials - part 1 of 2.



Test smoke and carbon monoxide alarms

- ☐ Test alarms per manufacturer instructions, generally monthly.
- ☐ Replace batteries when required by the alarm design.
- ☐ Check manufacture or expiration dates.
- ☐ Replace alarms at the applicable end of service life.
- ☐ Make sure household members recognize alarm sounds.



Maintain the clothes dryer and vent

- ☐ Clean the lint filter before or after each load, as directed.
- ☐ Check that dryer exhaust is not visibly obstructed.
- ☐ Watch for unusually long drying times.
- ☐ Have the vent cleaned or serviced when needed.
- ☐ Keep combustible clutter away from the dryer.



Clean range hood and kitchen exhaust

- ☐ Inspect accessible grease filters.
- ☐ Clean or replace filters per manufacturer instructions.
- ☐ Remove residue from reachable exterior surfaces.
- ☐ Check whether the fan operates normally.
- ☐ Arrange service for unusual noise, poor airflow, or heavy buildup.



Clean bathroom showerheads and faucets

- ☐ Inspect showerheads and faucets for mineral buildup.
- ☐ Clean using a method safe for the finish and materials.
- ☐ Investigate persistent low flow after cleaning.



Smoke alarms often last 10 years; check each product for its stated replacement date.

Date reviewed: _____ Follow-up needed: _____



Year-round checklist

Monthly and recurring essentials - part 2 of 2.



Inspect the garage door system

- ☐ Watch for jerky movement or unusual sounds.
- ☐ Check accessible tracks for debris or visible damage.
- ☐ Test safety features per manufacturer instructions.
- ☐ Inspect weather seals.
- ☐ Arrange qualified service if the door operates irregularly.



Review home security and access

- ☐ Check that exterior doors latch and lock reliably.
- ☐ Review smart-lock access codes.
- ☐ Test exterior lighting.
- ☐ Check garage remotes and keypad permissions.
- ☐ Inspect damaged or unreliable door hardware.



Look for pests and unusual moisture

- ☐ Watch for droppings, damaged materials, or other pest activity.
- ☐ Check accessible areas for unexplained wood deterioration.
- ☐ Look for recurring moisture near plumbing and walls.
- ☐ Arrange qualified inspection if significant infestation is suspected.
- ☐ Avoid disturbing suspicious materials without understanding the risks.



Check earthquake safety measures

- ☐ Check that tall furniture is adequately secured.
- ☐ Review water-heater bracing where applicable.
- ☐ Inspect storage areas for heavy objects that could fall.
- ☐ Make sure exits are not blocked by stored items.
- ☐ Review emergency supplies and family plans.



Leave garage-door springs, cables, gas, and structural repairs to trained professionals.

Date reviewed: _____ Follow-up needed: _____

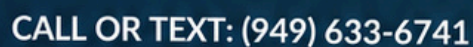




Record inspections, repairs, appointments, and next steps.

Tony Babarino

Serving Irvine, Newport Beach & surrounding Orange County



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