

GUIDE 04

A CHRISTENSEN CUSTOM HOMES GUIDE

THE COASTAL *HOME CARE CALENDAR.*

Simple, seasonal maintenance for homes that live with salt air.

CHRISTENSEN CUSTOM HOMES

CORPUS CHRISTI & THE COASTAL BEND

Salt, sun and humidity are hard on any house. The homes that age beautifully on the coast aren't just well built. They're looked after a little at a time. This calendar keeps it simple: a few minutes a month, a little more each season.

01

EVERY MONTH

- ☐ **Rinse away salt** from railings, light fixtures, door hardware, the outdoor kitchen and the AC condenser. Use fresh water at low pressure.
- ☐ **Check the AC filter,** and replace it every one to three months.
- ☐ **Test smoke and carbon monoxide alarms.**
- ☐ **Run water in unused bathrooms** to keep drain traps full.
- ☐ **Clean the range hood filters.**

02

EVERY THREE MONTHS

- ☐ **Flush the AC condensate line** to keep it clear.
- ☐ **Lubricate moving hardware:** door and window hardware, sliding door tracks, and garage door rollers and hinges.
- ☐ **Look over the caulk** around windows, doors, tubs and showers, and touch it up where it has cracked or pulled away.
- ☐ **Test GFCI outlets** in kitchens, baths and outdoors.
- ☐ **Check the dock and lift:** hardware, cables and connections.

03

SPRING, BEFORE HURRICANE SEASON

- ☐ **Have the roof inspected,** including flashing and penetrations.
- ☐ **Service the AC system** before the summer load.
- ☐ **Test shutters and the generator.**
- ☐ **Clean the gutters and downspouts.**
- ☐ **Inspect decks and railings:** loose boards, fasteners and connections. Reseal or stain wood as needed.
- ☐ **Gently wash the exterior** and check paint and sealants for wear.

04

FALL, AFTER THE SEASON

- ☐ **Inspect the roof again** after storm season.
- ☐ **Flush the water heater.**
- ☐ **Clean the full dryer vent run,** not just the lint trap.
- ☐ **Check weatherstripping** on exterior doors and windows.
- ☐ **Schedule a termite inspection** once a year.

05

AFTER EVERY STORM

- ☐ **Walk the exterior.** Look at the roof, flashing, soffits and windows.
- ☐ **Look inside for water:** stains, bubbling paint and damp spots.
- ☐ **Check decks, stairs and dock connections** before using them.

SMALL HABITS THAT MAKE A BIG DIFFERENCE

- ☐ **Keep indoor humidity under control.** The EPA suggests keeping it between 30 and 50 percent. Your AC and a dehumidifier do the work.
- ☐ **Wax exposed metal,** like grills and outdoor appliances, to help them shed salt.
- ☐ **Keep sprinklers off the siding,** and keep mulch and soil below the siding line.
- ☐ **Replace corroded fasteners** with stainless steel, not plain steel.
- ☐ **Keep a simple log** of what you serviced and when. It helps with warranties and resale.

SERVICE LOG

WHAT WAS SERVICED	DATE	DONE BY

MAKE IT EASY

Put the monthly items on your calendar for the first weekend of each month, and the seasonal ones on Memorial Day and Thanksgiving weekends. Most take less than an hour.

QUESTIONS ABOUT YOUR HOME?

WE'RE HERE *LONG AFTER MOVE-IN.*

If something doesn't look right, or you'd like help with a bigger project, give us a call.

Call or text **361.854.8636** **Admin@ChristensenCH.com** **christensench.com**

General information only, not legal, insurance or engineering advice. Requirements vary by community and change over time; confirm with local officials, your insurer and your design team.