



Seasonal Checklist

SPRING

Spring is the season of renewal — and your new TowerHill home is no exception. It's the ideal time to check for any wear from Winter, make small repairs, and freshen up your spaces so you're ready to enjoy the months ahead. It's also a good moment to service air conditioning, clean windows, and refresh your landscaping.

- o Check Furnace & HRV filters as necessary per instructions and replace as needed
- o Check attic, basement and crawl spaces for leaks or moisture
- o Check eavestroughs and downspouts for debris and remove blockages as necessary
- o Check roof for loose or cracked shingles if it is safe to do so, or please call a professional
- o Check driveways and walks for frost damage
- o Check exterior finishes for signs of deterioration (peeling paint, loose siding, cracks)
- o Remove snow and ice from roof overhang and vents to capture proper drainage
- o Inspect water heater for leaks
- o Turn on exterior water supply when temperatures have been above freezing for 14 days in a row
- o Plan landscaping to avoid soil settlement and water ponding
- o Fertilize grass in late Spring using a high nitrogen fertilizer

Smart Seasonal Tips

WHEN PLANTING AND INSTALLING PLANTING BEDS:

- DO NOT interfere with the drainage system
- Grade planting beds away from your foundation wall
- Plant all shrubs and trees well clear of the house. If you have trees on your property you should begin a program of tree care with your nursery

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WINTER

Winter can be tough on your new TowerHill home, but regular care makes it easier. Keeping walkways clear, monitoring your heating, and watching for snow or ice build-up will help your home stay safe, cozy, and in top shape until Spring arrives. Take this time indoors to also check alarms, filters, and emergency supplies.

- o Check for excessive snow on roof and arrange for removal if necessary
- o Remove snow and ice from driveways and walkways
- o Remove snow and ice from troughs and vent covers
- o Ensure ice has not formed on any exterior drainage, as blocked eavestroughs can cause leaks in the roof
- o Ensure furnace is working properly
- o Ensure furnace, hot water tank, and exterior vents are clear of snow

Smart Seasonal Tips

IF YOUR FURNACE STOPS WORKING:

- Check thermostat, breaker, and unit filter
- Check if registers or return airflows around the house are blocked
- Call service number on unit, if warranty period is up. After TowerHill's 2-year warranty, service charges apply (parts may still be manufacturer-warranted)

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FALL

As the air cools and leaves begin to fall, it's time to get your home winter-ready. A few simple checks now will help protect your new TowerHill home through the colder months and ensure you head into winter with peace of mind. It's also the season to clear gutters, seal drafts, and prepare your yard for colder weather.

- o Drain and shut off exterior water supply
- o Test smoke alarms and carbon monoxide detector
- o Check exterior finishes for signs of deterioration (peeling paint, loose siding, cracks)
- o Check and clean air ducts
- o Check and reset ground fault circuit interrupter (GFCI)
- o Check and clean the heat recovery ventilator (HRV); wash or replace the filter
- o Check windows and screens are operating properly
- o Check condition of roof shingles, flashing and chimney caps are sealed properly if it is safe to do so, or please call a professional
- o Check garage door and tracks for deterioration and lubricate bearings
- o Check doors and locks for proper closure and locking
- o Inspect floor drains to ensure trap is filled with water
- o Clean or replace furnace filter
- o Clean humidifier and check for condensation and proper humidity levels
- o Lubricate weatherstripping
- o Winterize landscaping and remove leaves from eavestroughs
- o Empty rain barrels

Smart Seasonal Tips

MAINTAINING YOUR GARAGE DOORS AND OPENERS:

- SAFETY FIRST — check all fittings
- TEST REGULARLY that auto-reverse and sensors work properly
- Oil drive and mounting track. Cold weather may cause the garage door operator to stick or only open/close partially

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SUMMER

Summer is the season to enjoy your new TowerHill home inside and out — but a little upkeep helps keep everything running smoothly. Warm weather is the perfect time to look over your cooling systems, refresh outdoor spaces, and take small steps that keep your home comfortable and protected all season long.

- o Check sealing around windows and doors for air or water leaks
- o Check and clean air conditioning unit
- o Check and clean exhaust fans
- o Inspect driveways and walkways for chipping or cracks
- o Fertilize lawn, water grass and provide proper lawn care
- o Check exterior wood surfaces for any cracks or damages
- o Open basement windows in the event it has gotten damp
- o Time to start using a humidifier

Smart Seasonal Tips

IF YOUR AIR CONDITIONER FAILS TO START:

- Turn the SWITCH ON
- Check the circuit breaker panel for tripped breakers
- Check the thermostat setting. Make sure the setting is lower than room temperature and is switched to the cooling function

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