

RAYMOND CAPE WINTER WATCH

SEASONAL LAKE HOUSE MAINTENANCE CHECKLIST

RAYMONDCAPEWINTER WATCH.COM



Contact RCWW for help with
seasonal home maintenance
(207) 370-4235

Dedicated to providing year-round peace
of mind to homeowners on Raymond Cape

RCWW Seasonal Lakehouse Checklist

Winter	Spring	Fall	Summer	
☐	☐	☐	☐	INTERIOR
☐	☐	☐	☐	Check ceiling and surfaces around windows for moisture.
☐	☐	☐	☐	Check caulking around showers, bathtubs, sinks, and toilet base.
☐	☐	☐	☐	Check ceiling areas beneath bathrooms for leakage.
☐	☐	☐	☐	Check all stairs and railings for any loose members.
☐	☐	☐	☐	Test all smoke and carbon monoxide (CO) detectors regularly.
☐	☐	☐	☐	Know the location of all gas shut-off valves.
ELECTRICAL - NAME: _____ # _____				
☐	☐	☐	☐	Check all lamp cords, extension cords, and receptacles for wear.
☐	☐	☐	☐	Learn location of electrical service panels and label each circuit
HEATING & COOLING - NAME: _____ # _____				
☐	☐	☐	☐	Keep area around heating and cooling equipment clear.
☐	☐	☐	☐	For boiler systems, check water level and shut-off valve for leaks.
☐	☐	☐	☐	Have system serviced annually prior to the start of the season.
DOORS AND WINDOWS				
☐	☐	☐	☐	Check caulking for deterioration at the openings
☐	☐	☐	☐	Check for broken glass and damaged or missing screens.
☐	☐	☐	☐	Check all window and door hardware.
PROPERTY CARE - NAME: _____ # _____				
☐	☐	☐	☐	Schedule snow removal services
☐	☐	☐	☐	Schedule spring clean up
☐	☐	☐	☐	Schedule fall clean up
☐	☐	☐	☐	Schedule dock installation / removal
☐	☐	☐	☐	Lawn care / landscaping

Winter	Spring	Fall	Summer	
☐	☐	☐	☐	PLUMBING - NAME: _____ # _____
☐	☐	☐	☐	Check for evidence of leaks around and under sinks, showers, toilets, and tubs.
☐	☐	☐	☐	Check all joints for adequate grout.
☐	☐	☐	☐	Have the septic tank cleaned every 4 years.
☐	☐	☐	☐	Have well water checked for quality.
☐	☐	☐	☐	Check the main water shut-off valve for operation and leakage.
FOUNDATION AND EXTERIOR				
☐	☐	☐	☐	Check foundation walls & floors for cracking, heaving, spalling, or deterioration.
☐	☐	☐	☐	Check chimney for loose, deteriorated, or missing mortar or bricks.
☐	☐	☐	☐	Check grading for proper slope away from the foundation.
☐	☐	☐	☐	Check basement and crawlspace for moisture or leaks.
☐	☐	☐	☐	Check all wood surfaces for weathering and paint failure.
☐	☐	☐	☐	Check all decks, patios, porches, stairs, and railings for deterioration.
☐	☐	☐	☐	Cut back and trim all vegetation from structures.
ROOF				
☐	☐	☐	☐	Check for any missing, loose or damaged shingles.
☐	☐	☐	☐	Check for open seams, blisters, or bald areas on flat roofs.
☐	☐	☐	☐	Clean gutters, strainers, and downspouts. Make sure downspouts divert water away from the foundation.
☐	☐	☐	☐	Check the attic for any evidence of leaks.
☐	☐	☐	☐	Check flashing around all surface projections, sidewalls, and protrusions.
☐	☐	☐	☐	Trim back all tree limbs and vegetation away from the roof.
☐	☐	☐	☐	Check fascia and soffits for deterioration and damage.

CALL RCWW FOR HELP WITH ANY OF THE ABOVE ITEMS: (207) 370-4235

www.RaymondCapeWinterWatch.com