

RAYMOND CAPE WINTER WATCH

SEASONAL LAKE HOUSE MAINTENANCE CHECKLIST

RAYMONDCAPEWINTERWATCH.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check ceiling and surfaces around windows for moisture.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check caulking around showers, bathtubs, sinks, and toilet base.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check ceiling areas beneath bathrooms for leakage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check all stairs and railings for any loose members.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Test all smoke and carbon monoxide (CO) detectors regularly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____ # _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check for evidence of leaks around and under sinks, showers, toilets, and tubs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check all joints for adequate grout.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have the septic tank cleaned every 4 years.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
-  Check if any critters (mice) have penetrated the building.
-  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