



10 Ways to Protect Your Metro Atlanta Home This Summer



1. Get a Professional HVAC Tune-Up

Your AC works hardest in Atlanta's humid summers. A tune-up prevents breakdowns during heat waves, improves dehumidification to reduce mold risk, and lowers energy bills. Replace filters every 30-60 days, clear debris around the outdoor unit, and have a tech clean coils, check refrigerant, and clear the condensate drain.



2. Clean and Inspect Gutters, Downspouts & Drainage

Heavy summer storms and leftover pollen quickly clog gutters, causing overflows that damage roofs, siding, crawl spaces, and foundations on our clay soils. Clean thoroughly, check for sags or leaks, and make sure downspouts extensions direct water 5-10+ feet from the house. Test flow with a hose and inspect French drains.



3. Inspect Roof, Flashing & Attic

Spring storms and UV exposure create vulnerabilities that summer rains and humidity quickly worsen. Check shingles and flashing from the ground or hire a pro. Inside the attic, look for leaks, moisture stains, mold, or poor ventilation. Clear soffit and ridge vents for proper airflow.



4. Check Foundation Grading & Perimeter Drainage

Red clay soils in the Atlanta area expand and contract with moisture, leading to cracks or settling when water pools near the house. After rain, ensure soil slopes away at least 6 inches over the first 10 feet. Regrade low spots, clear window wells, and extend downspouts properly. Address standing water immediately.



5. Schedule a Termite & Pest Inspection

Metro Atlanta sits in the termite belt with subterranean termites active year-round. Moisture from poor drainage or leaks attracts them. Hire a licensed pro for inspection (especially if you have no active warranty). Look for mud tubes or damaged wood and maintain clearance between soil/mulch and siding.



6. Prepare for a Potential Move in Advance (when possible)

If you're thinking about making a move in the next 12 months, the time to strategize for optimal value is right now. A quick call or text to Danny & Lizzy (678-983-7801) is all it takes to start the conversation. We'll help you analyze where your home's value lies in today's market, weigh the improvements that will earn the highest return (and where not to spend your hard-earned money), and time everything with your family's needs.



7. Seal Gaps, Recaulk & Weatherstrip

Driving rain, humidity, and pests exploit gaps around windows, doors, pipes, and vents. Recaulk exterior joints with flexible exterior caulk, replace worn weatherstripping, and seal visible cracks. This reduces cooling costs, limits moisture intrusion, and improves summer comfort.



8. Test Sump Pumps & Inspect Crawlspace/Basements

Frequent rains test these systems, and failures lead to flooding or mold--common concerns in humid Metro Atlanta crawlspaces. Test sump pumps and battery backups. Check for moisture, standing water, mold, or pests below. Ensure ventilation and vapor barriers are intact; consider dehumidification if needed.



9. Inspect Decks, Porches & Fences

Summer use plus constant moisture and storms accelerate rot and loosen railings or fasteners--especially at ledger boards. Check for damage, wobbly sections, or rot. Power wash and reseal wood as needed. Address safety issues promptly for family use.



10. Trim Trees & Clear Vegetation from the House

Overhanging branches and dense plants invite pests, trap moisture against siding, and risk roof damage during storms or high winds. Trim branches at least 10 feet from the roofline and clear vegetation touching the foundation or siding. Hire pros for tall trees or work near power lines.