

Spring Maintenance Checklist

- **01. Inspect for Winter Damage.** Conduct a thorough visual inspection of the outside of your home. Start at the top, looking for any roof damage. Next, look closely for any damaged siding or trim, gutter or downspout damage, cracks in sidewalks or driveway, and even chimney tilt.
- **02. Inspect Your Home's Foundation.** Examine your home's foundation for any cracks, bulges, or gaps between the soil and the foundation walls. Winter weather not only causes cracking, but ice can expand existing cracks.
- **03. Check the Landscaping Around Your Foundation.** Check that shrubs and trees and any root growth are cut back well away from the foundation.
- **04. Gutter and Downspout Cleaning and Repair.** Clear out leaves and remove any obstructions in the downspouts. Repair any winter damage. You may also want to install gutter guards to prevent leaves from collecting in the gutters.
- **05. Inspect for Pest Damage.** Look for roof-level damage that can come from birds, squirrels, and flying insects. At ground level look for ants, termites, and even burrowing animals. Seal up any cracks and holes you find to help prevent pest entry.
- **06. Prune Trees and Shrubs.** Trim trees and shrubs and remove any dead branches and limbs. Remove any tree branches that overhang your roof. They can damage your home in a windstorm.
- **07. Clean Up Your Yard.** Remove broken tree limbs, leaves, and dead flowers or plants. Add new mulch. But make sure you don't stack up the mulch around your foundation as it can cause basement or crawl space moisture problems.
- **08. Seed Bare Spots in Your Lawn.** Spring is a good time to seed bare spots to allow the new grass to establish itself before the summer heat. Make sure you pick the right seed for your lawn including the amount of shade.

- **09. Clear Outdoor Drains.** Clear your storm drains and downspout extensions. Wash out the pipes with a garden hose and get them ready to handle the summer rain.
- **10. Test Your Irrigation System.** Check every zone in your irrigation system to make sure it's working. Identify any pipes or sprinkler heads that need to be repaired. Adjust sprinkler coverage and water flow.
- **11. Check All Outdoor Plumbing.** Outdoor faucets can freeze during the winter. Now is the time to test and repair them. Heat pumps and AC units can also be damaged during the winter. Any pool equipment should also be on your inspection list.
- **12. Repair Screen Doors and Windows.** Inspect the screens and replace those that are badly damaged. For small holes, you can find repair kits at a hardware store.
- **13. Power Wash Deck and Siding.** Use a pressure washer set to the right flow for the specific wood or siding to clean all this off. It will give you a nice clean start to the summer.
- **14. Seal Your Fence and Deck.** After you've cleaned the deck and repaired any damage you find, it's a good time to stain and seal the wood. Do this at least every other year to maintain the wood and protect it from heat, humidity, and rainstorms.
- **15. Schedule HVAC System Service.** Add a regularly scheduled service in early spring for the air conditioning system and fall for the heating system.
- **16. Build a List of Summer Projects.** This is a good time to build your list of home improvement projects and include the spring maintenance tasks you've found. Then prioritize them for scheduling throughout the summer.

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