

Spring Maintenance Checklist

- **01. Inspecting for Winter Damage.** Conduct a visual inspection of the outside of your home. Start at the top, looking for any roof damage. Then look closely for damaged siding or trim, gutter and downspout damage, cracks in sidewalks or driveway, and chimney tilt.
- **02. Checking Your Home's Foundation.** Examine the foundation for cracks, bulges, or gaps between the soil and the foundation walls. Winter ice can cause new cracks and expand existing cracks. Wet soil freezing and frost heave only add to the damage.
- **03. Reviewing the Landscaping Around Your Foundation.** Check that any root growth from trees and shrubs is cut back well away from the foundation. The slope of the landscape is also important to prevent the pooling of water while routing it well away from the foundation.
- **04. Cleaning Up Your Yard.** Remove tree limbs, leaves, and dead flowers or plants. Adding new mulch can also make a big difference. But make sure you don't stack up the mulch around your foundation, as it can cause basement or crawl space moisture problems.
- **05. Seeding Bare Spots in Your Lawn.** Seed any bare spots in your lawn to allow the new grass to establish itself before the summer heat and rain. Use lawn blankets on slopes to hold the seed in place during germination.
- **06. Pruning Trees and Shrubs.** Trim trees and shrubs. Remove dead branches and limbs. Remove any tree branches that overhang your roof. They can damage your home in a windstorm.
- **07. Cleaning Gutters and Downspouts.** Clear out the leaves and remove any obstructions in the downspouts. Repair any winter damage. Install gutter guards to prevent leaves from collecting in the gutters.
- **08. Clearing 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.

- **09. Testing Your Irrigation System.** Turn on each zone in your irrigation system to make sure it's working. Identify any pipes and sprinkler heads that need to be repaired. Adjust sprinkler coverage and water flow.
- **10. Checking 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.
- **11. Repairing 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.
- **12. Inspecting for Pest Damage.** Look both high and low for any pest damage. Roof level damage can come from birds, squirrels, and flying insects. At ground level look for ants, termites, and even burrowing animals. Help prevent pest entry by sealing up any cracks and holes you find.
- **13. Power Washing the Deck and Siding.** Use a pressure washer set to the right flow for the specific wood or siding. It will give you a nice, clean start to the summer.
- **14. Sealing the Fence and Deck.** Stain and seal the wood after you've cleaned the deck and repaired any damage you find. Do this at least every other year to maintain the wood and protect it from heat, humidity, and rainstorms.
- **15. Scheduling HVAC System Service.** Add a regularly scheduled service in early spring for the air conditioning system and in fall for the heating system.
- **16. Building a List of Summer Projects.** Pull together your list of home improvement ideas and include the spring maintenance tasks that you've found. Then prioritize them for scheduling throughout the summer.

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