

Home Maintenance Check List - Spring

Done
Notes

Date:

Site

Service

- Clean window wells.
- Fill sink holes; check grading so that water drains away from the house on all sides.
- Don't forget to change the oil and to lubricate all of the moving parts of your lawn equipment.
- Test and inspect lawn sprinkler system for proper operation - including garden hoses and fittings.
- Fertilize lawn and garden areas.
- Over seed lawn areas.
- Clean out debris in doorways, window wells and storm drains.
- Inspect and clean swimming pool and spa.

Inspect

- Check woodwork for rot, insects.
- Inspect the driveway and walkways for cracks, erosion or settling.
- Check fences, gates and retaining walls for structural and material condition.

House Exterior

Replace

- Re-stock firewood to provide extra time to dry before fall.

Service

- Clean gutters and downspouts and repair and/or caulk where needed. Water that strikes the house or drips down from the roof should drain away from the foundation walls. The gutter and downspout system should keep water from pooling around the foundation where it can create a moisture problem.
- Clean window and door screens.
- Clean any exhaust vents as necessary (kitchen, furnace, water heater, etc.).
- Test and inspect all exterior lights and receptacles for condition and proper operation.
- Clean and reseal (if applicable) walkways, drives, patios and decks.

Inspect

- Inspect walls and masonry for cracks and subsidence.
- Inspect the roof for damage or loose shingles.
- Examine flashings around chimneys, vent and roof edges.
- Check vents for free air movement - clean any screens.
- Inspect all caulking (around windows, doors, siding and flashings, etc.) for deterioration or damage - repair where necessary.
- Inspect door and window frames, siding, and trim for cracks.
- Inspect windows for broken glass and screens.
- Check weather-stripping on windows and doors for damage and tightness of fit.
- Check that windows and doors close properly. Examine all hardware on windows and doors, and lubricate moving parts.
- Check exterior wood work for termite tubes or damage.
- Ensure that ventilation of exterior air conditioning condenser unit is not blocked by debris or plantings.

House Exterior - Cont'd

- Inspect paint for paint failure, water damage or mildew.
- Inspect all trim for tightness of fit, damage or decay.
- Inspect condition of any exterior mounted hardware (antenna, satellite dish, mail box, etc.).

House Interior

Replace

- Clean or replace the filters in your heating and air conditioning systems.
- Change the batteries on smoke and carbon monoxide detectors.

Service

- Have your heating and air conditioning systems serviced according the manufactures recommendations.
- Clean and test smoke and carbon monoxide detectors.
- Clean and service fan motors - clean debris, lubricate motor, check belts condition and belt tension.
- Refill water softener with salts (ionization type).
- Manually open safety vale at top of hot water tank to test for proper operation (use groves and a bucket to catch water).
- Test Faucets and valves for proper operation.
- Clean and inspect oven for proper operation.

Inspect

- Inspect the attic, ceilings, and roof overhang for water damage.
- Inspect paint for wear or cracking.
- Inspect the seals on windows and doors.
- Inspect joints in ceramic tile and caulking around tub and sink.
- Inspect exposed wiring and cords for wear and fraying.
- Inspect your basement or foundation walls for leaks, moisture or water stains, termites, and wood rot.
- Check interior wood work for termite tubes or damage.
- Check faucets, hoses, bibs and shut off valves for leaks - test for proper operation.
- Inspect refrigerator door seals. If you have a coil-back refrigerator, vacuum the coils for more efficient operation.
- Check all hand railings for secure mountings and condition.

