

ULTIMATE HOME MAINTENANCE CHECKLIST FOR SPRING

When you stay on top of your home's maintenance requirements you'll prevent costly repairs and protect its value for years to come.

To help you take care of those upkeep requirements easier, we created this ultimate list of home maintenance tasks for the spring season that cover every inch of your home.



(*) indicates those tasks are only necessary for cold weather climates



Spring home maintenance tasks

Air Health and Humidity

- Test, monitor, and adjust the relative humidity to maintain 35-40% (or lower in very cold outdoor temperatures)
- Clean or change humidifier panel and/or filter

Appliances

- Clean dryer lint trap(s) and lint screen(s)
- Clean laundry exhaust vent(s), vent pipe(s) and cap(s)
- Clean or replace washing machine filter(s)
- Inspect laundry water hoses
- Inspect refrigerator and freezer door seals and gaskets

Concrete and Flatwork

- Caulk cracks in the sidewalk, garage floor, driveway and patio as needed
- Check driveways and walkways for frost damage*
- Pressure wash the driveway, flatwork and pavers

Decking

- Inspect decking boards, railings, stairs and related components
- Power wash decking
- Re-level steps on the deck as needed

Detectors and Safety

- Inspect fire extinguishers and record pressure
- Replace batteries in smoke detectors
- Test carbon monoxide detector and clean outside of unit(s)
- Test smoke detectors and clean outside of units

Doors, Cabinets and Windows

- Apply wood moisturizer to all doors, cabinets and wood trim
- Check sliding glass doors and tracks for smooth operation - clean and lubricate as needed
- Inspect countertops, baseboards, casings, and trim caulk and/or seals
- Inspect interior railings, guard rails, and floors for loosening and squeeks
- Inspect window seals, screens and weather stripping
- Remove and clean window screens
- Wash internal and external windows and glass doors

Flooring

- Clean carpets and other flooring, especially in high-traffic areas

Foundation

- Examine the foundation walls for cracks, leaks or signs of moisture - repair as needed

Gutters, Downspouts, Eaves and Fascia

- Adjust pitch of gutters and downspouts
- Clean gutters, downspouts, eaves and fascia
- Inspect gutters, downspouts, eaves and fascia

Heating and Cooling (HVAC)

- Change or clean furnace filter(s)
- Change or clean HRV system and components
- Clean HVAC condensation drain(s)
- Clean HVAC fans, grills and duct ends
- Inspect HVAC air ducts and hoses
- Lubricate HRV, ERV, or air-to-air fans
- Verify the air conditioner breaker in the electrical panel is switched on

Lawn and Landscape

- Activate irrigation system and check for normal operation
- Check backfilling around the foundation for any settling and ensure proper sloping
- Clear all drainage ditches and culverts of debris
- Fill and re-seed areas as needed, water daily until established
- Inspect fencing for rust spots and standing water around fence posts - sand, touch-up and fill spots as needed
- Inspect irrigation heads for normal operation and adjust as needed
- Inspect retaining walls, flow of swales, culvert and drainage inlets and/or outlets
- Install trees and plantings as needed (always locate underground utilities before planting)
- Rototill and prepare the garden

Plumbing and Ventilation

- Change or clean reverse osmosis and/or other specialized water filter(s)
- Check for leaks under kitchen and bathroom sinks
- Turn exterior faucets back on in the basement and check for frozen pipe damage*

Roof and Attic

- Inspect roof for damaged or missing shingles, loose flashing or missing caulk - replace as needed

Roof and Attic Cont.

- Inspect roof, flashings and membrane
- Visually inspect attic insulation to ensure it's adequate - level as needed*

Siding, Masonry, Stucco and EIFS

- Clean external weep holes
- Inspect caulk and/or seals of exterior vents and ducts
- Inspect exterior cladding
- Remove obstructions (overgrown shrubbery, grass clippings, insects, debris, etc.) from intake and exhaust ports
- Soft-wash and/or power-wash exterior cladding
- Trim trees, shrubs and plants that may contact the external cladding

Sump Pump

- Clean sump pump inlet screen and sump
- Inspect sump pump and verify operation

Water Heater(s)

- Check around the water heater for leaks
- Inspect water heater(s) temperature pressure release(s), fittings, base(s), valves, pipe insulation and water color/smell

Water Softener

- Fill water softener brine tank with salt
- Inspect water softener salt level and gasket

General Spring Tips

- Adjust your thermostats to conserve energy
- Change ceiling fan to proper direction for season*
- Check batteries in your garage door remote control units - replace if necessary
- Disassemble and clean the grill
- Move the grill at least six feet away from your home to prevent siding damage