

SPRING MAINTENANCE CHECKLIST

MAINTAIN YOUR HOME LIKE A PRO



The level of maintenance provided to a home is a significant factor in maintaining or increasing house value. All homeowners should establish a regular preventive maintenance schedule so potential problems can be fixed in a timely manner. Left unchecked, minor concerns can quickly grow into more significant problems.

Spring is a particularly important time to perform a maintenance inspection. Here is a general spring maintenance checklist that can help guide you through the process. It is also important to check any manufacturer maintenance guides you have for specific instructions on the particular appliances and other equipment or building products that have been installed.

CHECK OUTSIDE:

GROUNDS

- Check driveways and walks for cracks and deterioration.
- Check window wells, dry wells and storm drains.
- Check wooden fences for condition.
- Check retaining walls for cracks, bulges and leaning.
- Check all landscaping. Trim bushes and trees.
- Check all out-buildings, porches and patios.
- Check for proper drainage.
- Check lawn sprinkler system.
- Check all equipment for opening of pool. Consult pool service manual for maintenance.

EXTERIOR OF HOUSE

- Check (during rainstorm) for proper drainage away from house and garage.
- Check foundation for evidence of insect infestation.
- Check foundation for settlement, cracks and spalling.
- Check for finish - or for paint deterioration.
- Check siding caulking at joints
- Check stucco for soundness.
- Check masonry chimney cap and mortar joints.
- Check metal chimneys and vents.
- Check for damaged screens or broken glass.
- Clean and install screens
- Check weatherstripping and caulking.
- Lubricate window channels.
- Check windows, doors, and wooden supports for rot.
- Check for any insect damage or infestation

ROOF (Use binoculars or hire a professional)

- Check for loose, damaged or missing shingles or shakes.
- Check soffits for signs of moisture build-up.
- Check flashing for fit and seals.
- Check television antenna for sturdiness.
- Clean out all gutters and leaders.
- Treat wood roofs, gutters, and siding with preservative.
- Remove mold from shingles or shakes.

EXTERIOR ELECT./PLUMBING

- Check condition of incoming service wire and supports.
- Have all exterior plugs fitted with ground fault connectors.
- De-winterize and check exterior faucets.

CHECK INSIDE:

INTERIOR ELECT./PLUMBING

- Check power distribution for overloads.
- Check and mark all circuits.
- Test ground fault circuit interrupters (GFCI).
- Check circuits for over fusing or test circuit breakers.
- Check all plugs and connectors.
- Check well and components.
- Check septic system for possible pumping.
- Repair all leaking faucets and valves.
- Caulk around tubs and shower pans.
- Check galvanized and brass piping for leaks.
- Check all toilet flush mechanisms.
- Clean all strainers and shower heads.

BASEMENT

- Check for cracks or breaks in wall.
- Check for leaks in walls and floor.
- Check for condensation on walls.
- Check for rotting sills and window frames.
- Check for sagging floor joints.
- Check crawl space ventilation, insulation, and vapor barriers.
- Test, clean and lubricate sump pump.
- Test smoke/fire alarms and carbon monoxide detectors.

INTERIOR OF HOUSE

- Check all painted and finished walls for condition.
- Check baseboards for finish - or for paint deterioration.
- Check rugs for wear and tear and floor for signs of settling.
- Check for defective floors and walls.
- Check all stairs and railings.
- Check ceilings for leaks.
- Check all storm and prime windows.
- Check for signs of roof or flashing leaks on rafters and insulation.
- Check all appliances for noisy operations.
- Clean and change range fan filters.

HEATING/COOLING SYSTEMS

- Have cooling system checked by serviceman.
- Inspect and install room air conditioners.
- Clean all elements of heating system.
- Check condition of hot water heater.
- Clean and secure humidifier.
- Test and start de-humidifier.
- Check flue pipe for corrosion and leaks.
- Check and lubricate attic fan.

Note: These tips are only general guidelines. Since each situation is different, contact a professional if you have any questions about a specific issue. More home safety and maintenance information is available online at www.housemaster.com.

CONTACT US:

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