

SPRING MAINTENANCE CHECKLIST

LANDSCAPING:

- Wait until after the last frost to plant seedlings.
- Remove dead plants.
- Check trees for weak branches and have them removed.
- Check the concrete for new cracks and have them filled.
- Tune-up any lawnmowers, etc.
- Fill in any holes with fill dirt & re-seed.
- Make sure water drains away from the house, and build up the grade if necessary.
- Does your deck need to be re-sealed?

FOUNDATION:

- Check crawl spaces for standing water, ventilation, or animal inhabitants.
- Check basement for any leaking or cracks, if any are larger than 3/16", consult an expert for repairs.
- Inspect walls for 'weep holes' and repair any that are leaking.
- Condo residents - consult your by-laws regarding basement repairs before hiring a contractor.

FRAMING/EXTERIOR:

- Look for signs of infestation.
- Look for sagging headers or tilting walls.
- Does your brickwork need mortar repointing?
- Does the siding or trim need repainting?
- Secure loose siding and trim.
- Replace cracked or broken windows.
- Caulk around doors, windows, and vents.
- Replace storm windows with screens.

ROOF:

- Clean gutters and downspouts.
- Secure gutters and downspouts.
- Check for worn or damaged shingles.
- Check flashings for rust/cracking.
- Check for water damage under the roof.
- Clear away any trees/branches touching the roof.

ELECTRICAL:

- Replace bulbs in outdoor light sockets.
- Have your system checked if your fuses trip constantly, or if you experience flickering/dimming.
- Install GFCI outlets near any water source, and in all exterior outlets.

PLUMBING:

- Check the garden hose for leaks.
- Test your water supply.
- Test the sump pump.
- Fix leaky valves/sinks.
- Have your septic tank tested and pumped out (if you have one).

HVAC:

- Uncover the air conditioner.
- Have your furnace checked & cleaned.
- Check your ductwork for cracks, seal any spaces with foil tape.
- Install/test smoke and carbon monoxide detectors, and replace any old batteries.
- Have your cooling system checked out.
- Ensure your air conditioner is clean, free of debris, and elevated on a concrete pad or other solution.

* Many of these repairs you can complete on your own, but for any tasks that you are unsure of - feel free to consult a home repair book or hire a professional contractor.