



Spring Maintenance Checklist

- **01. Checking for Winter Damage:** Tour your home and lawn looking for any damage incurred over the winter months. Watch for shingles that are loose or missing, siding that's damaged, gutter and downspout damage, and cracks or shifting in the sidewalks or driveway.
- **02. Cleaning Your Yard:** Remove fallen tree limbs, rake up all those leaves, and put down fresh mulch. It's a ton of work, but you'll be rewarded with a great-looking yard.
- **03. Trimming Trees and Shrubs:** Cut back any limbs hanging over your roof and threatening to come down in a storm. Trim back branches on the trees around your home to improve airflow and allow sunlight.
- **04. Cleaning Gutters and Downspouts:** Clean out your home's gutters and downspouts twice a year. Clean out all leaves and remove any blockages.
- **05. Clearing Outdoor Drainage:** Clear out any clogs with a plumbing snake, then wash out pipes with a garden hose. It's critical to get them clear before the rains start.
- **06. Inspecting your Home's Foundation:** In your home and lawn inspection tour, pay close attention to your foundation for cracks and leaks. Shifting can also occur over the winter. Look for changes in your basement or crawl space, both inside and out.
- **07. Maintaining the Foundation's Landscaping:** Start with window wells, clearing them of debris and making sure they're sealed against rain. Trim shrubs away from the foundation. Watch for mulch that's stacked up against the wall and for root growth near the foundation.
- **08. Inspecting the Outdoor Plumbing:** Check outdoor faucets, the AC unit or heat pump, pool equipment, and everything else that has spent the winter outdoors.

- **09. Testing the Irrigation System:** Start at the controller and make sure it's still working. Then turn on every zone and check every sprinkler head. This will identify anything that's broken or needs adjustment.
- **10. Reseeding Lawn Spots:** Reseed bare spots with a matching type of grass. Use a lawn seed blanket on slopes to keep the seed in place while it sets roots.
- **11. Checking and Repairing Screen Doors and Windows:** Make screens part of your spring home inspection looking for tears or holes. Even the smallest holes can let in mosquitoes. Repair kits are available at hardware stores.
- **12. Inspecting for Pest Evidence:** Check high and low for pest evidence. Seal any cracks or holes you find to prevent their entry.
- **13. Power Washing the Deck and Siding:** Get the winter grime, mud, and dirt off your deck and siding with a pressure washer. Use the correct pressure setting that matches the wood and siding.
- **14. Resealing Outdoor Woodwork:** Stain and reseal any outdoor woodwork. This includes decks, fences, trellises, and anything else you have out there. Make any needed repairs.
- **15. Scheduling HVAC Service:** Start regular maintenance in the spring and fall. You'll catch problems early before they reach the catastrophic stage.
- **16. Planning Summer Projects:** As you complete your spring checklist of repairs and updates, add your home improvement project ideas. Then prioritize each item into a summer project action plan.

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