

Spring Maintenance



CHICAGO TITLE



Property cleaning



Property maintenance



Pest control



Property fixes

Check Sprinkler and Irrigation Systems

Checking your sprinklers or irrigation systems in the spring can save water – and save your plants. Follow these tips for checking your watering system:

- Run the system through all the zones manually and walk the property.
- Make sure none of the heads are broken or damaged.
- Adjust any heads that are spraying the house, especially windows, as this can cause moisture problems.
- Adjust heads that are spraying the street, sidewalk, or porches to avoid wasting water.
- If you don't know how to maintain your sprinkler system, call a professional.

Clean Gutters and Downspouts

Clogged gutters and downspouts can cause the wood trim at the eaves to rot, and that can invite all kinds of critters into your attic space. Having your gutters and downspouts cleaned early in the season can also help prevent damage from spring rains. If your downspouts are installed properly, water is diverted away from the house so that no water collects around your foundation.

Paint the Exterior

If you're planning to repaint your home's exterior this year, spring is a good time to set it up. Explore your town and snap pictures of house colors you like, browse photos on Houzz or work with a color consultant to get that just-right hue.

Caulk Around the Windows

Leakage around windows will admit warm summer air and let cooled indoor air escape, so be sure to check that any caulking and weather stripping you have in place has remained intact. If you experienced condensation inside the glass on double - or triple-glazed windows during the winter months, that could mean the weather seal has been compromised.

Check for Signs of Termites

Beginning in March and going through May or June, be on the lookout for these winged insects. Termites swarm in the spring so if there's a bunch of winged insects flying out of a hole in the woodwork, that's probably termites. Call a licensed professional pest control company. You'll save money and trouble in the long run.

Inspect Driveways and Paths

Freezing and thawing is rough on concrete, asphalt, and other hardscaping materials. Take a walk around your property to look for damage to walkways, paths, and driveways, and schedule repairs as needed. Asphalt can often be patched, but damaged concrete may need to be replaced entirely.

Prevent Mosquitoes

The best way to prevent mosquitos around your home is simply by getting rid of any standing water. Walk around your property and peek at your neighbors. If you see anything or any area where water stands, fix it, tip it, get rid of it, or maintain it regularly.

Reseal Exterior Woodwork

Wood decks, fences, railings, trellises, pergolas, and other outdoor structures will last longer and stay in better condition if they're stained or resealed every year or two. Take this opportunity to make any needed repairs to woodwork as well.

Inspect the Roof

Winter storms can take quite a toll on the roof. When spring arrives, start by making a simple visual inspection of your roof. Use binoculars or a camera or smartphone with a telephoto feature if you need to. Look for missing shingles, metal pipes that are damaged or missing, or anything that simply doesn't look right. If you notice anything that needs closer inspection or repair, call a roofer.

Check Screen Doors and Windows

Screens are designed to let the breeze flow in and keep bugs out – but they can only do their job if they're free from holes and tears. Before setting up your screens for the warm months ahead, be sure to carefully check each one and repair any holes or tears, no matter how small. You can find screen repair kits at most hardware and home improvement stores.

Schedule Air-conditioning Service

Home inspectors see a lot of air-conditioning systems that are just not taken care of. Just because it gets cool doesn't mean it's working efficiently. To get the longest life out of your cooling system and keep it running as efficiently as possible, change the filters at least once each season, and hire a licensed professional to service the equipment before the start of summer.

Spring Yard Clean Up

The idea behind spring yard work is the same as your typical household spring cleaning philosophy: out with the old, in with the new. The beginning of spring is a great time to take stock of your yard, do some yard maintenance, and get rid of any leftover debris from the winter season in order to make room for new growth in the warmer weather. When done properly, spring lawn clean up can give your yard the boost it needs to thrive throughout the entire warm weather season.

Find Leaks

Spring is a good time to check for leaky faucets, clogged drains and sweaty pipes. Check under kitchen and bathroom sinks to make sure connections on pipes and hoses are secure and sealed. Look for water stains around the dishwasher and check washer machine hoses for cracks, bulges or dampness.



Sourced from www.familyhandyman.com