

Spring Maintenance Tips

As Spring approaches it's time for a fresh start inside and out. Here are a few tasks to include in your spring cleaning schedule. Please take time to inspect these items in and around your home and attend to any that need maintenance.

Exterior

- Maintain drainage swales for positive flow of surface water to keep standing water away from the home & fence and flowing out to the street
- Remove debris from gutters, downspouts and splash blocks & flush with a hose
- Adjust sprinkler timer for the season
- Inspect sprinkler heads to assure they spray away from the house
- Prune back tree branches and shrubs that are too close to the house
- Inspect exterior paint. Repaint if necessary, using the same color. If your home has a wood exterior, expect to repaint every two to four years. (You'll need to repaint more frequently if the walls receive direct sunlight in the morning and mid-afternoon.)
- Check the shut-off valves at all plumbing fixtures to make sure they function properly
- Maintain monthly insect control

Interior

- Remove lint from dryer vent
- Test smoke detectors and replace batteries annually
- Test and reset Ground Fault Circuit Interrupters (GFCI's) monthly
- Hire a licensed professional to service the air conditioning unit to ensure proper operation, early check of the system may prevent inconvenience in peak season
- Replace air return filters monthly
- Weather permitting, open windows to allow cross ventilation
- Inspect and repair immediately water leaks at plumbing fixtures
- Check & repair or replace, as needed, caulking at sinks, tubs, showers, toilet areas and plumbing fixtures (we can't say this enough)
- Inspect, re-grout or re-caulk, as necessary, tile counters and floors
- Clean windows & remove condensation & debris from sills, tracks, weep holes and screens on a monthly basis to allow for smooth operations & to prevent water penetration
- Review your fire escape plan with your family

Tending to these simple tasks will help keep your home "house beautiful" as you open the doors to welcome family and friends this spring. Happy Spring!

