

Homeowner's exterior spring checklist

Check the outside of your home and yard:

1. Inspect the roof in spring and fall for loose or damaged shingles. In most circumstances you can use binoculars or using extreme caution on a ladder at roof's edge, walking the roof, or if you feel unsafe or unsure call a professional. Look for stressing, broken or loose shingle tabs, cracks or leaks around flashings, vents and skylights. Wind driven rain in spring and fall could cause leakage into your home.
2. Remove nests for insects or animals from eaves, louvers, vents and attic spaces. It's best to be careful and take precautions to protect yourself when dealing with insects and animals.
3. Remove debris from gutters and downspouts, check for leaks and positively channel water away from the foundation wall and structure. Extend downspouts away from the house as necessary. Maintain soils so that they slope away from the house.
4. Inspect exterior walls and coverings for deterioration or damage. Check weather stripping and caulk at doors and windows. Evaluate screens in doors and windows for tears or damage. Repair or replace as necessary.
5. Clean windows to enjoy the view and check for damaged seals, sashes and jambs. Repair or replace as needed.
6. Check for changes in your foundation, flat concrete or pavement for heaving, settlement, cracks or stains.
7. Cut back trees, shrubs and plants that may touch or hang over your house. Dispose of tree limbs and yard waste where insects and pests can nest.
8. Remove debris from and clean air conditioning unit and have an annual inspection and tune up.

Fall interior checklist

What you should check inside your home:

1. Check ceilings and walls for stains, damage, deteriorated paint or finish. This includes your attic, living areas and basement.
2. Check for doors with loose hardware, doors that stick or rub, doors that don't latch or have doors that have damage. Correct as necessary. If these conditions are consistent season after season after initial correction these may be warning signs of other hidden conditions.
3. Inspect electrical plugs and cords for wear or damage and replace as needed.
4. Check for leaks around toilets, sinks, faucets and appliances such as your dishwasher or automatic ice maker. Repair or replace as needed.
5. Look for gaps in caulking around bath tubs, shower walls, enclosures and sinks. Remove and replace caulk as needed.
6. Clean the coils on the refrigerator. This will help the efficiency of the refrigerator and could extend its life span.
7. Replace the filter(s) in your heating/air conditioning system. (usually 30-45 days when system is in use on most filters.)
8. Arrange a visit from your heating professional to inspect and tune up your system before the cold of winter arrives.
9. Inspect the water heater for leaks and corrosion. Call a licensed and qualified plumber if you see leaks or excessive corrosion for a full evaluation for recommendations, repairs or replacement.
10. Replace the batteries in carbon monoxide and smoke detectors. Check the operation of each by testing according to each unit's instructions.

Do your foundation a favor!

A roof and gutter system is meant to protect you and your belongings from rain snow and weather. Part of it's job is to deflect water away from above. All the water that is collected on the roof needs to be directed away from the soil around the foundation. Hydrostatic pressure is the force from a build up of liquid such as water against an object. The more water the greater the pressure. Hydrostatic pressure is powerful and can cause severe damage or failure in a foundation wall. It is best to direct the water discharge from a sump pump or downspout as far as possible away from a foundation because of hydrostatic pressure.