



# SPRING HOME MAINTENANCE CHECKLIST

- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.
- **Wood beams and trim:** Clean with a pressure washer and check all wood surfaces for weathering and paint failure. If wood is showing through, sand the immediate area and apply a primer coat before painting. If paint is peeling, scrape loose paint and sand smooth before painting.
- **Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and recaulk needed area.
- **Window sills, door sills, and thresholds:** Fill cracks, caulk edges, repaint or replace if necessary.
- **Window and door screens:** Clean screening and check for holes. If holes are bigger than a quarter, that is plenty of room for bugs to climb in. Patch holes or replace the screen. Save bad screen to patch holes next year. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened. Tighten and lubricate door hinges and closers.
- **Clean your refrigerator coils and dryer vent:** The Electrical Safety Foundation International notes that these chores not only improve the efficiency of the appliances, but also guard against electrical hazards.
- **Hot water heater:** Lubricate circulating pump and motor. Flush out to remove sediment by emptying into a rain barrel. Water will be hot but once cooled, you can use it to water thirsty vegetation.
- **Evaporative air conditioner:** Clean unit, check belt tension and adjust if needed. Replace cracked or worn belt.
- **Get your air conditioning system ready:** You can hire a service company or do it yourself. Change or wash the filters, which should be done monthly. Clean the coils and wash the condenser outside, if needed. Trim away any shrubs from the unit, and make sure its drain line isn't clogged. While you're at it, change your furnace filter so it's ready for fall.

- **Foundation, chimney, and parapets:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If a significant number of bricks are losing their mortar, call a foundation professional. If you can slide a nickle into a crack in your concrete floor, slab or foundation, or parapets, call a professional immediately.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Check flashings around all skylights, vents and parapets.
- **Deck and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn't look like it should or water has turned some of the wood a dark grey, hire a deck professional to treat your deck and fence.
- **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home's paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time. Add mulch to bald patches as needed. Mulch will provide insulation to the roots of your plants in the hottest months as well as help retain moisture after watering.
- **Irrigation:** Check the drip system for leaky valves, exposed lines, and improperly working sprinkler heads. If there is an area of your yard that collects too much water or doesn't get enough, run the system to figure out the problem. If it's not something you can fix yourself, call a professional before your plants start to show stress.
- **Check smoke and carbon monoxide detectors:** There should be at least one of each detector on every level of your house, and they should be working. Be sure to replace batteries, if necessary.
- **Declutter:** We all have too much stuff. Get rid of items you don't use, including the stuff you have stored in the garage or basement because you "might" need it sometime.
- **Organize your paperwork:** Not being able to find an important document when you need it can cost you. Get rid of the paperwork you don't need while filing the paperwork you want to keep so you know where it is when you need it.



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