



Pre-Summer (Spring) Home Maintenance Checklist

EXTERIOR OF HOUSE

- Power wash exterior walls and roof eaves
- Check for peeling paint on walls, roof eaves, window and door trim.
 - Scrape, sand, apply primer and repaint
- Inspect caulking around exterior doors and windows
 - Scrape old or damaged caulking as needed and apply new exterior caulking. Paint if necessary.
- Inspect decks and balconies for wear or damage
 - Scrape, sand and re-stain if necessary.
 - Apply water sealant like Thompson's Water Seal
 - Inspect deck or balcony railings for damage or loosening
- Inspect patio furniture for wear or damage
 - Refinish with rust resistant paint (metal) or water resistant sealant or paint (wood)
- Inspect sprinkler systems for proper operation and leaks
 - Repair or replace leaking control valves and sprinkler heads
 - Adjust sprinkler heads to spray away from structures and fences
 - Adjust sprinkler programming to prevent excessive watering and pooling water. This is especially important for areas with expansive soil.
- Inspect for areas of pooling stagnant water that can breed mosquitoes
- Inspect outdoor play equipment
 - Reinforce, tighten and re-stain, reseal or repaint as needed.

AIR CONDITIONING SYSTEM

- Inspect condenser unit for damaged radiator fins
 - Re-align fins using a fin comb
- Power wash the condenser unit (video on website)
- Inspect the foam insulation on the condenser unit refrigeration lines
 - Secure or replace deteriorated foam
- Inspect evaporator (other half of air conditioning system) for leaks, if located in attic space.



- Consider installing a Safe-T-Switch condensate overflow sensor/switch. This switch is inexpensive (around \$20) and shuts the system down if it senses a leak in the condensate drain line.
- Replace air filters
- Consider having a professional check and adjust freon levels

POOLS & SPAS

- Check the water chemical levels. This is very important and easy to do a basic assessment with a store-bought tester.
 - If the chemical levels are off, contact your pool service technician. This is critical to get right.
- Test GFCI outlets for proper operation. Especially the GFCI connected to the pool light
 - Don't have a GFCI connected to the pool light? Call an electrician before anyone uses the pool.
- Check pool & spa motors for unusual sounds or leaks at the connection to the water lines.
 - Check that the motor is electrically bonded. This is a bare copper wire connected to the side or rear of the motor for safety.
- Check pool gates to ensure the close AND latch automatically
- Test any pool alarms inside the house. Don't have one? It's recommended you purchase and install one.
- Is your pool and/or spa drain cover anti-siphon? If it's not, replacement is highly recommended.