

# Eric G 's Home Maintenance Checklist©

## Spring 2024



### Outside:

- Clear leaves and other debris from around outside air conditioner. Remove cover if used.
- Clear debris out of window wells, storm drains, gutters, downspouts, and downspout extenders.
- If you are using extenders plan on getting them in the ground and into a system.
- Inspect gutters for signs of sagging or damage. Fix as necessary. Check downspout extenders to make sure they're firmly attached.
- Trim back overhanging limbs on trees. Trim back shrubs if overgrown around house.
- Check weather stripping on windows and doors for fit and condition. Repair as necessary.
- Clean screens on roof vents and louvers.
- Seek and destroy early signs of bird and stinging insect nests in key spots -- eaves, ledges, etc.
- Repair any weather damage/holes/cracks on the following: roof, siding, trim, and windows.
- Have chimney cleaned and checked (if you didn't do it in the fall).
- Remove insulation from outdoor faucets.
- Turn on water to outdoor faucets and repair drips or leaks.
- Turn on sprinkler system; check sprinkler heads. Look for leaks, inspect to make sure all heads are adjusted correctly. Make repairs as necessary.
- Clean and inspect all window and door screens. Make repairs/replacements as necessary.
- Have air conditioner checked and serviced if necessary.
- Check bricks or blocks for cracked mortar or loose joints.
- Check painted surfaces for paint failure, water damage, or mildew.
- Examine all trim for fit, damage, and condition.
- Check caulking where two different materials meet, where wood siding joins the foundation wall, at inside corners, and where the window and door trim meets the siding.
- Check for broken or cracked glass and damaged screens or storm windows.
- Inspect your foundation. Note any cracks. Take pictures to track progress with your phone. Call in a professional and have assessed if it is larger than a hairline.
- Do a full deck inspection. Inspect framing materials for rot and decay, make sure the ledger board is attached correctly and flashed to the exterior wall and make sure all steps and handrails are in working order. If you are not familiar with inspecting a deck you can find a detailed safety list online for the directions on how to best accomplish this task. Repair as needed.

## Inside:

- Test smoke alarms and Carbon Monoxide detectors (at onset of daylight saving time). Change batteries.
- Clean out sump tank and clear screen on sump pump (if you have one).
- Remove hair from drains in sinks, tubs, and showers. Use a drain cleaner approved for the materials in your plumbing system if necessary.
- Check for loose putty around glass panes for wood windows.
- Test all ground-fault circuit interrupters.
- Inspect crawlspace or basement. Look for rodent or pest damage. Inspect for water intrusion. Inspect for cracks or movement. Look for leaking pipes.
- Do a mold inspection around your house. Look in basements, crawlspaces, attic spaces, closets, bathrooms, and around windows.
- Check filters in your ERV system, Dehumidifier or Heat Pump Water Heater. Clean or replace as required
- Clean bathroom and kitchen exhaust fans. Service as needed.
- Check garage door adjustment. Have it serviced by a pro if work is needed.
- Service appliances, Clean filter on front load washing machines, Use self cleaning feature on your oven, check the water filter and vacuum coils on the refrigerator
- If you have a crawlspace do a crawlspace inspection and make sure everything from the vapor barrier is in working order and placed correctly and inspect for mold or pest damage.