

Drainile & Sump Pump

Stay on top of your sump pump maintenance so your equipment will be ready if you need it - especially with the snow melt and spring rains. Sump pumps often spend long periods of time idle and concealed in a covered basin in the back corner of your basement. If you don't perform regular testing and maintenance, a defective sump pump won't be obvious until it fails. For a quick check, pour five gallons of water into the sump basket and observe the action and the float - make sure everything is operating properly without any obstructions. Check outside to make the pump discharge pipe and connections are in good condition. If this is too intimidating to you don't worry - there are many home maintenance companies and handyman services in the area who can help you out.

Roof Shingles

Examine roof shingles to see if any were lost or damaged during winter. If your home has a older shingles, you may want to start a budget for replacement. Winters are harsh on your roof and the summer sun can be even worse. Shingles that are cracked, buckled or loose or are missing granules need to be replaced. Flashing around plumbing vents, skylights and chimneys need to be checked and repaired by a qualified roofer

Gutters & Downspouts

Check for loose or leaky gutters. Improper drainage can lead to water in the basement or crawl space. Ice and snow can crush downspouts and kickouts. Make sure downspouts drain away from the foundation and are clear and free of debris. Consider installing gutter screens or protectors to help keep debris out of the gutters.

Ground Settling & Drainage

Low areas in the yard or next to the foundation should be filled with compacted soil. Before the ground thaws snow melt and spring rains can cause yard flooding, which can lead to foundation flooding and damage. Also, when water pools in these low areas in summer, it creates a breeding ground for insects.

Siding & Exterior Trim

Recaulk around your home's windows and doors annually. Fresh and pliable caulk helps shed water and keep your house dry while also keeping out heat and humidity in the summer and cold drafts in the winter - ultimately helping you save money on your utility bills all year round. Open and close all windows as well. Do you see any water damage and do they all open easily, yet close tightly? Check the weather stripping and flashing. If any of your trim or siding has any winter damage, become loose or begun to rot or crumble, replace and repaint it. Repainting siding or trim is often a one-weekend project and vitally important for the exterior protection of your home.

Chimneys, Brick, Stone & Stucco

Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep. Spalling is a chipping or popping away of a masonry face, leaving the brick's interior susceptible to moisture and crumbling. Look for any deteriorated mortar on brick and stone that typically occurs on older homes. If you discover any potential water penetration in your home's brick, stone or stucco, consider sealing it with an appropriate sealant or calling in a home maintenance specialist or handyman

Windows & Patio Door Screens

Winter snow, ice and wind can really wreak havoc on window and patio doors screens. To fix a small hole in a window or door screen, dab clear household cement over the hole with a toothpick. If the screens are plastic, test the cement on a scrap to make sure it won't melt the material. Use the same technique to repair screen tears. Most of the local hardware stores still repair screens if replacement is the best option.

Attic & Insulation

Check your attic for proper ventilation and birds' nests. Look for obstructions over vents, damaged soffit panels, roof flashing leaks and wet spots on insulation. Keeping a good airflow will save you when it comes to cooling costs. When you're rooting around, wear long sleeves and gloves to protect yourself from insulation.

Central Air Conditioning Unit

Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and a regular service call will keep the system working at peak performance levels. Change interior furnace filters on a regular basis throughout the year.

Driveways & Exterior Concrete

Freezing, thawing and salt can destroy outdoor surfaces faster than you can imagine. Inspect your driveway and exterior concrete slabs for signs of cracks or movement. All exterior hard surfaces except pool decks should drain away from the home's foundation. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then re-seal the concrete.



Exterior Faucets

Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and may need to be replaced. While you're at it, check your garden hose for dry rot.

Gas Meters, Exhaust Vents and Fresh Air Intakes

Winter's snow and ice and damage causing gas meters to leak creating a dangerous situation and costing you money every month. Flappers on exhaust and fresh air intakes can also get stuck or damaged during winter weather - and they are often a great place for small critters to build nests during cold months. Make sure all vents and intakes are clear of debris and operating freely and correctly. Experts recommend you clean out your dryer ducts twice a year.

Sprinkler Valves & Irrigation Systems

Checking your sprinkler valves and irrigation systems in the spring can save water - and save your plants and trees too. Run your system through all zones manually and walk the property. Make sure all heads are covering properly, adjust accordingly and that none are broken or damaged. If maintain your sprinkler system is above your pay grade don't worry, it is for most of us. Call a professional like Irrigation Pros to help you maintaining your irrigation system every fall and spring.