

Wildflower Ridge Spring Clean Up Checklist

Buildings: Look for sagging gutters, loose window frames, deteriorating concrete or brickwork, missing roof shingles, or water damage.

Landscaping: Clean up fallen branches and leaves. Use a mulching mower to spread clippings evenly over the lawn and fertilize naturally. Loosen the soil around perennials, plant annuals. Prune shrubs and trees. Clean out ground and storm drains.

Patch and Paint: Repair siding; patch and paint as necessary. Turn on Outside Water: Hook up the hoses and inspect for cracks or leaks. Replace old washers.

Windows: Wash and repair caulking

Check Exterior Vents: Make sure all exhaust fans are clean and remove lint buildup from the clothes dryer vents.

Repair Wood Decks: Check for dry rot, negative drainage or ponding. Look underneath at the deck, supporting posts and joints and use a small screwdriver to probe for dry rot. Check the deck fences and rails. Replace bad wood as needed. Check the points of connection to the building since this is often done incorrectly and provides a point of water intrusion. Check flashing at sliding glass doors, again a likely point of leakage. Hammer loose nails or replace them with galvanized deck screws. Replace any broken boards or rails. Rent a power washer to clean dirt and mildew from the wood, then apply an all-weather sealer or stain.


Repair Fences: Winter rains can change existing grade contours. Other than the posts, there should be no earth to wood contact which will promote dry rot and insect infestation. Check the posts to ensure they are solid and replace any that have dry rot. Use only metal, redwood, cedar or pressure treated posts. Look for signs of sprinkler overspray on fences and adjust spray heads accordingly. Repair broken fence boards and paint or seal them as needed.

Prepare for Pool Opening: Purchase pool chemicals and needed equipment. Schedule and perform cleaning. Clean pool furniture. Inspect with the pool contractor. How is the plaster? Are the railings and coping stones loose? Are there potential trip hazards?

Playground: Do a safety check of your playground equipment.

Roof and gutters: Is anything obvious that needs repairing or cleaning? Note any areas that have moss buildup so that moss killer can be applied during the summer. It is recommended that you have a roofing contractor do the roof and flashing inspection. The gutters and downspouts probably need a post winter cleaning.

Siding and trim: Do any popped nails need to be re-secured? Check the caulking joints around the windows, doors and trim. More than likely some have opened up and need re-caulking. It's very important to seal all points of water intrusion. Is any paint peeling? In particular check the south sides or those likely to receive more weather. Scrape bad areas, prime and spot paint, unless you're planning a project-wide painting this year.

A decorative border of pink floral motifs surrounds the text. The border consists of a repeating pattern of stylized flowers and leaves, creating a frame around the central content.

Grounds: For asphalt, the best time to do the seal-coating and general repairs is during warm, dry weather. Moss and algae growth can cause slipping hazards. Treat or pressure wash as needed.

Lighting: Check lighting for broken, cracked, or rusting fixtures. Consider upgrading older incandescent lighting to more efficient high-pressure sodium, metal halide, halogen or fluorescent. The light levels will increase dramatically, and the power bills will plummet.

Sprinkler System: Walk the common area landscaping with your landscape contractor. Check the sprinkler system for broken pipes, missing or broken heads, and clogged valves. Splash blocks can be added where downspouts dump into landscaped areas. Look for wet, spongy areas in the lawn indicative of drainage problems. If severe enough, the landscaper can install drain tile pipe to dry the area out. Check for bare spots or pests in the lawn and ground cover.

Trees: Trees are one of your biggest assets and should be closely inspected at least every three years by an arborist. Your landscape contractor only contracts to do maintenance pruning. Have the arborist perform corrective care