

# SPRING HOME MAINTENANCE CHECKLIST

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## Your 60-Day Guide to Post-Winter Home Care

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**Target Completion:** March - May

**Estimated Time:** 15-20 hours total

**Estimated Cost:** \$500-\$800

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### WEEK 1-2: EXTERIOR INSPECTION & CLEANING

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#### Roof & Gutters (Priority: HIGH)

- **Inspect roof from ground with binoculars**
  - Look for: Missing shingles, damage, moss, debris
  - Red flags: Granules in gutters, sagging areas
  - Call pro if: Any visible damage or roof is 15+ years old
  - **Cost:** \$0 (DIY inspection) or \$200-\$400 (professional)
- **Clean gutters and downspouts thoroughly**
  - Remove all debris, leaves, and buildup
  - Check for: Sagging, rust, loose fasteners
  - Ensure downspouts direct water 6+ feet from foundation
  - **Time:** 2-4 hours | **Cost:** \$150-\$300 (pro) or \$0 (DIY)
  - **Safety:** Use ladder stabilizer, have spotter present

- **Inspect and repair gutter guards if installed**
  - Clean debris on top of guards
  - Check for damage or gaps
  - **Time:** 1 hour

## Foundation & Exterior Walls

- **Walk entire perimeter of home**
  - Look for: New cracks, settling, vegetation touching house
  - Check: Exterior caulking around windows, doors, pipes
  - Note: Photograph any cracks to monitor for growth
  - **Time:** 30 minutes | **Cost:** \$0
- **Inspect foundation for winter damage**
  - Look for: Cracks wider than 1/4", water stains, efflorescence
  - Check: Basement or crawlspace for moisture or leaks
  - Call pro if: Growing cracks, water intrusion, shifting
  - **Cost:** \$0 (inspection) | \$300+ (repairs if needed)
- **Remove winter protection from foundation plantings**
  - Clear away mulch or burlap
  - Trim dead branches
  - Pull back soil/mulch 6" from foundation
  - **Time:** 1-2 hours

## Driveway & Walkways

- **Inspect for winter damage**
  - Look for: New cracks, crumbling, heaving sections

- Mark problem areas with chalk or spray paint
- **Time:** 15 minutes
- **Fill cracks in asphalt or concrete**
  - Clean cracks thoroughly before filling
  - Use appropriate filler for surface type
  - **Time:** 2-3 hours | **Cost:** \$30-\$100 (materials)
- **Schedule driveway sealing if needed**
  - Asphalt: Every 2-3 years
  - Concrete: Sealer every 3-5 years
  - **Cost:** \$200-\$600 (professional)

## Deck, Patio & Outdoor Structures

- **Inspect deck or patio thoroughly**
  - Check: Structural integrity, rot, loose boards, railings
  - Test: All railings for sturdiness
  - Look for: Popped nails, splintering wood, rust on metal
  - **Time:** 30 minutes
- **Clean deck/patio surface**
  - Sweep thoroughly
  - Power wash (low pressure for wood)
  - Remove stains, mildew, algae
  - **Time:** 2-4 hours | **Cost:** \$50-\$100 (rent washer) or \$200-\$400 (pro)
- **Inspect and repair deck/patio furniture**
  - Clean, oil, or paint as needed
  - Replace damaged cushions or fabric

- Check umbrella mechanisms
- **Time:** 2-3 hours | **Cost:** Varies

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## WEEK 3-4: SYSTEMS & MECHANICAL

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### HVAC - Air Conditioning

- **Schedule professional AC tune-up (PRIORITY)**
  - Book early (avoid June rush)
  - Includes: Refrigerant check, coil cleaning, electrical test
  - **Cost:** \$150-\$200
  - **When:** Before first heat wave
  - **ROI:** Prevents 85% of breakdowns, improves efficiency 15%
- **Replace HVAC filters**
  - Install fresh filter before AC season
  - Note size and MERV rating for future purchases
  - **Cost:** \$10-\$30
- **Clean air vents and registers**
  - Remove covers, vacuum inside
  - Wash vent covers in sink
  - **Time:** 1-2 hours
- **Inspect and clean outdoor AC unit**
  - Turn off power first
  - Remove debris, leaves, grass clippings
  - Clear 2-foot perimeter around unit

- Gently spray fins with hose (low pressure)
- **Time:** 30 minutes
- **Test thermostat and replace batteries**
  - Set to cooling mode, verify it works
  - Replace batteries in programmable thermostats
  - **Time:** 10 minutes | **Cost:** \$5

## Plumbing

- **Check all outdoor faucets and hoses**
  - Turn on each faucet, check for leaks
  - Look for: Drips, loose connections, damaged faucets
  - Replace washers if dripping
  - **Time:** 20 minutes | **Cost:** \$5-\$20
- **Inspect washing machine hoses**
  - Look for: Cracks, bulges, age over 5 years
  - Replace if any signs of wear
  - **Time:** 10 minutes | **Cost:** \$20-\$40 (replacement hoses)
  - **Why:** Prevents \$10,000+ flood damage
- **Drain and flush water heater**
  - Reduces sediment buildup
  - Extends life 5+ years
  - **Time:** 1 hour (DIY) | **Cost:** \$100-\$150 (professional)
  - **Frequency:** Annually for traditional, every 2-3 years for tankless
- **Test sump pump if applicable**
  - Pour bucket of water into pit

- Pump should activate automatically
- Clean intake screen
- Consider battery backup if you don't have one
- **Time:** 10 minutes

## Electrical

- **Test all GFCI outlets**
  - Press test button (should shut off)
  - Press reset button (should restore power)
  - Priority: Kitchen, bathrooms, garage, exterior
  - **Time:** 10 minutes
- **Replace smoke and CO detector batteries**
  - Test each detector (press test button)
  - Replace batteries even if not needed
  - Note: Replace entire unit every 10 years
  - **Time:** 20 minutes | **Cost:** \$20-\$40

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## WEEK 5-6: WINDOWS, DOORS & WEATHERIZATION

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### Windows

- **Deep clean all windows inside and out**
  - Use proper window cleaner
  - Clean tracks and sills
  - Remove and wash screens
  - **Time:** 3-4 hours for average home

- **Inspect window screens for damage**
  - Repair small tears with screen repair kit
  - Replace severely damaged screens
  - Store storm windows if applicable
  - **Time:** 1-2 hours | **Cost:** \$10-\$50
- **Check window caulking and sealing**
  - Look for: Cracked or missing caulk around frames
  - Remove old caulk if deteriorated
  - Apply fresh bead where needed
  - **Time:** 2-3 hours | **Cost:** \$15-\$30
- **Test window locks and operation**
  - Ensure all windows open and close smoothly
  - Lubricate sticky windows
  - Tighten loose hardware
  - **Time:** 30 minutes

## Doors

- **Inspect and repair weatherstripping**
  - Check all exterior doors
  - Replace worn or compressed weatherstripping
  - **Time:** 1-2 hours | **Cost:** \$20-\$50
  - **ROI:** Reduces energy loss 15%
- **Check door seals and thresholds**
  - Look for: Gaps, daylight visible, drafts
  - Adjust or replace thresholds if needed

- **Time:** 1 hour | **Cost:** \$30-\$60
- **Lubricate door hinges and locks**
  - Use silicone spray (not WD-40 for locks)
  - Test deadbolts for smooth operation
  - Tighten loose screws
  - **Time:** 20 minutes | **Cost:** \$10
- **Clean and paint/stain entry door if needed**
  - Wash thoroughly
  - Touch up or fully repaint/stain
  - **Time:** 3-4 hours | **Cost:** \$30-\$80

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## WEEK 7-8: LANDSCAPING & OUTDOOR

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### Irrigation System

- **Activate sprinkler system**
  - Slowly open main valve
  - Check each zone for proper operation
  - Look for: Leaks, broken heads, misaligned spray
  - **Time:** 1-2 hours
- **Inspect and adjust sprinkler heads**
  - Clean clogged heads
  - Adjust spray patterns to avoid house/driveway
  - Replace broken heads
  - **Time:** 1-2 hours | **Cost:** \$20-\$50

- **Program controller for spring watering**

- Adjust schedule for current weather
- Check battery backup
- Test rain sensor
- **Time:** 30 minutes

## Lawn & Garden

- **Service lawn mower and equipment**

- Change oil, replace air filter, sharpen blade
- Check spark plug
- Stabilize fuel if stored over winter
- **Time:** 1 hour | **Cost:** \$30-\$60

- **Aerate and overseed lawn if needed**

- Best time: Early spring (cool-season grass) or late spring (warm-season)
- **Time:** 2-4 hours | **Cost:** \$60-\$150 (rent aerator) or \$200-\$500 (pro)

- **Apply spring fertilizer**

- Use appropriate NPK ratio for your grass type
- Follow label instructions carefully
- **Time:** 1 hour | **Cost:** \$40-\$80

- **Mulch garden beds**

- Remove old mulch if heavily decomposed
- Apply 2-3 inches of fresh mulch
- Keep 6" away from house foundation
- **Time:** 3-5 hours | **Cost:** \$100-\$300

- **Prune trees and shrubs**

- Remove dead or damaged branches
- Shape for healthy growth
- Hire pro for large trees or near power lines
- **Time:** 2-4 hours | **Cost:** \$200-\$800 (professional)

## Outdoor Structures & Equipment

- **Inspect and clean garage door**
  - Lubricate hinges, springs, rollers
  - Test auto-reverse safety feature
  - Clean tracks
  - **Time:** 30 minutes | **Cost:** \$10
- **Check outdoor lighting**
  - Replace burned-out bulbs
  - Clean fixtures
  - Test timers or sensors
  - Consider LED upgrades
  - **Time:** 1 hour | **Cost:** \$20-\$60
- **Set up and test outdoor equipment**
  - Patio heaters, mosquito systems, etc.
  - Check for winter damage
  - **Time:** Varies

## WEEK 9-10: INTERIOR & FINISHING TOUCHES

### Interior Maintenance

- **Deep clean ceiling fans**
  - Dust blades thoroughly
  - Check balance and tightness
  - Reverse direction for summer (counterclockwise)
  - **Time:** 30 minutes per fan
- **Check attic for winter damage**
  - Look for: Leaks, moisture, pest activity, insulation issues
  - Ensure roof vents are clear
  - **Time:** 30 minutes
  - **Call pro if:** Significant moisture, structural issues, pest infestation
- **Inspect basement or crawlspace**
  - Look for: Water intrusion, musty smells, cracks, pest activity
  - Check sump pump operation
  - **Time:** 30 minutes
- **Service dehumidifier if applicable**
  - Clean filter and reservoir
  - Test operation
  - **Time:** 15 minutes

## Final Checks

- **Review and update home maintenance log**
  - Document all completed tasks
  - Note any issues discovered
  - Schedule any needed repairs
  - Plan summer maintenance schedule

- **Take photos of completed work**
  - Before/after of cleaning, repairs
  - Store in Digital Home Record
- **Schedule summer lawn service if desired**
  - Compare quotes from 3 providers
  - Book early for best rates
- **Order supplies for summer maintenance**
  - HVAC filters (buy 3-month supply)
  - Cleaning supplies
  - Replacement parts noted during spring checks

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## QUICK REFERENCE: SPRING PRIORITIES

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### MUST DO (Safety & Prevention):

1.  Professional AC tune-up
2.  Clean gutters thoroughly
3.  Inspect roof
4.  Test smoke/CO detectors
5.  Inspect washing machine hoses

### SHOULD DO (Value Protection):

1.  Deep clean windows
2.  Service lawn equipment
3.  Inspect and repair deck
4.  Activate sprinkler system

5.  Mulch garden beds

## NICE TO DO (Enhancement):

1.  Paint/stain entry door
2.  Power wash driveway
3.  Upgrade outdoor lighting
4.  Deep clean garage

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## COST BREAKDOWN

**DIY Total:** \$400-\$600 (materials only)

**Professional Services:** \$500-\$1,200

**Total Spring Budget:** \$900-\$1,800

**Cost-Saving Tip:** Bundle professional services (HVAC + duct cleaning, gutter cleaning + window washing) for 10-20% discounts.

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## SAFETY REMINDERS

### ⚠️ Ladder Safety:

- Use proper ladder for height
- Have spotter present
- Never reach beyond safe zone
- Check ladder condition before use

### ⚠️ Electrical:

- Turn off power before working on circuits
- Test with voltage tester

- Hire licensed electrician if unsure

 **Chemical Safety:**

- Read all product labels
- Wear appropriate PPE
- Never mix chemicals
- Store safely away from children/pets

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 **COMPLETION:** When all boxes are checked, your home is spring-ready!

 **TRACK DIGITALLY:** Use MyHomePlatform's Maintenance Calendar for automatic reminders and digital record-keeping → [Start Free Trial]

 **NEXT SEASON:** Download Summer Maintenance Checklist in June

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*MyHomePlatform - Your Digital Home Record for Smarter Homeownership*

[www.myhomeplatform.com](http://www.myhomeplatform.com)