



A Virginia Homeowner's Spring Maintenance Checklist

Yard and Exterior

- Check for signs of rodents, roaches, termites and other pests around the perimeter of the house.
- Clean gutters and downspouts to avoid backups that can lead to wood rot or pest infestations.
- Trim tree branches and shrubs that are too close to your home or to utility wires, and remove dead trees.
- Examine your deck and/or balconies for loose nails, boards and railings, as well as any rot.
- Ensure that mulch and soil are not in contact with your home's siding.
- Check outdoor faucets for damage. Turn the water on, and put your finger over the hose opening. If the water flow is easily stopped, you may have a broken pipe in need of replacement.

Roof, Siding, Windows

- Check for damage to your shingles, including mildew and algae; have a professional inspect and repair your roof, if necessary.
- Go into the attic to check for signs of roof leakage such as visible moisture or discoloration.
- Inspect your siding for any signs of damage or water stains that emerged over the winter. Damaged siding can greatly affect the efficiency of your home and shouldn't be ignored.
- Look for peeling paint. Remember, paint is about more than appearance; a good paint job also protects against the effects of weather.
- Check for leaks or gaps around windows and doors inside and out. Properly sealed windows and doors can help prevent damage and lower your energy costs.

Interior and Appliances

- Schedule your spring air conditioning maintenance.
- Change the batteries in your smoke and carbon monoxide detectors.
- Examine your basement or crawlspace for signs of standing or dripping water. Take action immediately to avoid mold.
- Drain your water heater to clear out sediment that accumulates in the bottom after winter use. To save money and extend your heater's longevity, clear it using the spigot found near the bottom of the heater. While draining, check for leaks or corrosion.
- Clean your dryer exhaust hose and vent. Lint build-up in this area is a common cause of fires, so do a thorough job by moving the dryer and disconnecting both ends of the hose.
- Clean exhaust fan outlets and screens.
- Check all air filters and replace if necessary.
- Vacuum refrigerator/freezer coils to help your unit run efficiently