



## Spring Maintenance Checklist

In spring, focus on freshening up your rental property and protecting the dwelling against the season's strong winds and rains. Use this time of the year to thoroughly clean and care for the home's interior.

### Outdoor Tasks:

	Clean gutters and downspouts.
	Inspect roof and chimney for cracks and damage.
	Wash the exterior of all windows.
	Install missing screens on windows and doors. Repair as needed.
	Fertilize the lawn.
	Check decks for loose boards, railings, or stairs.
	Professionally service heating and cooling units.
	Check the foundation for cracking as well as for insect damage.
	Remove foundation vent covers and spigot covers.

### Indoor Tasks:

	Test all smoke and carbon monoxide detectors
	If the basement has a sump pump, test it by dumping a large bucket of water into the basin of the sump pump. This should activate the sump pump. If it does not switch on or if it's not pumping water, it may need to be serviced by a professional. Also, check for and remove any debris and make sure there are no leaks.
	Assess the need for blind repair, cleaning or replacement.
	Repair or replace broken or missing kitchen cupboard hardware.
	Check the attic for signs of moisture and water stains.
	Check walls for condensation and mildew.
	Check electrical panel for rust, make sure circuit breakers are operating correctly.
	Clean dryer vents.
	Clean or replace furnace filters.
	Check clothes washer hoses for cracks or swelling.
	Check all faucets for leaks or slow drips. Detach and flush aerators.
	Maintain clean drains by pouring one-half-cup baking soda followed by one-half-cup white vinegar into each. After 10 minutes, flush with boiling water.

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