

Spring Maintenance Checklist

March

- Clean or replace furnace filter
- Check and clean heat recovery ventilator (HRV); wash or replace filter
- Check attic for any leaks or condensation (signs of moisture)
- Ensure vents are not obstructed in attic and insulation is distributed evenly
- Check overall operation of sump pump including float and discharge line
- Clean humidifier
- Vacuum bathroom fan grille and smoke/carbon monoxide detectors
- Check bathtub, shower and sink caulking
- Remove snow and ice from overhang and vents
- Check and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors

April

- Check eavestroughs and downspouts for loose joints (secure as required); clear off any obstructions; ensure water flows away from foundation
- Clear any drainage ditches and culverts of debris
- Clean or replace furnace filter
- Check and clean HRV; wash or replace filter
- Clean humidifier
- Take off winter cover from air conditioning unit; inspect the unit; vacuum or brush the outdoor coil & wash; service as needed
- Inspect basement or crawl spaces for signs of leakage, dampness or musty smells
- Check roof for any damage and loose or cracked shingles
- Check driveways and walks for frost damage, repair as needed
- Check water heater for leaks
- Vacuum heating registers, vents, ducts, radiators
- Check bathtub, shower and sink caulking
- Turn on exterior water supply (after danger of frost has passed) and check for leaks
- Plan landscaping to avoid soil settlement and water ponding
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

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May

- Inspect fences
- Check caulking for air and water leaks including
- Lubricate weatherstripping
- Check exterior finishes, including entry points of electrical service lines, and seal off any holes in cladding that could be an entry for pests and small animals or leaks
- Level any exterior steps or decks which have shifted over the winter months
- Inspect foundation walls for cracks or leaks; repair as required
- Remove dead trees/branches in yard and trim healthy trees and bushes away from utilities
- Clean and check operation of windows, screens and hardware; clean tracks of sliding windows and ensure drain holes are clear
- Check septic system (if installed)
- Clean clothes dryer exhaust duct and the space under the dryer
- Inspect washing machine hoses for signs of leaking
- Vacuum bathroom fan grille and smoke/carbon monoxide detectors
- Check bathtub, shower and sink caulking
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors