

*Regardless of the season, these are the priorities for all your home maintenance activities.*

1. Start with the safety of those living in your home.
2. Minimize water damage inside and outside your home.
3. Make ongoing improvements to improve your home's energy efficiency to save you money and reduce your family's impact on the environment.

*The best way to use our checklist is to scan the list and decide on a strategy for getting everything done. You get to pick the items you want to do yourself, i.e. maybe you like painting? For those items you don't like doing (or lack the skills, tools or time for larger projects), you can give SLIM Fixin's a call!*

- **Inspect** – if you've only got an hour to spare, pick one exterior side of the house or room inside to inspect. Note when you did this and flag items needing maintenance or repairs, to help you schedule time or build a punch list for your handyman.
- **Maintain** – are tasks to keep your home safe (*smoke detector batteries*), energy efficient (*furnace air filters*) and prolong the useful life of many home features (*caulking tile*). Write down when you complete a task and when you plan to do it again.
- **Update** – is about taking advantage of improved materials, upgrading to new building codes and evaluating when it makes more sense to replace a bathroom floor versus grout repairs.

*We realize everyone approaches their home maintenance differently. Our goal is to help you get everything on the list done eventually. Schedule an inspection: C: 203.988.1500 | [slim@slimfixin.com](mailto:slim@slimfixin.com) | [www.slimfixin.com](http://www.slimfixin.com)*

## 11 Home Maintenance Tips for Spring

*After a long, dark winter, spring's bright sun and warm winds are, well, a breath of fresh air. The only downside? All that sunshine spotlights your leaf-filled gutters, cracked sidewalks and the dead plants in last year's flower beds. Here's a checklist to help you target the areas that need maintenance so you can get your chores done quickly, leaving you time to go outside and play in the sunshine.*

### **Examine Roof Shingles**

Examine roof shingles to see if any were lost or damaged during winter. If your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled or loose or are missing granules need to be replaced. Flashing around plumbing vents, skylights and chimneys need to be checked and repaired by a qualified roofer.

### **Probe the Wood Trim**

Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.

### **Check the Gutters**

Check for loose or leaky gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation and are clear and free of debris.

### **Use Compacted Soil**

Low areas in the yard or next to the foundation should be filled with compacted soil. Spring rains can cause yard flooding, which can lead to foundation flooding and damage. Also, when water pools in these low areas in summer, it creates a breeding ground for insects.

### **Examine the Chimney**

Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.

## Inspect the Concrete

Inspect concrete slabs for signs of cracks or movement. All exterior slabs except pool decks should drain away from the home's foundation. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal the concrete.

## Move Firewood

Remove firewood stored near the home. Firewood should be stored at least 18 inches off the ground at least 2 feet from the structure.

## Check Outside Faucets

Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

## Service the AC Unit

Have a qualified contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

## Check Power Equipment

Check your gas- and battery-powered lawn equipment to make sure it is ready for summer use. Clean equipment & sharp cutting blades will make yardwork easier.

## Scrub Walls, Baseboards and Outlets

Scrub all the walls — in the bathroom, kitchen, bedrooms and living areas — with a sponge or brush and mild soap and water. This includes baseboards and outlets. Make sure to completely dry outlet covers before replacing.