
SPRING INSPECTION

Safety first. Only perform tasks you're comfortable with & can do safely, contact a professional for everything else.

Some discoveries (ex. Water marks) may be linked to an exterior issue. Perform your interior inspection first & note these locations to better target these trouble spots during your exterior inspection.

INTERIOR (ROOMS)

- ☐ Inspect **walls & ceilings** for water staining & other signs of leaks.
- ☐ Inspect where **floors** meet exterior walls, for signs of buckling or cupping.
- ☐ Inspect around **window and door trim** for signs of water penetration.
- ☐ Inspect **window and door glass** for fogging or condensation "between" panes.
(Seals may have failed & depending on severity, may require replacement)
- ☐ Inspect all **screens** for any holes, tears, or frame separation.
(Repair kits are available or you can buy material to perform a full re-screen)
- ☐ Confirm operation of all **screen latches, window locks & ventilation stops**.
- ☐ Dust, check batteries & test **smoke & carbon monoxide detectors**

INTERIOR (MECHANICALS)

- ☐ Switch **ceiling fans** to rotate counterclockwise in preparation of warmer temps.
(Typically the lowest switch on the fan)
- ☐ Check, clean or replace **cooktop exhaust** fan filters and ensure proper venting.
- ☐ Confirm air "draw" for **bath fans**. *(Sheet of paper should cling to vent)*
- ☐ Replace **furnace filter** & consider scheduling a professional **duct cleaning**.
- ☐ Confirm functionality of any **sump pumps**, if present.
- ☐ Open inside water valves to supply **outside faucets**.
(Only open if outdoor temps are to remain above freezing)
- ☐ Clean out **dryer lint** filter and filter pipe.

EXTERIOR INSPECTION (ROOF)

(Use binoculars or the camera zoom on a cell phone to safely inspect roof components)

- ☐ Remove any **branches or debris** that may have accumulated on your roof.
(Use a push broom head on a telescopic pole to remove what can be reached safely)
- ☐ Visually scan roof covering for missing, slipping, buckling or **damaged shingles**.
- ☐ Scan roof surface for **areas that appear lower** than everywhere else.

EXTERIOR (ROOF) CONTINUED

- ☐ Inspect vent pipe, exhaust fan caps & chimney for missing or **damaged flashing**.
- ☐ Inspect chimney for cracked or missing **mortar joints**.
- ☐ Scan chimney for **white chalky patches** on surface of the bricks.

(Efflorescence may be a sign of water problems that can result in further damage)

EXTERIOR (GUTTERS)

- ☐ Safely **remove leaves** and sediment from gutters and downspouts
(Exten. pole attachments can be purchased to increase reach & reduce ladder moves)
- ☐ Inspect main gutters for damaged or missing **fastening brackets**.
- ☐ Confirm there's a secure connection for all **leader pipe** components (down spouts)
(Pipe to pipe connections, as well as connections to the house)
- ☐ Ensure leader pipes **drain away from the foundation**.

(Splash pans or extension pipes can be used to divert water away properly)

EXTERIOR (SIDING)

- ☐ Inspect the entire exterior of your home for **damaged, missing or loose siding**.
(Look for issues relevant to your particular type of siding)
- ☐ Inspect **trim around windows and doors** for damage or rot.
- ☐ Inspect **flashing** above all window and door trims.

EXTERIOR

- ☐ Inspect surface of the **foundation** for cracks, holes, chipping or crumbling.
(Cracks should be patched to prevent further water penetration & damage)
- ☐ Inspect stone **porches, patios & sidewalks** for cracks, damage & uneven surfaces.
(Trapped water will expand when it freezes, causing cracks & heaves)
- ☐ Inspect **wood decks & fences** for rotted, broken, missing or loose components.
(Consider resealing all outdoor wood structures)
- ☐ Inspect condition and confirm operation of all **outdoor light fixtures**.
- ☐ Clean out any lint build up on the **outside vent screen**, if applies.
- ☐ Clear any debris from **air conditioner** equipment.

ADDITIONAL CHECKS & MAINENANCES

Here are a few more items that you should do, that aren't directly house related, but should be performed nonetheless.

- ☐ Trim back **tree limbs** that hang over your home or could compromise service lines.
(Hire a professional to remove anything around power lines)
- ☐ Remove any **standing water** around your home or on your property.
(Stagnant water breeds mosquitoes. Use "mosquito dunks" for bird baths, etc.)
- ☐ **Service all lawn and garden equipment** if it wasn't done last fall.
(Oil change, fresh fuel, sharpen blades, air filters, etc.)
- ☐ Remove any **leaves** that have built up under bushes and around your property.
- ☐ Be on the lookout for signs of **termites** around your home and property.
(Spring is their active time. Mud tubes on surfaces or visible "mini swarms")

A few blanks, to add your own

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