



ADAMS

DESIGN CONSTRUCTION, LTD

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Spring is here, with it's warm sun, cool rains and fresh air. It's the time of year that our homes could use a "tune-up" after the cold winter months. Even a mild winter can have freezing and thawing that can cause damage to gutters, roofs and other items around your home. It's a good idea to give your home a once over so you can enjoy the weather and the upcoming summer months. Use this Spring Home Maintenance Schedule and your home will thank you.

SPRING HOME MAINTENANCE SCHEDULE

Area	Task	Date last completed		
		2018	2019	2020
Plumbing				
Garden hose	Check garden hose(s) for dry rot. Check the gaskets			
Garden shut-offs (hose bibs)	Turn them on and check for leaks			
Other plumbing valves	Turn them off and on and check for leaks			
Interior				
Attic	Examine for evidence of any leaks. Check insulation and add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.			
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.			
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk.			
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk.			
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.			
Reverse ceiling fans	If your fans have a reverse switch, change it to run counter-clockwise when you turn off your heat. Take a moment and be happy it's spring.			
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches. (also see "windows and screens" under "Exterior".)			
Misc.				
Door hinges and locks	Lubricate all interior and exterior door locks and hinges. Powdered graphite works well.			
Garage door	Lubricate hardware. Inspect mechanism for free travel.			
Outdoor grills	Clean and inspect your grill - check valves on gas grills for any leaks and repair.			
Lawnmower	Carefully clean debris, have blades sharpened if needed, check oil and change or top off, replace your sparkplugs. Inspect belts and replace.			
Misc. Lawn equipment	Clean, sharpen blades or replace cutting cords, lubricate & make certain running properly.			



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Electrical and appliances				
Dryer Vents	Inspect outside, clean and remove any debris or lint.			
Refrigerator	Clean the coils and clean underneath the refrigerator.			
Central Air conditioners	Remove any debris from around the outside unit. Have a qualified heating and cooling 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.			
Window/room Air conditioners	Before installing and running, change/clean filters, inspect for mold and dust, clean unit. Inspect electrical cord. If mounted permanently, remove any covers.			
Exterior				
Chimney	Clean and check bricks and mortar for leaks and any deterioration . Check for signs of birds, squirrels, and insects. Have you fireplace chimney professionally cleaned by a Chimney Sweep - you'll be glad you did.			
Decks	Scrub mildewed areas and treat for water stains, mildew, and fungus. Check deck boards and railings, make certain they are secure.			
Firewood	Remove any firewood stored near the home. Firewood needs to be 18 inches off the ground and at least 2 feet away from your home.			
Gutters and downspouts	Clean and check for leaks, misalignment, or damage. Make certain they are flush to the house with no sagging or dips. This is another one to hire out.			
Roof	Clean. Check for leaks. Check for damaged, loose or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.			
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.			
Concrete and asphalt	Check for cracks or deterioration. Plan to Reseal asphalt this summer.			
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (shrubbery should be closer than 3 inches to your home, tree branches at least a foot). Maintain grading so water flows away from the foundation.			
Lawn	Remove any debris and leaves. Overseed any bare spots. Any low areas should be filled and seeded. Now relax and enjoy a beverage.			
Windows and screens	Clean windows and screens. Repair any window cracks and replace damaged screens. Repair or replace window glazing. (also see "window and door tracks" under "Interior".)			
Call Adams Design Construction	Have a concern or a question? Give us a call @ 241-9009 , we'd be happy to help.			