

# Spring Home Maintenance Checklist

Checklist · 79 items · 10 sections

Annual spring home maintenance for homeowners: HVAC, roof, gutters, plumbing, lawn, and safety systems. Get your house ready for summer.

Open the editable, AI-powered version online:

<https://genechecklist.com/checklist/spring-home-maintenance-checklist>

## ROOF AND EXTERIOR

- Inspect roof from the ground with binoculars: look for missing, curled, or cracked shingles
  - HIGH
  - Per This Old House, ground inspection is safer than climbing. Check for dips, sagging, and damage from winter ice*
- Check flashing around chimneys, vents, and skylights for lifted edges or rust
  - HIGH
- Clean gutters: remove leaves, twigs, shingle grit, and debris by hand or with a leaf blower
  - HIGH
- Flush downspouts with a garden hose to confirm clear flow
  - HIGH
- Confirm downspout extensions discharge water 5+ feet from the foundation
  - HIGH
  - Bob Vila and HomeAdvisor both recommend 5 to 10 foot extensions to prevent basement flooding*
- Inspect gutter guards for warping, clogs above the mesh, or detached sections
- Check soffits and fascia for water staining, paint peel, or signs of rot
- Pressure wash siding at 1,200 to 1,500 PSI: avoid forcing water under lap joints
- Scrape, prime, and repaint peeling trim with exterior acrylic latex
- Re-caulk gaps around exterior windows and door frames with paintable silicone or polyurethane sealant
- Walk the foundation perimeter: mark any new or widening cracks
  - HIGH
- Seal hairline foundation cracks under 1/4 inch with hydraulic cement
  - HIGH
  - Call a structural pro for cracks wider than 1/4 inch or any horizontal cracking*
- Reseal asphalt driveway every 2 to 5 years: clean and patch potholes first

## HVAC AND COOLING PREP

- Schedule professional AC tune-up in March or April: ahead of peak demand  
**HIGH**  
*Trane, Carrier, and Lennox all recommend annual pre-season service to maintain warranty coverage*
- Replace HVAC air filter: minimum every 3 months, monthly with pets or allergies  
**HIGH**
- Shut off power at the disconnect box before touching the outdoor condenser  
**HIGH**  
*Mandatory safety step per all HVAC manufacturer manuals. Never skip*
- Clean AC condenser coil fins: rinse from the inside out with a low-pressure garden hose  
**HIGH**
- Clear a 2-foot perimeter around the outdoor unit: trim shrubs, remove debris  
**HIGH**
- Replace thermostat batteries: typically 2 AA alkaline cells, annually
- Inspect accessible ductwork for disconnected seams, crushed sections, or visible leaks
- Seal duct leaks with mastic paste and fiberglass mesh tape: never use cloth duct tape  
*Per EPA Energy Star, mastic is the only long-lasting duct sealant. Hire a pro for inaccessible sections*
- Schedule annual furnace tune-up now if winter ended, or defer to fall

## PLUMBING

- Test every outdoor spigot for freeze damage: full pressure, no leaks at the wall  
**HIGH**  
*A weeping wall or low pressure often signals a burst pipe inside the wall*
- Reconnect garden hoses after the local frost-free date
- Test irrigation system zone by zone: check each head for spray pattern and breakage
- Inspect water heater anode rod every 3 to 5 years: replace if more than 6 inches of core wire is exposed  
*Per U.S. Department of Energy, a fresh anode rod can double tank life*
- Flush water heater sediment: drain 2 to 3 gallons from the bottom valve annually
- Test sump pump: pour 5 gallons into the pit and confirm the float triggers and water exits  
**HIGH**
- Inspect exposed pipes in basement and crawl space: feel for moisture and look for green corrosion
- Test every toilet: jiggle the handle, check fill speed, and listen for phantom flushes
- Replace toilet flapper if it is more than 5 years old or shows mineral buildup

## LAWN AND LANDSCAPE

- Apply pre-emergent herbicide once soil temperature holds at 50 to 55°F for 3 consecutive days

HIGH

*Target window before crabgrass germinates. Forsythia bloom is a useful natural indicator*

- Order a soil test from your local Cooperative Extension office: typically \$15 to \$25 per sample
- Apply fertilizer based on the soil test results: typically a nitrogen-forward blend in spring
- Service the lawn mower: change oil, sharpen or replace the blade, clean or replace air filter, swap spark plug

HIGH

- Top off mower fuel with fresh gasoline and a stabilizer if the tank sat over winter
- Aerate cool-season grass lawns after the first flush of growth: 2 to 3 inch plugs
- Overseed bare or thin patches: rake lightly, sow, and keep moist for 2 weeks
- Prune spring-blooming shrubs only after they finish flowering: lilac, forsythia, azalea
- Prune summer-blooming shrubs and dead wood before bud break: hydrangea paniculata, butterfly bush
- Refresh mulch beds to 2 to 3 inches deep: keep mulch 3 to 6 inches away from foundation and tree trunks

*Mulch against siding invites termites and rot. Mulch volcanoes around trees kill the bark*

## DECKS, PATIOS, AND OUTDOOR LIVING

- Walk the deck and probe boards with a screwdriver: replace any that crumble or feel spongy

HIGH

- Tighten loose handrails, balusters, and ledger board lag bolts

HIGH

- Power wash deck at 500 to 800 PSI with a wide fan tip: hold 12 inches off the wood
- Reseal or restain deck every 2 to 3 years: test with a water bead before deciding
- Inspect fence line for leaning posts, rotted bases, and missing pickets
- Clean outdoor furniture, repair frames, and replace torn or mildewed cushions
- Deep clean the grill: scrape grates, vacuum burner tubes, and wash the drip tray
- Soap-test propane hose and regulator for leaks: bubbles mean replace before use

HIGH

- Swap the propane tank if it is past its 12-year recertification date or visibly rusted
- Replace burned-out outdoor bulbs and test motion sensor lights after dusk

## PEST CONTROL

- Schedule an annual termite inspection: essential below the 35th parallel, recommended elsewhere  
**HIGH**
- Check sills, joists, and trim for carpenter ant signs: sawdust-like frass and hollow-sounding wood
- Apply perimeter ant treatment along the foundation, doorways, and weep holes
- Dump every source of standing water weekly: gutters, saucers, tarps, kiddie pools  
**HIGH**
- Drop Bti mosquito dunks in rain barrels, ponds, and other water you cannot drain  
*Bti is EPA-registered, kills mosquito and black fly larvae only, and is safe for pets, fish, and beneficial insects*
- Knock down early-spring wasp and hornet starter nests before colonies grow past 10 workers
- Inspect the foundation, dryer vent, and utility penetrations for rodent entry points
- Pack rodent gaps with coarse steel wool, then seal over with caulk or expanding foam

## SMOKE, CO, AND SAFETY DEVICES

- Replace smoke detector batteries at the spring forward time change: one per device  
**HIGH**
- Replace carbon monoxide detector batteries and press test to confirm the alarm sounds  
**HIGH**
- Check fire extinguisher pressure gauge: needle must read in the green zone  
**HIGH**
- Replace smoke alarms at 10 years and CO alarms at 7 years from the printed date code  
**HIGH**  
*Sensors degrade even if the alarm still chirps. Check the back of the unit for the manufacture date*
- Test every GFCI outlet: press TEST, confirm the reset pops out and power cuts, then press RESET  
**HIGH**

## GARAGE AND STORAGE

- Clear the garage: donate or discard winter gear, road salt buckets, and broken equipment
- Run the garage door safety reverse test: block a sensor and confirm the door reverses on contact  
**HIGH**
- Lubricate garage door rollers, hinges, and springs with white lithium grease: never WD-40
- Tighten loose track bolts, lag screws, and roller brackets with a socket wrench
- Replace torn or compressed garage door bottom seal and side weatherstripping

## ENERGY AND EFFICIENCY

- Reprogram the programmable or smart thermostat: load a cooling schedule with a setback while away

*Per EPA Energy Star, a proper schedule can cut HVAC use by up to 10 percent*

- Reverse ceiling fan direction to counterclockwise for summer: creates a cooling downdraft
- Clean window AC unit filters, coils, and drain pan before installing in the window
- Install window AC units level or slightly tipped toward the outside for proper drainage
- Replace cracked or compressed weather stripping on entry doors and operable windows

## PRE-SUMMER FINAL WALK-THROUGH

- Confirm every gutter, downspout, and grade slope sends water away from the house  
**HIGH**
- Confirm AC cools to the thermostat setpoint within 15 minutes of a cold start  
**HIGH**
- Confirm sump pump, every GFCI, and every smoke and CO detector tested green this season  
**HIGH**
- Walk the lot one final time: nothing leaning, nothing rotted, nothing leaking, nothing chewed
- Log this year's completion date and flag any deferred items for the fall maintenance checklist