



Spring Home Maintenance Tips

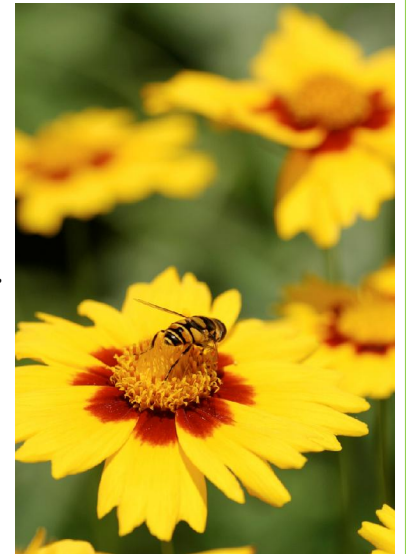
As we arise from winter, it's important to perform spring maintenance and cleaning to prepare your home for the change in seasons. Enjoy beautiful days in Colorado after you check these off the "to-do" list.

Safety First

- ◆ Make sure smoke and fire detectors or carbon monoxide detectors have fresh batteries.
- ◆ Check fire extinguishers to ensure they're fully charged.
- ◆ Air Conditioning units should be checked by an HVAC professional to insure proper functionality. Tune-ups improve operating efficiencies with clean filters, hoses and other components.

Outdoor Maintenance

- ◆ Check gutters to make sure they're not loose or leaking. Downspouts should be clean from debris to properly drain water away from the foundation.
- ◆ Look for soil damage around the foundation. Spring rains can cause flooding, so fill any low areas with compacted soil.
- ◆ Store firewood safely away from buildings. Inspectors typically recommend 18-24 inches off the ground and a minimum of 2 feet from the structure.
- ◆ Check the roof for damage to shingles that may require repair or replacement. Flashing around vents, skylights or other structures may also be needed.
- ◆ Inspect concrete slabs for cracks and make sure water drains away from the foundation. Fill cracks with a concrete filler, power-wash after completely set, and apply a concrete sealer. Replace slabs if necessary.
- ◆ Inspect siding and trim for chips or leaking, repair or replace as needed. Leaving these areas open to water damage can cause bigger problems later.



- ◆ Replace window screens that have holes, and make sure screens are secure on doors and window frames.
- ◆ Seal the deck and check for loose or rusting nails, splinters or rotting wood. Make sure railings or stairs are stable and secure.
- ◆ Weatherproof windows and doors. Spring is the perfect time to apply caulk or other products to keep homes cool in the spring and warm in the winter.
- ◆ Test outside faucets and hoses for freeze damage. Turn the faucet on and place your thumb over the opening. If water stops flowing, a pipe inside the home is most likely damaged. Check garden hoses for dry rot and leaks.
- ◆ Prune shrubs and trees to ensure proper drainage and add curb appeal to your property.
- ◆ Clean and tune-up lawn and garden equipment to be sure they are ready for summer use. Sharpen cutting blades to make yardwork easier.

For other maintenance tips or home improvement ideas, go to www.hgtv.com. For local gardening tips, Denver Botanic Gardens provides expert advice on gardening, see www.botanicgardens.org. Colorado State University also provides a wealth of information about climates, soils and more to help determine what may be best in your area. You may visit www.ext.colostate.edu.