

Spring Home Maintenance

Don't let home maintenance take a backseat to your spring cleaning routine. Dedicating a weekend and some elbow grease to these tasks can save you time and money you won't want to spend down the road.

Air Conditioning

- ❑ **Replace your air filters** - most filters need to be replaced every month.
- ❑ **Inspect the outdoor AC unit** - Clean out any debris or leaves from inside the unit and maintain the area around the condenser to maximize efficiency and the life of your unit.
- ❑ **Clean the outdoor AC unit's coils.** It's easy to do with your garden hose and light water pressure.
- ❑ **Inspect the vents and air ducts for any buildup of dust, debris, mold or other obvious allergens.** To clean, use a vacuum with a brush attachment first, and follow up with a damp microfiber cloth to get any stubborn leftovers.
- ❑ **Pour a couple ounces of bleach down your primary drain line at the evaporator coil in your attic.** It may seem obscure, but in order for your air conditioner to work effectively, it must be kept clear.
- ❑ **Clean the bathroom fans.** Remove covers and wash them with soap and water. Then, use a toothbrush to clean the fan blades before replacing the cover.

Electrical

- ❑ **Inspect wall sockets and outlets for any that are loose.**
- ❑ **Inspect extension cords and power strips around your home** to make sure they're following safety precautions and have a grounding plug.
- ❑ **Take a look at the breaker box and test the breakers.**
- ❑ **Make sure all kitchen appliances, outdoor plugs, garage refrigerator, and bathroom plugs are equipped with a GFCI outlet** for added grounding and surge protection.
- ❑ **Test the GFCI outlets by pressing the "test" button to ensure they trip** and then press the reset button to restore power.
- ❑ **Check all appliance cords and power tools for damage or frays** as that could be a fire hazard and should be repaired immediately.
- ❑ **Test smoke detectors and CO detectors** and replace the batteries
- ❑ **Inspect your whole-home surge protector to ensure it has not tripped.** Green light = working; red/yellow/amber light = needs service from licensed electrician.
- ❑ **Check exterior safety lights** are operating as designed.
- ❑ **Schedule a free electrical inspection with Morgan Pro** by calling us or visiting our site.

Appliances

- ❑ **Inspect your washing machine's hoses** for any cracks or damage and seal or replace if necessary.
- ❑ **Run a wash cycle (no clothes!) with 2 cups of white vinegar.** Half way through, stop the wash and add detergent.
- ❑ **Give the dryer vent a thorough cleaning** to remove any extra lint buildup.
- ❑ **Clean your clothes dryer filter thoroughly** after each cycle.

Structural

- ❑ **Inspect your attic for signs of any past or present moisture** as the leaks can quickly cause costly repairs.
- ❑ **Inspect all downspouts and gutters for any damage or clogs** to keep water diverted from the foundation.
- ❑ **Inspect wood used in decks, rails, stairs, and window sills for any signs of rot or termite damage.** Repair or replace if necessary and resealing, staining, or painting is a great annual task to avoid future damage. A small fix now can avoid a big project later.
- ❑ **Inspect the caulking and weather stripping around all doors and windows for damage or general wear and tear.** Repair or replace where needed to increase energy efficiency and keep out pesky insects.
- ❑ **Inspect the chimney exterior** and get a certified chimney sweep to clean & inspect the flue.
- ❑ **Inspect roof surface flashing, eaves, and soffits and clean thoroughly.**
- ❑ **Inspect the exterior walls for any rodent entry points** and seal with steel wool and caulk or open cell foam.

Landscape

- ❑ **Pressure wash your driveway, deck, patio, fence, and even soffits and siding** to get rid of nasty buildup and give your home a facelift.
- ❑ **Trim back any trees or shrubs that are in close proximity to your house** to prevent damage from falling limbs or stealthy overgrowth.
- ❑ **Clean out any debris or build up around foundation vents or window wells.**
- ❑ **Fill in low spots in the yard or near the foundation with compacted soil.** This will help prepare your yard for spring rains to avoid yard/foundation flooding and avoid pooling water (a breeding ground for mosquitoes).
- ❑ **Put organic mulch in your flower beds and around young trees** to retain moisture in the soil, prevent weed growth, keep the soil cool, improve the soil fertility, and improve the curb appeal of your home.
- ❑ **Develop a plan NOW to control mosquitoes in your yard.**
- ❑ **Give your sprinkler system a once over - check sprinkler heads for damage and look for leaky valves and exposed lines.** Then set-up your warm weather watering schedule on the control panel. Run your sprinklers overnight to best conserve water.
- ❑ **Tune-up lawn maintenance equipment** - replace any old gas stored in containers over the winter, lubricate the moving parts, sharpen blades, replace small engine oil and charge batteries.

Head over to the Morgan Pro blog to find more tips and tricks for home maintenance. If you need help with home maintenance or expert advice, give Morgan Pro a call at 713.4.MORGAN. You may also request service online, and a Morgan Pro team member will call you promptly to discuss your project.

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