

# SPRING EXTERIOR CHECKLIST



## ROOFING

- Cracked/missing shingles/flashings
- Deterioration of metal flashings
- Debris on roof

Cold weather, snow and ice can cause expansion and contraction of both shingles and flashings. Snow and ice can build up and break seals on shingles and flashings.

## GUTTERS

- Gutter straps
- Gutter attachment
- Positive waterflow/drains

Snow and ice can significantly weigh down gutters, pull straps loose, push flashing up, and freeze debris in place.

## WINDOWS

- Cloudy glass
- Seals
- Staining

Temperature extremes cause problems with the window glazing or seal due to expansion and contracting, especially if they are older windows, when the seal becomes brittle.

## SIDING

- Damaged/loose panels
- Surface wear/finish
- Positive water shedding
- Stains

The cold weather causes extreme movement of these exterior siding components which can lead to moisture intrusion into the wall, sheathing or cause premature failure of these components.

## FOUNDATION

- Holes
- Cracks
- Settling
- Positive water shedding

Frost coming out of the ground from winter to spring can cause settling and/or cracks. Penetrations that allow moisture into the foundation wall or basement also create entry points for insects and varmints.

The above items are the minimum recommended items to inspect. An inspection by PCS Residential typically consists of a report on each item, pictures taken of items needing attention, an estimate to perform the repairs, and a timeline of when repairs should be completed. This inspection cost varies depending on the size and scope of the association. Please contact us for more information.

## OTHER ITEMS TO CONSIDER

- General spring cleaning, wash windows, doors, screens, decks, siding
- Test pumps for proper operation
- Inspect driveway and sidewalk for new cracks, repair as needed
- Test exterior outlets and lights
- Yard equipment maintenance including lawnmowers, snow blowers and irrigation systems
- Clean up landscape yard debris, ensure landscape and grading creates a positive water flow away from home
- Test carbon monoxide and smoke detectors, change batteries
- Clean exhaust/dryer vents, furnace filters, air exchanger filters, whole house humidifiers, AC units