



CADEY O'LEARY COLLECTION  
BRINGING YOU HOME

## Preparing Your Home for Spring

With the changing of seasons, preparing your home for warmer weather can minimize potential risks and expenses down the road.

### THE EXTERIOR

#### **Clean Gutters and Downspouts**

Clear out any debris that may have accumulated and ensure all downspouts are directed away from your home. Use a hose to flush out the gutters, and, with the hose running, identify any leaks that need to be repaired.

#### **Check Gutters for Damage**

Inspect your gutter system for damage, such as holes or cracks, that may have been caused by freezing and thawing of ice.

#### **Check for Roof Damage**

Visually inspect the condition of your roof by looking for damaged or missing shingles. Check your attic for leaks or signs of moisture. If something seems suspicious, contact a professional.

#### **Check for Rotten or Damaged Siding**

Take a walk around your house and look for any siding damage. Be sure to repair any pieces of siding that are extremely weathered or cracking. If you have painted wood siding, peeling or loose paint should be scraped off, sanded and repainted. If your home is made of brick or stucco, look for any crumbling or deteriorated mortar. If you find a problem, contact a professional for help with the repairs.

#### **Clean Your Home's Exterior**

Use a pressure washer loaded with detergent to remove caked-on dirt and grime from the exterior. Clean with slow movements of the wand. Don't forget to clean your windows.

#### **Prepare Your Deck or Patio**

Ensure there aren't any loose or deteriorating boards. Sweep decks and patios with a broom, then use a garden hose or a pressure washer to remove remaining dirt or dust.



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### YARD MAINTENANCE

#### Clean Up Your Yard

Pick up leaves or other debris that accumulated throughout the winter months and dispose in yard refuse bags or garbage bags. You can also shred or mulch leaves with a mulching mower so they compost on the lawn to provide added nutrients.

#### Trim Trees and Shrubs

Pruning and trimming plants on your property helps promote plant health and can improve the curb appeal of your home. Prune any dead, diseased or out-of-control branches from trees and shrubs. Trim landscaping from all doors, windows and any outdoor A/C units.

#### Dethatch and Aerate Your Lawn

Thatch builds up when grass clippings are not chopped finely enough with a mulching mower or if excessive clippings are not removed after cutting. You should dethatch and aerate your lawn after the grass has begun growing for the season—usually after the first or second mow. You'll know you have to dethatch if clumped, dead grass is more than ½" thick. Use an iron rake or a thatch rake to cut through and remove thatch.

Aerating allows for greater movement of water, fertilizer and air in and out of the soil. It also encourages deep root growth. Be sure to aerate before applying fertilizer.

#### Fertilize and Seed Your Lawn

Fertilizing enriches the soil and creates a hardier, greener lawn. It promotes new growth and healthy roots while healing the grass from damage caused by foot traffic, pets and winter elements.

Use fertilizer designated for spring. They're designed to boost early growth and often contain herbicides and insecticides to protect the grass.

### AIR CONDITIONER

#### Inspect the Unit's Panels

Panels enclose and protect electrical systems of air conditioner compressors. Inspect these panels to ensure they're still secured properly and haven't sustained damage from winter weather.

#### Clear Away Debris

Remove leaves, twigs and other vegetation that may be around, on or inside the air conditioning unit, to ensure proper air flow.

#### Change the Air Filter

Change your air conditioner's air filter every spring. A new filter can help optimize the efficiency of the unit before you turn it on for the first time this season.