Spring Maintenance Checklist – More Than Cleaning

Too many homeowners believe spring maintenance is all about the cleaning. Sure, spring cleaning comprises a big chunk of any spring home maintenance schedule, but maintenance aimed at various structures, appliances, and systems within the home is, arguably, just as important. Nearly all homeowners love to see spotless windows for that first sunny, 70-degree day, but you can’t forget your roof and the possibility that ice dams formed over the winter. Follow this spring maintenance checklist to ensure your home is in optimal condition for the rest of the year.

### Spring Maintenance Checklist

- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulk or epoxy to seal the leak.

- **Siding:** Clean siding with a pressure washer to keep mold from growing. Check all wood surfaces for weathering and paint failure. If wood is showing through, sand the immediate area and apply a primer coat before painting. If paint is peeling, scrape loose paint and sand smooth before painting.

- **Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and recaulk needed area.

- **Window and door screens:** Clean screening and check for holes. If holes are bigger than a quarter, that is plenty of room for bugs to climb in. Patch holes or replace the screen. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Tighten and lubricate door hinges and closers.

- **Evaporative air conditioner:** Clean unit, check belt tension and adjust if needed. Replace cracked or worn belt.

- **Foundation:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If a significant number of bricks are losing their mortar, call a foundation professional. If you can slide a nickel into a crack in your concrete floor, slab or foundation call a professional immediately.

- **Roof:** Inspect roof surface flashing, eaves, and soffits. Perform a thorough cleaning. Check flashings around all surface projections and sidewalls.

- **Deck and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn’t look like it should or water has turned some of the wood a dark grey, hire a deck professional to treat your deck and fence.

- **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home’s paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time.

- **Sprinklers:** Check lawn sprinkler system for leaky valves, exposed lines, and improperly working sprinkler heads. If there is an area of your yard that collects too much water or doesn’t get enough, run the sprinklers to figure out the problem. If it’s not something you can fix yourself, call a professional before your lawn needs the water.

Source: [www.homeadvisor.com](http://www.homeadvisor.com)
Market Stats

Durham Region reports an increase in transactions

DURHAM REGION, March 6, 2018 – Durham Region Association of REALTORS® (DRAR) President Dennis Roberts reported 604 residential transactions in February 2018, a 28.5% increase over the previous month, and a 27% decrease compared to February 2017. February also saw a 26% increase in the number of new listings in Durham 1,202, compared to the 954 reported in January 2018.

The average selling price in Durham Region reached $591,404 in February 2018. In the previous month the average selling price was $578,645. “There continues to be strong pricing with 98% Sale to List Price (SL/PL) and a slight increase to the Sales to New Listing Ratio (SNLR) of 50.2% in comparison to 49.3% in January 2018,” said Roberts. “This indicates that Durham Region continues to experience a strong, balanced market.”

Durham Region leads the GTA with the most affordable townhouses according to the February 2018 year-over-year% change in the MLS® Home Price Index. “Amid the new mortgage ‘stress test’, home buyers may be looking at different home options and positively, Durham Region’s affordable townhomes and semi detached homes are serving that demand.” stated Roberts.

The province’s proposal to implement a mandatory Home Energy Rating and Disclosure (HER&D) program would have required the home seller to conduct an energy audit before listing their home. The program would have also made it mandatory for REALTORS® to post the energy score on the MLS® listing. “Because of the efforts by Ontario REALTORS® the province has decided not to proceed with this program,” said Roberts. “This is a win for home sellers in Ontario.”

To read the full Market Watch Report, visit my website at www.JeffreyFinney.com

Community Events

Oshawa Generals Vs Peterborough Petes
When: March 16, 2018 from 7:30pm to 10:00pm
Where: Tribute Communities Centre, 99 Athol St. East, Oshawa

Girls Inc Volunteer Night
When: March 20, 2018 from 7:00pm to 8:30pm
Where: Girls Inc Of Durham, 1-398 Bayly St. W., Ajax

Durham College Spring Open House
When: March 24, 2018 from 10:00am to 2:00pm
Where: Durham College, 2000 Simcoe Street North, Oshawa

Deer Creek Easter Brunch
When: April 1, 2018 from 11:00am to 1:00pm
Where: Deer Creek, 2700 Audley Drive, Ajax