**Your Home. Protected Year-Round.**
Use this checklist each season to stay ahead of costly repairs. Check off tasks as you complete them.

## SPRING (MARCH – MAY)

### Exterior

- [ ] Inspect roof — missing shingles, lifted flashing
- [ ] Clean gutters & downspouts; check for sagging
- [ ] Re-caulk windows, doors & exterior penetrations
- [ ] Inspect siding, trim & paint for moisture damage
- [ ] Check foundation perimeter for cracks or pooling
- [ ] Inspect deck/porch — loose boards & fasteners

### Interior

- [ ] Replace HVAC filters; schedule A/C tune-up
- [ ] Test smoke & CO detectors; replace batteries
- [ ] Flush water heater to remove sediment
- [ ] Test sump pump before rainy season
- [ ] Clean dryer vent duct from cap to appliance

## SUMMER (JUNE – AUGUST)

### Exterior

- [ ] Inspect & repair window and door screens
- [ ] Clean A/C condenser; clear vegetation around unit
- [ ] Check deck/fence stain — re-apply if needed
- [ ] Inspect garage door hardware & auto-reverse safety

### Interior

- [ ] Deep clean range hood filters & exhaust fans
- [ ] Test GFCI outlets — bathrooms, kitchen, garage
- [ ] Re-caulk showers, tubs & sinks if cracked

### Pest Prevention

- [ ] Inspect sill plates & framing for termite activity
- [ ] Seal gaps around pipes, wires & conduit

## FALL (SEPTEMBER – NOVEMBER)

### Exterior

- [ ] Clean gutters after leaf fall; install gutter guards
- [ ] Inspect & clean chimney flue; schedule sweep
- [ ] Caulk & weatherstrip doors & windows
- [ ] Drain & winterize irrigation before first freeze
- [ ] Disconnect garden hoses; shut off hose bibs
- [ ] Check attic insulation — R-38 to R-60 recommended

### Interior

- [ ] Schedule furnace/heat pump inspection & tune-up
- [ ] Replace HVAC filters
- [ ] Test smoke & CO detectors; replace batteries
- [ ] Reverse ceiling fans clockwise for winter efficiency
- [ ] Check water heater temp setting (120°F recommended)

## WINTER (DECEMBER – FEBRUARY)

### Exterior

- [ ] Inspect roof after heavy snow or ice events
- [ ] Check exterior pipes & hose bibs after cold snaps
- [ ] Monitor foundation & basement for frost heave

### Interior

- [ ] Open cabinet doors under sinks in extreme cold
- [ ] Know how to shut off water quickly (burst pipe)
- [ ] Check basement & crawl space for condensation
- [ ] Test sump pump; confirm discharge line not frozen
- [ ] Replace HVAC filter monthly during peak heating

**Questions? Need a repair or inspection?**
Call or email The BLDR Group — we are your single point of contact from first call through project completion.

## ANNUAL INSPECTION & REPAIR SCHEDULE

| System / Component | Frequency | Notes |
|---|---|---|
| HVAC (heating & cooling) | Twice yearly — spring & fall | Licensed HVAC technician |
| Roof inspection | Annually + after major storms | Visual + flashing check |
| Gutter cleaning | 2× per year — spring & fall | More if heavy tree coverage |
| Chimney sweep & inspection | Annually (if wood-burning) | CSIA-certified sweep |
| Plumbing inspection | Every 2 years | Supply lines, water heater |
| Electrical panel | Every 5 years | Licensed electrician |
| Pest/termite inspection | Annually | Licensed exterminator |
| Exterior caulking & sealants | Annually | Re-caulk as needed |
| Dryer vent cleaning | Annually | Fire prevention |
| Smoke/CO detector test | Monthly | Replace units every 10 years |
| Sump pump test | Twice yearly — spring & fall | Before rainy/storm season |
| Crawl space inspection | Annually | Moisture, vapor barrier, pests |

## POST-RENOVATION CARE

### Paint & Finishes

- Allow new interior paint 30 days to cure before washing
- Clean with mild soap & soft cloth; no abrasive cleaners
- Inspect exterior paint annually; re-coat every 5–7 years

### Flooring

- Hardwood: maintain 35–55% indoor humidity; avoid wet mopping
- Tile: re-seal grout annually in wet areas
- Carpet: professional cleaning every 12–18 months

### Plumbing & Structure

- Inspect supply lines under sinks & behind toilets every 2 years
- Monitor repaired structural areas for first full 12-month cycle
- Report new cracking, settling, or moisture to BLDR promptly

## BLDR SERVICE OFFERINGS

**Renovation**
Kitchen, bath, whole-home & room additions

**Restoration**
Insurance claims, storm & water damage

**Repair**
Structural, exterior, interior & systems

**General Contracting**
Full project oversight & subcontractor mgmt

**Project Management**
Owner's representative & construction mgmt

## CONTACT US

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### Hampton Roads Climate Reminders

- High humidity (May–Sep): Target 50% indoor RH to prevent mold, rot & paint failure.
- Hurricane season (Jun–Nov): Inspect roof, gutters & caulking before season.
- Salt air (coastal): Rinse exterior surfaces after storms to slow corrosion.
- Freeze-thaw (Dec–Feb): Winterize irrigation before first hard freeze.