

Spring Property Maintenance Checklist

Before spring projects begin, work through your property one area at a time. Focus on moisture, structural and waterproofing concerns first, then move on to painting and cosmetic improvements.

Exterior Walls

- ☐ Check for cracks in exterior walls.
- ☐ Look for peeling, flaking or faded paint.
- ☐ Inspect for damp patches, staining or signs of moisture.
- ☐ Identify areas where previous repairs may be failing.
- ☐ Note any surfaces that need cleaning, filling, priming or repainting.

Waterproofing

- ☐ Inspect roof junctions for signs of leaks.
- ☐ Check balconies and exposed exterior surfaces.
- ☐ Look for damaged or deteriorating waterproofing coatings.
- ☐ Examine gutters and downpipes for blockages or damage.
- ☐ Address recurring damp or moisture problems before repainting.

Roof and Drainage

- ☐ Check for loose or damaged roof tiles.
- ☐ Make sure gutters are clear and draining correctly.
- ☐ Inspect downpipes for leaks, cracks or blockages.
- ☐ Look for areas where rainwater may collect against walls.
- ☐ Repair obvious water-entry points before the spring rains.

Exterior Paintwork

- ☐ Inspect boundary walls, facades and other painted surfaces.
- ☐ Look for chalking, fading, bubbling or peeling coatings.
- ☐ Clean dirty surfaces before carrying out repairs.
- ☐ Repair cracks and damaged areas before applying new paint.
- ☐ Use the appropriate primer and coating system for the surface.

Metal Surfaces

- ☐ Check gates, railings and other metalwork for rust.
- ☐ Look for chipped or failing coatings.
- ☐ Remove unstable paint and treat rust before recoating.
- ☐ Inspect exposed fixings and joins for corrosion.

Interior High-Traffic Areas

- ☐ Check entrance halls, living rooms and children's rooms.
- ☐ Look for scuffs, marks and chipped paint.
- ☐ Inspect walls and ceilings for damp patches or stains.
- ☐ Identify rooms that may benefit from touch-ups or a fresh coat of paint.

Repairs and Preparation

- ☐ Prioritise moisture and waterproofing problems first.
- ☐ Repair damaged surfaces before cosmetic improvements.
- ☐ Clean, fill and sand surfaces where required.
- ☐ Use suitable primers before repainting.
- ☐ Follow the selected product's preparation and application instructions.

Project Planning

- ☐ List the repairs that need immediate attention.
- ☐ Separate urgent repairs from cosmetic improvements.
- ☐ Estimate the products, tools and materials required.
- ☐ Set a realistic budget for larger projects.
- ☐ Plan ahead for work that may require contractors or specialist advice.
- ☐ Purchase key products early to avoid delays during the busy spring season.

Final Spring Check

- ☐ Is the surface dry and sound?
- ☐ Have leaks or moisture problems been fixed?
- ☐ Have cracks and damaged areas been repaired?
- ☐ Is the surface clean and properly prepared?
- ☐ Do I have the correct primer, paint and tools for the job?

Pro Tip: Work through one section of your property at a time. Fix underlying problems first, then move on to painting, decorating and finishing touches. This makes spring maintenance easier to manage and helps prevent small problems from becoming more expensive repairs.