

welcome  
**SPRING**

*shake off winter:  
time to refresh  
your*

**PROPERTY**

24/7/365

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# LET'S KICK WINTER TO THE CURB!

As spring finally returns to the Midwest, property owners and managers can trade icy sidewalks and gray skies for sunshine, warmer days, and a fresh start. With that renewed energy comes a fresh set of seasonal challenges. Melting snow, heavy spring rains, gusty winds, and unpredictable temperature swings can quietly strain your buildings, from interior systems to roofing, siding, and drainage.



At Giertsen Company, we have seen how small quirks that appear after winter can quickly grow into major fire, water, or wind damage if they are ignored. That's why we created the

**Spring Property Refresh** is an easy, actionable flipbook designed to help you inspect, refresh, and ready your properties as spring arrives. It offers a visual snapshot that sets expectations, aligns teams, and shows the bigger picture at a quick glance.

For real, boots-on-the-ground work, the full Microsoft Word checklist delivers detailed, step-by-step guidance that maintenance staff can use to work efficiently and document everything thoroughly.

Both the flipbook and the in-depth checklist are available via the links below, ensuring your team has the right tool at the right time.



click here!





# CATCHING ROOF & ATTIC DAMAGE EARLY

## PROTECTING AGAINST WATER INTRUSION, ROT, & STRUCTURAL WEAKNESS

Winter storms loosen shingles, warp flashing, and create attic condensation. Correcting these issues early prevents roof leaks, mold growth, and structural deterioration during spring rains.

### INSPECTION & PREVENTION TASKS

- ✓ **Inspect shingles for cracking, curling, or missing pieces:** damaged shingles allow water intrusion and reduce roof lifespan
- ✓ **Check for moss or algae growth:** these retain moisture, weakening shingles and encouraging rot
- ✓ **Look for granule loss in gutters:** granules protect shingles from UV; loss indicates aging and reduced protection
- ✓ **Inspect flashing around chimneys/vents:** ice can lift metal, creating gaps that funnel water into the attic
- ✓ **Gutter Cleaning:** Remove fall and winter debris to ensure proper drainage and prevent water damage
- ✓ **Scan attic for daylight through roof boards:** visible light indicates gaps big enough for water intrusion
- ✓ **Look for attic mold/frost:** signs of winter condensation or poor ventilation that can degrade structure



# INTERIOR SYSTEM & SAFETY

## PREVENTING WATER, FIRE, & UTILITY FAILURES INDOORS

Interior systems often reveal the first signs of winter stress. Addressing these early prevents leaks, electrical hazards, and moisture problems that can escalate into costly restoration needs.

## INSPECTION & PREVENTION TASKS

- ✓ **Check Attic Insulation & Ventilation:** Prevents moisture buildup & mold
- ✓ **Inspect Pipes & Water Heaters:** Freeze damage often appears in spring
- ✓ **Replace HVAC Filters:** Improves air-flow & reduces strain after heavy winter use
- ✓ **Service Air Conditioner**
- ✓ **Test Smoke / CO Detectors:** Ensures fire & carbon-monoxide protection
- ✓ **Clean Dryer Vents:** Reduces fire risk from winter lint
- ✓ **Schedule Duct Cleaning:** Removes winter dust & improves air quality



# PLUMBING & WATER INTRUSION PREVENTION

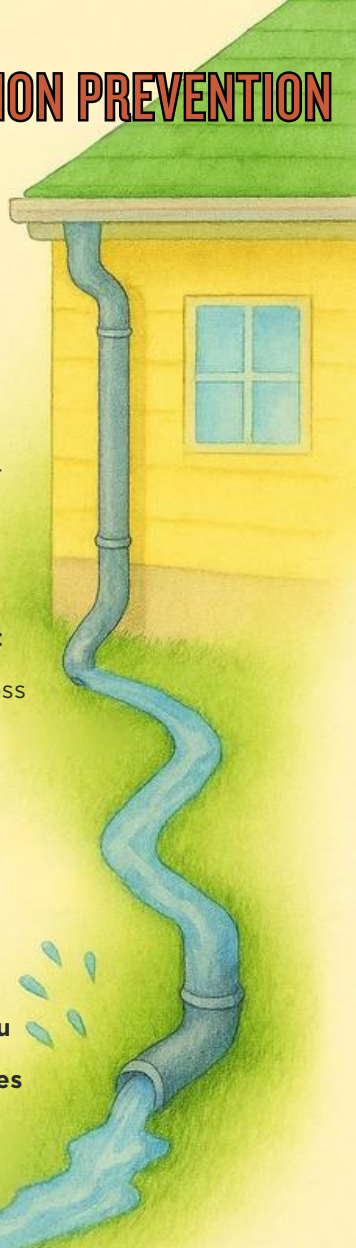
## STOPPING WATER DAMAGE BEFORE IT STARTS

Melting snow, saturated soil, and heavy spring rains put pressure on plumbing systems and foundations. Early detection prevents basement flooding, mold growth, and structural deterioration.

## INSPECTION & PREVENTION TASKS

- ✓ **Verify Downspout Extensions:** keep water away from the foundation
- ✓ **Inspect Washing Machine Hoses:** replace brittle or bulging hoses

- ✓ **Inspect Basement Walls & Floors:** check for dampness or musty odors
- ✓ **Test Sump Pump Operation:** make sure it's ready for spring storms
- ✓ **Check Outdoor Spigots:** look for leaks from freeze damage
- ✓ **Double Check You Have Flood & Disaster Insurances**



# THE BIG BREEZY MAKEOVER

## REDUCING ENERGY LOSS FROM POST- WINTER WINDOW & DOOR ISSUES

As winter ends, it is a good time to prepare windows and doors for spring moisture and increased use. Cold weather can leave behind issues like worn seals or stiff hardware that may cause leaks, drafts, and higher energy costs if left unaddressed.

### INSPECTION & PREVENTION TASKS

- Inspect weatherstripping & seals:** Winter temperatures can crack or loosen seals, leading to drafts and potential water leaks
- Check operation of windows & doors:** Winter shifting can cause frames to stick or open poorly, making early spring repairs important
- Examine glass & frames for damage:** look for cracked panes or moisture around frames, which can worsen during spring rains
- Clean tracks, sills, and weep holes:** Winter debris can block drainage and cause water buildup or mold
- Inspect and reinstall screens:** Screens often get damaged during winter; repairing them helps with airflow and pest control



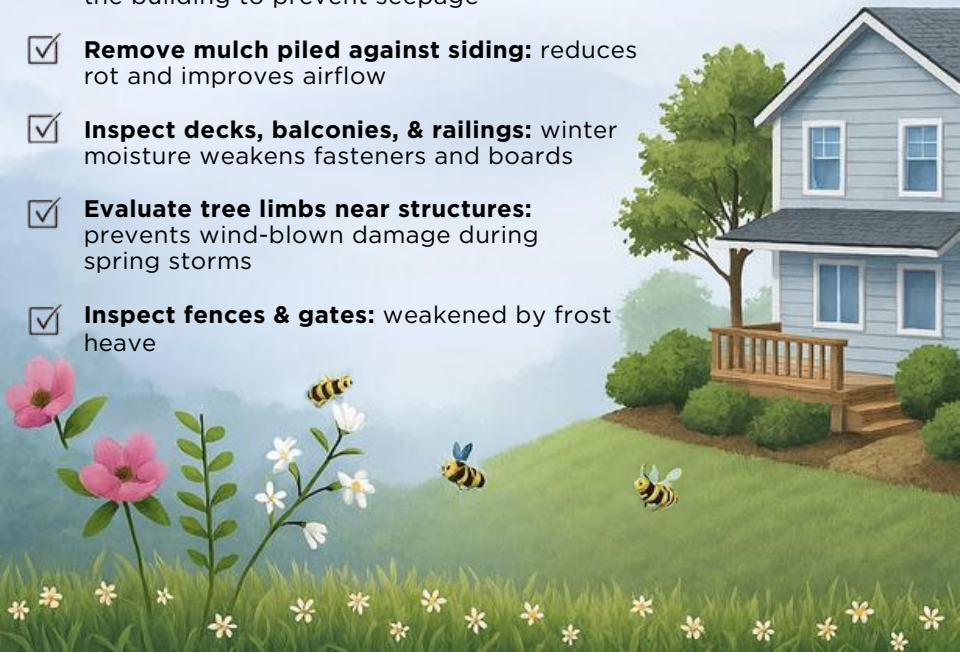
# EXTERIOR & LANDSCAPING

## PROTECTING AGAINST MOISTURE, WIND DAMAGE, AND DRAINAGE FAILURES

Winter affects both the building and the surrounding landscape. Proper spring cleanup ensures water flows away from structure and prevents rot, pest entry, and foundation issues.

## INSPECTION & PREVENTION TASKS

- ✓ **Trim shrubs and remove landscaping touching the building:** prevents moisture retention and blocks pest pathways
- ✓ **Clear debris around the foundation:** ensures proper drainage during heavy spring rains
- ✓ **Check siding and exterior caulking:** winter expansion creates gaps that allow water and pests inside
- ✓ **Inspect grading and soil slope:** soil should direct water away from the building to prevent seepage
- ✓ **Remove mulch piled against siding:** reduces rot and improves airflow
- ✓ **Inspect decks, balconies, & railings:** winter moisture weakens fasteners and boards
- ✓ **Evaluate tree limbs near structures:** prevents wind-blown damage during spring storms
- ✓ **Inspect fences & gates:** weakened by frost heave





# PEST PREVENTION



## KEEP PESTS OUT BEFORE THEY BECOME A PROBLEM

Seasonal temperature changes and increased moisture create ideal conditions for pests to enter and breed. Winter wear on exteriors also opens new entry points for rodents.

## INSPECTION & PREVENTION TASKS



- Secure trash and recycling bins:** loose waste attracts pests
- Seal gaps around windows, doors, and foundations:** rodents can enter through openings as small as a quarter
- Remove landscaping touching the building:** reduces pest pathways and moisture retention
- Inspect attics, basements, and closets:** dark, damp spaces are prime nesting areas
- Look for pest droppings:** evidence of winter pest activity in attics, basements, garages, and closets.





# OPERATIONAL SUPPORT, SAFETY & WORKFORCE READINESS



## VENDOR READINESS & MAINTENANCE AWARENESS

Seasonal transitions often reveal winter damage, system strain, & life-safety gaps. Coordinated vendor support & trained maintenance staff help address issues quickly, reducing downtime, minimizing risk, and preventing avoidable property loss.

## VENDOR COORDINATION & SERVICE COVERAGE

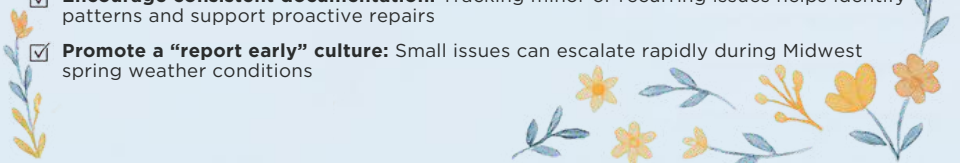
- ✓ **Utilities:** Respond promptly to leaks, outages, and service interruptions related to thawing conditions
- ✓ **Roofing Contractor:** Repair winter-related roof damage before spring rain worsens leaks
- ✓ **HVAC Technician:** Address airflow restrictions, furnace strain, and component wear before cooling season demand increases
- ✓ **General Contractor / Handyman:** Perform caulking, siding repairs, deck fixes, and other exterior corrections
- ✓ **Plumber:** Resolve sump pump failures, cracked supply lines, drainage issues, and water-heater concerns
- ✓ **Fire Protection / Suppression Vendor:** Inspect fire alarm and suppression systems, clean dryer exhaust vents, and review outdoor fire exposure areas such as grilling locations, combustible storage, & landscaping proximity
- ✓ **Electrician:** Correct panel deficiencies, wiring failures, or grounding issues that may pose safety or fire hazards

## MAINTENANCE STAFF EARLY-WARNING PRACTICES



Maintenance teams are the frontline of risk prevention. When staff are trained to recognize early warning signs and seasonal vulnerabilities, smaller issues can be corrected before escalating into major repairs or losses.

## INSPECTION & PREVENTION TASKS

- ✓ **Identify early moisture indicators:** Stains, bubbling paint, musty odors, warped materials, or discoloration may signal hidden leaks
  - ✓ **Recognize exterior vulnerabilities:** Loose siding, damaged gutters, shifting grades, or drainage issues can increase wind and water exposure
  - ✓ **Encourage consistent documentation:** Tracking minor or recurring issues helps identify patterns and support proactive repairs
  - ✓ **Promote a “report early” culture:** Small issues can escalate rapidly during Midwest spring weather conditions
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