



SEASONAL MAINTENANCE CHECKLIST

SEALANT JOINTS, SPRING AND FALL | TWIN CITIES METRO

Sealant is building-envelope maintenance, not cosmetics. A failed joint is a water-entry point, so walk the property each spring and fall and check every joint for the signs below.

ON THE WALK, AT EVERY JOINT

- ☐ **Cracking or splitting down the middle or along the edge of the bead.**
- ☐ **Gapping or pulling away.**
The sealant has lost its grip on one side of the joint and a visible gap has opened.
- ☐ **Hardening and brittleness.**
Good sealant stays slightly flexible. Material that has gone hard will crack next season.
- ☐ **Chalking or crumbling.**
A powdery, degraded surface, often from UV breakdown on the wrong product for the exposure.
- ☐ **Shrinkage that leaves the bead sitting below the joint or no longer spanning it.**
- ☐ **Dark staining or mildew at the joint.**
A sign moisture is already getting in.

WHEN JOINTS FAIL

- ☐ **Scope the work as reseal, not touch-up.**
The old failed material has to come out. Full removal, then the right product.
- ☐ **Specify the correct sealant type once, per joint.**
Associations have many identical joints. Matching the product to each joint's movement and exposure (its ASTM C920 class) pays off across the whole property.
- ☐ **Put joint condition on the same schedule as roofs and siding.**
A seasonal walk turns a five-dollar bead into a five-dollar bead, instead of a wall repair later.

SEEING CRACKED BEADS ON YOUR WALK?

A first call takes about fifteen minutes and costs nothing, 612-440-8660. The full guide: trupointhoa.com/knowledge-center/caulking-and-sealants