

SUMMER Maintenance Checklist

Painting and Roof Work

Evaluate your exterior paint and the condition of your roof each spring and if work needs to be done schedule it for the summer where you will have less interruptions and issues due to weather.

Rain and Moisture Preparation

Take the time to caulk your windows as needed and check to make sure your weep holes are clear. Weep holes are located at the bottom of your windows. If water gathers in the frame, the weep hole directs the water outside instead of inside.

Yard Care

Because we have less rain in the summer, it is important to make sure your yard is properly watered during this somewhat drier season. Check the trees around your property. If any limbs are touching the house, trim them back to cut off entryways for rodents and reduce the risk of limb damage if they snap or break.

Fall Maintenance Checklist

Gardening and Grass Care

Fall is a great time to plant spring bulbs, aerating and dethatching grass, as well as a great time to reseed!

Prepare for Freezes

Prep your yard and exterior water fixtures for winter. Check your pipe insulation. Cover and store your hose bibs before the first freeze. Figure out which plants you need to cover before the first freeze, so you aren't scrambling in the cold when the time comes.

Service your Furnace

Get ahead of the game by servicing your furnace in the fall to prevent any issues in winter. And if you have a fireplace, sweep your chimney before you need to use it

Evaluate your Downspouts

Downspouts connect your gutters to the ground. Over time, wind, rain, and debris can knock them out of place. Walk around your house and check your downspouts to ensure they are connected to the gutters. Check the dirt at the base of the downspouts and around the home to make sure it is angled away from the foundation.

Clean Your Sump Pump and Pit

A sump pump is found in the basement of most homes, though not all. They are placed at the lowest point of the house to help prevent flooding in the home. A bucket in the foundation collects water and once it hits a certain level the sump pump is triggered to remove the water. Knowing if you have a sump pump is important. If you do have one, check out the system to make sure it is clean and in good working order.

Clear Fallen Leaves

Clean out the gutters and sweep off the roof. In November, Seattle has unlimited yard waste pick-up. So, take advantage by clearing all debris during November.

Winter Maintenance Checklist

- Change the Filter in your Furnace**

Also, if you are going on vacation during the winter leave your heat on. Otherwise, your pipes may freeze.
- Blow the Water Out of Your Sprinkler**

This will keep exterior pipes from busting.
- Have Your De-icer, Salt, and Shovel Ready**

You'll need this for getting snow off the sidewalk and driveway. You don't want to be in line at the hardware store when the first winter storm rolls in.
- Take Care of Annual Tasks**

Check the batteries in the smoke and CO2 detectors. Those batteries have a life span, and it is easy to forget to check them. I like to do it at New Year's, so I know when they were last checked and replaced.
- Check Your AC Unit**

If you need to install a new one, winter is a great time because it will be less expensive compared to the rest of the year. Supply and demand is a real thing!

Spring Maintenance Checklist

- Plant a Garden**

Get outside and add some color and life to your lawn! Spring is the time to plant a garden.
- Deep Clean Your Home Exterior**

Give your windows some attention with a deep cleaning inside and out. Think about scheduling a pressure wash for the whole exterior of your house if it needs it.
- Deep Clean Interior**

The warm spring air will enable you to open windows as you dust the shelves or deep clean the oven. Take advantage of the warm fresh air and open those windows!
- Vacuum Your Heating and Cooling Ducts**
- Evaluate Your Winterization**

Evaluate any weathering the house has endured during fall and winter. A good place to start is at the south-facing wall of the house. This is the "weathering side" of any house because it bears the brunt of sun, wind, and rain. Take a moment to poke the siding on that side. You are looking for any softwood, especially around the windows. You may also find that the south or weathering side needs a fresh coat of paint before the other sides
- Treat Your Roof for Moss and Mold**