

THE ULTIMATE GUIDE TO HOME MAINTENANCE IN THE PACIFIC NORTHWEST

Whether you've just bought a new home, or have been in yours for 20+ years, it is important to keep up on routine maintenance to avoid costly home repairs down the road. Use our thorough checklist to make sure you are getting all the bases covered throughout the year.

Spring

- ☐ Rake any remaining leaves that survived the winter
- ☐ Lay down mulch in your flower and garden beds
- ☐ Inspect your trees (or hire an arborist) for signs of illness or dead branches
- ☐ Reseed your lawn
- ☐ Plant your perennials
- ☐ At the end of spring fertilize your lawn
- ☐ Wash windows (inside and out)
- ☐ Clean out debris from your home's gutters
- ☐ Sweep and clean your deck, check for signs of cracked wood and remove debris from between boards
- ☐ Clean your tile and grout to help prevent mold growth
- ☐ Clean your faucet's aerator — which is the spring inside the end of the faucet

Summer

- ☐ Inspect roof for wear and tear (typical lifespans: asphalt shingled roofs: 15 years, wood shingles 30-50 years, metal 50+ years, tile can sometimes last for the lifetime of the home)
- ☐ Repair gutters
- ☐ Paint/Stain and seal decks
- ☐ Repair front porch and/or back decks
- ☐ Reverse the setting on your ceiling fans to counterclockwise. (This pushes the air down, creating a nice breeze.)

- ☐ Check the weather stripping around doors and windows to keep the cool air in. Cover windows that receive morning or afternoon sun with drapes
- ☐ Refinish your hard-wood floors (every 5+ years) to extend the floor's life

Fall

- ☐ Rake Leaves
- ☐ Aerate lawn
- ☐ Fertilize your lawn
- ☐ Weed, rake, compost and mulch your garden beds
- ☐ Plan next year's spring bulbs while the soil is cool (and not yet frozen)
- ☐ Trim back dead branches from trees in your yard
- ☐ Prune your plants to ensure strong healthy growth in the Spring
- ☐ Remove any loose wood that is close to your home (to help keep carpenter ants at bay)
- ☐ Make sure you have a working snow shovel and stock up on ice melt
- ☐ Remove moss from your roof
- ☐ Inspect shingles and skylights for damage or leaks
- ☐ Clean and store your summer outdoor equipment (think BBQ's, lawn chairs, umbrellas and seasonal children's toys)
- ☐ Seal cracks and gaps in windows and doors with caulk or weather stripping
- ☐ Clean windows (For a simple solution to wash extremely dirty exterior windows, combine equal parts vinegar and water or three tablespoons of denatured alcohol per quart of warm water. Use a piece of crumbled newspaper to wash the glass to avoid lint left behind by paper towels.)
- ☐ Clean doors
- ☐ Power-wash sidewalks/driveway
- ☐ Mend cracks and gaps in the driveway and walkway, as needed
- ☐ Drain and cover pipes/exterior faucets

- ☐ Look for signs of rotting or damage in/on wood decks. Power washing, stain/paint and seal with a water-repellent sealer.
- ☐ Check for cracks or settling in the foundation of the home
- ☐ Remove leaves and debris from your gutters to ensure efficient run-off for the upcoming heavy rains and snow
- ☐ Check doors and windows to make sure no air is coming through. If it is, replace your weather stripping
- ☐ If you have a home security system, check the alarms and circuit breakers to ensure they are in working order (inspect the sensors one by one)
- ☐ Drain your water heater and clean out any debris that may have settled in it
- ☐ Replace your furnace filter
- ☐ Do a deep clean on your carpets, window coverings and upholstery
- ☐ Declutter your home of unwanted items and donate at items
- ☐ Organize each room of your home for maximum efficiency
- ☐ Use a hygrometer to check your home's humidity levels; ideal levels are between 30 - 50% (low humidity can cause dry skin and sore throats; high humidity can cause black mold and subsequent health risks)
- ☐ Replace batteries in smoke detectors and make sure you have a smoke detector on every floors of your home, including the basement
- ☐ Replace carbon monoxide detectors, as needed (unlike smoke detectors, these typically do not require battery replacement because they last 5 years and then need to be thrown out and replaced)
- ☐ Check attic for signs of water leakage from roof or rodents taking up residence



If all this home care has prompted you to dream about remodeling your home, give us a call at 425.870.8123 and our team at VanderBeken Remodel would be happy to discuss with you the possibilities of bringing those dreams to life.

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Annual Service Check Ups

Most home maintenance items can be accomplished without the help of a professional, but please note the following items should be inspected and serviced annually by a professional:

- | | |
|--|----------------|
| 1) HVAC (Heating, Venting
& Air Conditioning) | 3) Septic Tank |
| 2) Fireplace/Chimney | 4) Roof |
| | 5) Garage Door |

Something Missing?

Is something missing from this list that is unique to your home? Add it here:

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