

# YOUR SEASONAL HOME MAINTENANCE GUIDE





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Welcome to your go-to guide for home maintenance in Washington State!

Whether you're living in a 2-story home or a cozy condo, here's how to keep your residence in tip-top shape throughout the year.

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# SPRING

Revitalize Your Home

## HOUSE

- **Windows and Screens:** Clean and inspect for damages.
- **Siding:** Pressure wash to remove grime.
- **Roof:** Inspect for winter damage.

## SYSTEMS

- **HVAC:** Get serviced to prepare for the warmer months
- **Plumbing:** Check for leaks.

## YARD

- **Lawn:** Aerate and fertilize.
- **Trees and Shrubs:** Prune to encourage growth.

## APPLIANCES

- **Refrigerator:** Clean coils and change water filters



# SUMMER

Prepare For Heat

## HOUSE

- **Deck/Patio:** Inspect and reseal.
- **Paint:** Touch up exterior paint.

## SYSTEMS

- **Sump Pump:** Test for functionality.

## YARD

- **Sprinkler System:** Inspect and repair.

## APPLIANCES

- **Air Conditioner:** Clean or replace filters.



# AUTUMN

Prepare for the Cold

## HOUSE

- **Gutters:** Clean out leaves and debris.
- **Crawlspace:** Inspect for pests and moisture.

## SYSTEMS

- **Furnace:** Get it serviced.
- **Chimney:** Clean to minimize the risk of fires.

## YARD

- **Lawn:** Winterize with fertilizers.
- **Trees:** Check for weak branches.

## APPLIANCES

- **Water Heater:** Flush the system.
- **Washing Machine:** Inspect hoses for leaks.



# WINTER

Keep Safe and Warm

## HOUSE

- **Weatherstripping:** Replace around doors and windows.
- **Roof:** Check for ice dams.

## SYSTEMS

- **Pipes:** Insulate to prevent freezing.
- **Smoke/CO Detectors:** Test and replace batteries.

## YARD

- **Snow Removal:** Keep paths clear.

## APPLIANCES

- **Dryer:** Clean vents.
- **Dishwasher:** Clean the filter and spinning arms.

# APPLIANCE LIFESPAN & MAINTENANCE

## Refrigerator

- 10-15 years
- Service every 2 years.

## Air Conditioner

- 10-15 years
- Service annually.

## Water Heater

- 8-12 years
- Flush annually.

## Washing Machine

- 8-12 years
- Service every 18-24 months.

## Dryer

- 10-13 years
- Clean vents annually.



Remember, this guide is a general template.  
For a tailored maintenance plan, consult  
specialists as needed. Stay proactive in  
maintaining your home for a trouble-free living  
experience!



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