



After the Purchase
how to take care of

Home

Home Maintenance
Checklist- Fall Edition

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Epique | Haven Real Estate Group

Exterior *Home* Maintenance



Eastern Washington fall means shortening days, first frosts (typically mid-to-late October), and prep for hard winter freezes. This checklist covers what to do before the ground freezes and heating season kicks in fully.



Roof & Gutters

- Inspect roof for damaged, curling, or missing shingles
- Check flashing around chimneys, vents, and skylights
- Clean gutters and downspouts of leaves and debris (do this twice — once in Sept, once after leaf drop in Nov)
- Confirm downspouts direct water at least 5 feet away from foundation
- Trim overhanging tree branches near the roofline



Yard & Landscaping

- Aerate and fertilize lawn (fall feeding is critical in this climate)
- Rake and remove fallen leaves regularly
- Cut back perennials and clear dead plant material
- Plant spring bulbs before ground freezes
- Mulch garden beds for winter insulation
- Drain and disconnect garden hoses; store them
- Shut off and blow out exterior irrigation/sprinkler lines before first hard freeze (a common Eastern WA fall must-do)
- Cover or bring in outdoor faucet covers (freeze caps on hose bibs)
- Clean and store patio furniture, cushions, and umbrellas
- Drain and winterize fountains, ponds, or fire pits

Exterior *Home* Maintenance



Driveway & Walkways

- Seal cracks in driveway/asphalt before freezing
- Stock up on ice melt/sand for winter
- Locate and test snow shovels, snow blower — service the blower now before the rush



HVAC & Exterior Systems

- Schedule furnace inspection and filter change ahead of heating season
- Clean out exterior AC unit and cover it for winter
- Inspect chimney and have it swept/inspected if you use a wood stove or fireplace
- Test exterior outlets (GFCI) and holiday lighting wiring
- Check exterior faucets for leaks before shutting off outdoor water



Roof, Attic & Structural

- Check attic insulation levels — add more if needed before cold sets in
- Look for signs of pest entry points around eaves, vents, and foundation
- Inspect garage door seals and weatherstripping



Windows & Doors

- Install storm windows or clean/repair existing ones
- Check screens — remove and store, or swap for storm inserts
- Test all exterior door locks and deadbolts



Foundation & Exterior Walls

- Inspect foundation for cracks and seal as needed before freeze-thaw cycles start
- Check exterior siding/stucco/brick for damage or gaps
- Caulk and re-seal around windows, doors, and utility penetrations
- Inspect and repair weatherstripping on all exterior doors

Interior *Home* Maintenance



Heating System

- Replace/clean furnace filters
- Bleed radiators if you have hot water heat
- Test thermostat (consider programmable/smart thermostat upgrade)
- Open and clean heat vents/registers, vacuum out dust
- Test carbon monoxide detectors (critical once heat is running)



Safety & Detectors

- Test all smoke detectors and replace batteries
- Check fire extinguisher charge/expiration
- Review and update family emergency/winter storm kit
- Check emergency flashlights and backup batteries



Plumbing

- Insulate exposed pipes in crawl spaces, garage, and attic
- Locate main water shut-off valve and confirm it works
- Check water heater — flush sediment, inspect for leaks
- Inspect under sinks for slow leaks before pipes are hidden by winter clutter



Windows, Doors & Insulation

- Apply plastic window film/insulation kits on drafty windows
- Check door sweeps and add if drafts are present
- Reverse ceiling fans to clockwise for winter heat circulation

Interior *Home* Maintenance



Chimney & Fireplace

- Have chimney professionally cleaned/inspected
- Stock firewood, keep it covered and off the ground
- Check damper operation



General Interior

- Deep clean/replace dryer vent and lint trap ductwork (fire prevention)
- Test sump pump if you have one, ahead of fall rains
- Inspect basement/crawl space for moisture or pest issues
- Rotate/replace HVAC filters on a monthly schedule going into winter
- Check humidifier/dehumidifier units and service as needed
- Inspect attic access door/hatch for proper sealing
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Appliances

- Clean refrigerator coils
- Check washing machine hoses for wear/bulging
- Test garage door opener and safety sensors

Seasonal Notes for Eastern Washington

- First frost typically arrives mid-to-late October in the Spokane/Spokane Valley area — irrigation blowouts and hose disconnects should be done before this date.
- Wide day/night temperature swings in September make this an ideal window for exterior sealing and caulking work (materials cure best in moderate temps).
- Snow can arrive as early as November, so gutter cleaning, roof inspection, and snow equipment checks should be wrapped up by early-to-mid November.

nice to meet you



Maggie Fairbanks

Bringing her fierce combination of drive, determination, innovation and compassion to the table, Maggie Fairbanks has quickly become a standout REALTOR® in Eastern Washington markets. Maggie excels in cultivating relationships with clients and industry partners alike, which enables her to get to the core of her clients' needs while building the strong connections necessary to fiercely negotiate on their behalf.

Maggie is the type of agent you want on your side because she always pursues an outstanding outcome rather than just another closed sale. She is well aware of how pivotal the experience of buying and selling homes can be with all of the unique complexities involved. Maggie is always ready to go above and beyond to anticipate hurdles and assist with all of the needs that arise throughout the process. One of her top goals is always to shoulder the stressful elements that arise so her clients can enjoy the process and celebrate the successful outcome when closing day arrives.

LET'S CONNECT



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