

FALL HOME MAINTENANCE CHECKLIST

☐ TICK IT OFF ☐ PRO WORTH HIRING OUT

Fall here is wet, windy and long. Almost every expensive repair we find on an inspection started with water that had nowhere to go, or a tree nobody limbed. Work through this list before the first atmospheric river and you buy yourself a quiet winter.

01 ROOF & GUTTERS

- ☐ **CLEAR THE GUTTERS TWICE**
Fir needles come down in two waves. One clean in October is never enough, and a blocked gutter sends water straight down the wall.
- ☐ **DEAL WITH THE MOSS** ☐ PRO
Coastal moss lifts shingle edges and holds water under them. Treat it, don't pressure wash it — that takes years off the roof.
- ☐ **CHECK FLASHINGS AND VENT BOOTS**
Chimneys, skylights and plumbing stacks are where leaks start. Cracked rubber boots are a \$40 part and a \$6,000 ceiling.

03 CRAWLSPACE & ATTIC

- ☐ **LOOK UNDER THE HOUSE AFTER THE FIRST HEAVY RAIN**
Standing water, a torn vapour barrier or a musty smell all mean the same thing: find where it's getting in now, while it's obvious.
- ☐ **TEST THE SUMP PUMP**
Pour a bucket in and confirm it kicks on and shuts off. A seized pump is only ever discovered at the worst possible time.
- ☐ **PUT YOUR HEAD IN THE ATTIC**
Daylight, damp insulation, blocked soffit vents, rodent trails. Ten minutes with a flashlight before the rain settles in.

02 DRAINAGE & PERIMETER

- ☐ **GET DOWNSPOUTS AWAY FROM THE HOUSE**
Six feet of extension, or into a working drain. Water dumped at the foundation is the single most common cause of a wet crawlspace.
- ☐ **FLUSH THE PERIMETER DRAINS** ☐ PRO
Island lots silt up. Have them flushed and scoped every five to seven years, and keep the invoice — buyers ask for it.
- ☐ **CLEAR THE DITCH OR CATCH BASIN**
The one at your lot line is usually yours to keep clear. Do it before the first big rain, not during it.

04 HEAT

- ☐ **SERVICE THE HEAT PUMP EARLY** ☐ PRO
New filters, two feet cleared around the outdoor unit, and a booking made in September. By November every tech on the Island is a week out.
- ☐ **SWEEP THE CHIMNEY BEFORE THE FIRST FIRE** ☐ PRO
Wood stove or fireplace, once a year. A WETT inspection report also saves an argument at sale time.
- ☐ **RUN THE HEAT FOR AN HOUR IN SEPTEMBER**
Find the failed part on a mild day. Bleed the radiators, check the baseboards, make sure every room actually warms up.

05 WALLS, WINDOWS & DOORS

☐ RE-CAULK THE SOUTH AND WEST WALLS

That's where the driving rain lands. Check around windows, trim, hose bibs and any penetration through the siding while it's still dry enough to cure.

☐ CUT THE GREENERY BACK OFF THE SIDING

A foot of air, minimum. Salal, laurel and cedar hold water against the wall all winter and that's how rot starts.

☐ FIX THE DRAFTS YOU CAN FEEL

Weatherstripping and door sweeps are an afternoon and about \$60. Run the bathroom fans through winter too — our humidity, not our cold, is the problem.

07 TREES, DECK & YARD

☐ GET THE DEADWOOD OUT OF THE FIRS PRO

Most storm damage we see on the Island is trees, not roofs. An arborist visit before wind season is cheap insurance — and check your municipality's tree bylaw first.

☐ USE THE LAST DRY STRETCH ON THE DECK

Clean, then seal — it needs about 48 dry hours to cure, and after mid-October you won't get them.

☐ PUT THE LOOSE STUFF AWAY

Umbrellas, cushions, trampolines, empty bins. A 90 km/h southeaster turns all of it into something that hits a window.

06 WATER

☐ DISCONNECT AND DRAIN THE HOSES

We don't get a deep freeze often, which is exactly why a burst hose bib catches people out. Shut the interior valve and drain the line.

☐ FIND THE MAIN SHUT-OFF AND LABEL IT

Turn it, so you know it turns. Then make sure everyone in the house could find it in the dark.

☐ CHECK THE WATER HEATER

Flush a few litres of sediment off the bottom, look for rust at the fittings, and confirm the drain pan actually drains somewhere.

08 SAFETY & OUTAGES

☐ TEST EVERY SMOKE AND CO ALARM

New batteries, and replace any unit over ten years old — the date is printed on the back. CO matters more once the heat and the fireplace are running.

☐ CLEAR THE DRYER DUCT

Not the lint trap — the duct behind it, all the way to the vent hood. It's a fire risk and it's why winter loads take twice as long.

☐ BUILD THE OUTAGE KIT

Three days of water, lanterns, a power bank, and a plan if you're on a well or a septic pump. Rural power here can be out for a day or more.



ANNEX REAL ESTATE GROUP

WHAT IS YOUR HOME WORTH NOW?

If you're looking to buy or sell in the next 2 years, reach out to us and we can make a plan so that the process is smooth and you are fully prepared.

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