

CONGRATULATIONS ON THE NEW PLACE

You picked the most beautiful corner of the country to live in.

You also just made the largest purchase of your life, and you probably stretched to do it. We would like to hand you something useful, free, and with nothing attached to it.



A valley neighborhood with the Cascades behind it. This is what you just bought into.

You already know the good part. The trees, the water, mountains an hour away in three directions, and light that comes back in June and stays until ten at night.

Here is the part nobody mentions at closing. The same rain that keeps it green is working on your house. Moss anchors into the roof, algae spreads across the shaded wall, needles pack the gutters. None of it announces itself. It just accumulates, from the day you get the keys.

That is not a reason to worry. It is a reason to know the rhythm of the place, and nobody hands you that along with the garage door opener.

So this is that calendar. What to look at, how often things actually need doing, what you can safely put off, and where to spend first if money is tight. Use it yourself, or hand it to us.

ONE THING WE WANT TO SAY FIRST

You just spent an enormous amount of money, and if the budget is thin right now, that is normal and temporary. Almost nothing in here has to happen this month. What matters is the order, so the small stuff never becomes the expensive stuff.

THE ONE IDEA WORTH TAKING AWAY

By the time you can see it, it has usually already cost you something.

This is the difference between maintaining a house here and repairing one. It is also where nearly all the money is.

Everything that grows on a Northwest home works the same way: it establishes invisibly, does quiet damage for a season or two, and only then looks bad enough to notice. Most people call when the house looks dirty. By then the roof has lost granules, the paver joints have lost sand, and the deck has been holding moisture for two winters.

A light, boring, regular clean costs less per year *and* makes the material last longer. Waiting until it is obvious means paying for a harder job on a surface that has already given up some of its life.

Staying on a Cycle

Growth comes off before it roots. The surface never degrades, so the same gentle process works every time and the price stays predictable.

Playing Catch-Up

Established growth needs a longer, harder visit, off a surface already damaged underneath. You pay more, and you are restoring instead of protecting.

Three things grow on a Northwest roof, and they are not the same problem

Worth being able to name. It is the difference between a wash and somebody telling you that you need a new roof.



Black streaks: algae. Feeds on the mineral filler in the shingle. Mostly cosmetic at first, but it holds moisture and it spreads.



Green clumps: moss. The number one roof problem here. It anchors into the granule layer and lifts it as it swells and dries.



Crusty gray patches: lichen. Bonded down into the shingle. Scraping it takes the protective granules with it, as here.

Never let anyone pressure wash your roof.

High pressure strips the ceramic granules protecting your shingles, and on most roofs it voids the manufacturer warranty. The right method is a soft wash: low pressure and the right chemistry, so the growth dies at the root instead of growing back from what was left behind. If a company shows up with a pressure washer pointed at your roof, send them home.

THE SINGLE MOST EXPENSIVE MISTAKE WE SEE ON NEW PURCHASES

THE YEAR, START TO FINISH

What a Northwest house asks for, season by season.

Nothing here is urgent. It is the rhythm, so you can plan around it instead of reacting to it. Very few houses need every line in a single year; the shadier and more treed your lot, the closer you get.

Early fall

SEPT TO OCT

- Rinse the house down to knock off a summer of dust and pollen
- **Take the window screens off for the winter**
- First gutter cleanout
- Exterior window cleaning
- Soft wash the deck, the fences and the walkways
- Pressure wash the hardscapes, with a chlorine post-treatment

The heaviest visit of the year and the one that pays for itself. Every line here is about getting the property clean and protected *before* the wet season, rather than cleaning up after it. The post-treatment on the hardscapes is what stops organics establishing over winter, which is what keeps walkways from turning slick.

Late fall

NOVEMBER

- The main gutter cleaning, once the leaves are actually down
- Roof wash, if it needs one
- Book holiday lights if you want them

The early fall cleanout handles the first drop. This one handles the rest, and it is the one that matters most, because clogged gutters overflow all winter and rot the fascia behind them.

Winter

DEC TO FEB

- Another gutter clean, especially under heavy conifers
- Clear debris off the roof and out of the valleys
- Check that downspouts are not backing up underground
- Drain jetting, to move accumulated material down and out

Winter is when the drainage system is under the most load, and when moss takes hold. It is also the best time to jet the underground lines, while there is plenty of water moving through to carry the loosened material away.

Spring

MAR TO MAY

- Roof wash
- House wash
- Screens back on
- Window cleaning, inside and out
- Pressure washing and deck washing, if you skipped it in fall or it needs it again

Treat the moss before summer and wash off the winter. This is the visit that makes the house feel new again, and the one most people look forward to.

Summer

JUN TO AUG

- Solar panels, if you have them, late June to early July
- Window cleaning, the aesthetic one
- Book the fall work early, then go enjoy it

The dry season and the least growth. Solar goes now because the pollen fall has finished and the biggest production months are still ahead.

NOT FUSSY ABOUT WHEN

And some of it just needs doing once a year.

Not everything is tied to a season. These run on an annual cycle, and the month matters far less than the fact that it happens at all.

Dryer Vent Cleaning

Once a year, no exceptions and no stretching it, whatever the month. Get the first one done early so you know what you inherited from the last owner rather than assuming.

Drain Jetting

Every year with open downspouts, every two with downspout protection fitted. Winter is a good time for it but any time beats not doing it. If water is pooling near the foundation, that is not a schedule question, that is now.

A Look at the Roof and Gutters

Once a year somebody should actually look, not just clean. Catching a lifted shingle or an early patch of moss is the difference between a treatment and a repair.

THE TRICK NOBODY TELLS A NEW OWNER

Take the screens off before the winter rains start. They hold a summer of dust, and sideways rain washes it down onto the glass, where it dries into mineral spots that are genuinely hard to remove later. Bare glass sheds rain cleanly and stays clearer all winter. Label them, stack them in the garage, put them back in spring.

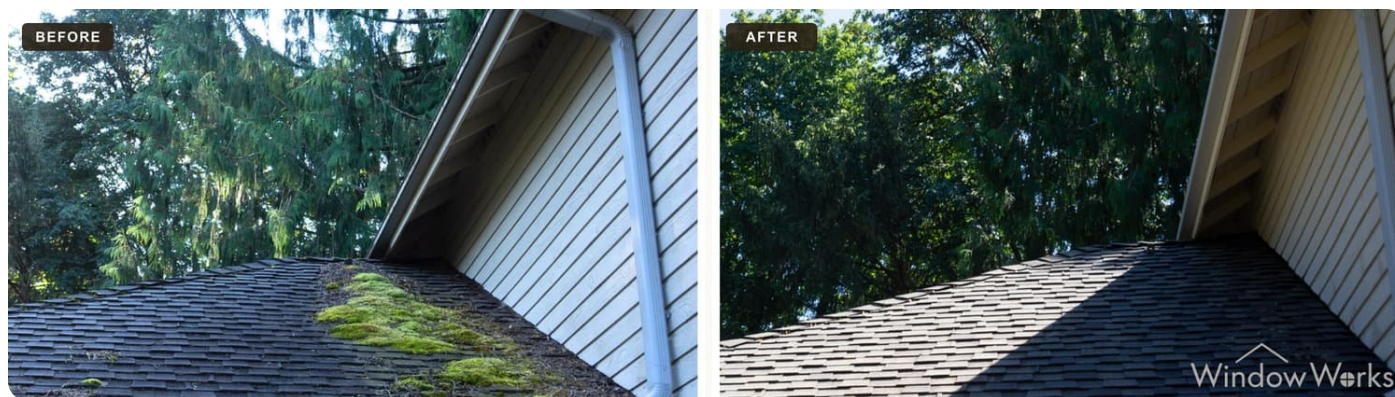
THE WHOLE LIST, HONESTLY

Everything a Northwest house actually needs, and what each one is defending.

Grouped by what is at stake rather than by what it is called. The intervals are ranges because the biggest variable is shade: a heavily treed, north-facing lot runs on a different schedule than an open lot with the same house on it.

SERVICE	HOW OFTEN	WHAT IT IS PROTECTING
PROTECTING THE STRUCTURE		
Roof washing	Every 2 to 3 years	The granule layer, which is the only UV protection your shingles have. Carries a 3 year moss-free warranty on shingle, tile and cedar.
Roof and gutter cleaning	1 to 2 times a year	Fascia, soffits and the foundation. Also what keeps the roof warranty active: a packed gutter is where moss grows fastest and reinfects the roof from below.
THE TWO YOU CANNOT SEE, WHERE THE FIRST VISIBLE SIGN IS ALREADY A PROBLEM		
Dryer vent cleaning	Every year	The only item on this list about safety rather than money. Nothing stretches it. See page 8.
Drain jetting	Every 1 to 2 years	The underground pipe carrying your downspouts away from the house. When it packs, gutters you just paid to clean still overflow at the foundation.
PROTECTING A FINISH YOU ALREADY PAID FOR		
House washing	Every 1 to 3 years	Siding and paint. Algae holds moisture against the wall. Cedar shake is the exception at every year, because it is porous.
Window cleaning	1 to 2 times a year	The glass itself. Mineral staining that bonds over a winter is sometimes not removable at any price. The fall visit is the protective one.
Deck and fence washing	Every 1 to 2 years	The coating. Stain will not bond to dirty or growth-covered wood, so skipping the wash shortens the life of the finish you paid for.
Wood restoration	As the wood asks	Cedar and stained wood gone grey, brought back before it is re-coated.

SERVICE	HOW OFTEN	WHAT IT IS PROTECTING
PROTECTING A SURFACE YOU WALK ON		
Pressure and soft washing	About once a year	Driveways, patios and walkways. Algae on wet concrete is a slip hazard first and an appearance problem second.
Paver cleaning	1 to 2 times a year	The joints. This runs on a schedule even when the surface looks clean: growth displaces the jointing sand and the pavers begin to shift.
ONLY IF YOUR PROPERTY HAS ONE		
Solar panel cleaning	Every year	Production. Late June to early July, after the pollen and before the biggest output months.
Metal or membrane roof	Every 1 to 2 years	Coatings, seams and fasteners. Different chemistry and no moss-free warranty, because the shingle treatment damages these materials.
Gutter face whitening	Every 2 to 3 years	Appearance. The tiger striping on the outside face of the gutter, which is oxidised finish rather than dirt and does not come off with a normal gutter clean.



Heavy moss off a shingle roof, soft washed. This is the surface at the top of the list, and the one where waiting costs the most.

THE WOOD RULE WORTH WRITING DOWN

For stained or clear-coated wood anywhere on the property, a deck, a fence, a pergola, cedar siding: **wash it every one to two years, and re-stain about every three as it needs it.** Order matters. Stain over dirty or growth-covered wood will not bond and fails early, which means paying for a full refinish sooner than you should have.

IF THE BUDGET IS THIN THIS YEAR

If money is tight, this is the order to spend it in.

You will not do all of that list in year one, and nobody expects you to. If you are choosing, spend on what is costing you the most while you are not looking. The first three are timed for fall on purpose, and the rest are here because of what they cost you if they are skipped.

1 Wash the roof

The most expensive surface on the property, and the one where waiting costs most. Moss anchors into the granule layer and lifts it, and those granules are the only thing protecting the shingle from UV. Once they are gone they do not come back, and a roof that should have lasted twenty five years starts asking to be replaced at eighteen.

Every two to three years on shingle, tile and cedar. Soft wash only, never pressure.

2 Pull the screens and clean the windows in fall, not spring

If you can only afford one a year, make it the exterior clean in fall, and take the screens off while you are at it. Most people book spring because that is when glass looks best afterward. Spring is the aesthetic visit. Fall is the protective one. Clearing summer dust before the wet season is what stops mineral staining from bonding to the glass over winter, and heavy etching is not always removable at any price.

Exterior only is fine. The saving is real and the protection is the whole point.

3 Wash the driveway, the deck and the walkways in early to mid fall

This is the one that surprises people, and it is a safety item as much as an appearance one. Cleaning hard surfaces in early fall, with a chlorine post-treatment, means organics never establish through the wet months. Come spring the surface is still clean and still safe to walk on. Wait until spring instead and you have spent a whole winter on a slick deck and a slick walkway, with the growth already worked into the concrete and the paver joints by the time you get to it.

Fall cleaning buys you a safe winter. Spring cleaning only cleans up after one.

4 Keep the gutters clean

Water is what actually damages a house here, and the gutters decide where it goes. When they pack and overflow, it runs down the fascia and lands against the foundation instead of away from it. A soaked, undermined foundation is the most expensive repair on this entire list, by a wide margin, and it is caused by the cheapest service on it.

One to two times a year. Three or four under heavy conifers. It also keeps your roof warranty active.

5 Do not ignore what is clogged underground

Clean gutters still overflow if the pipe carrying the downspouts away from the house is packed. Because it is buried, people assume the gutters are at fault and clean them twice. If water pools near the foundation after a hard rain, or a downspout backs up instead of draining, that is the underground line. Jetting clears the run and puts the water back where it belongs.

Every year with open downspouts, every two with downspout protection fitted.

6

Clean the dryer vent

The one item here that is not about money. Lint packs the duct, airflow drops, the dryer runs hotter than it should, and failure to clean is the leading cause of home dryer fires. It is also the cheapest thing in this guide.

Once a year, and get the first one done early, because you have no idea what the last owner left in there.

7

Clean the solar panels once a year, if you have them

The only item on this list that pays you back directly rather than preventing a cost. Pollen, dust and organic film sit on the glass and cut output, and you have already paid for the panels. Cleaning them is how you collect what you bought.

Late June to early July, after the pollen has finished and before the biggest production months.

None of this is about spending more. It is about spending in the right month.

The first three cost the same in October as they do in April. Booked in fall, they protect the house through the months that do the damage. Booked in spring, they clean up after them. Same money, different result.

THE MOST USEFUL THING IN THIS GUIDE



A moss-stained driveway, cleaned. The green is not only how it looks. Wet, it is what you slip on.

THE ONE YOUR INSPECTOR ALMOST CERTAINLY SKIPPED

Nobody looked inside your dryer vent before you bought this house.

A home inspection is thorough about a lot of things. The inside of the dryer duct is essentially never one of them, and it is the one part of the house that can genuinely hurt you.

An inspection covers the visible and the accessible. Your duct is neither. It runs inside a wall or up through the ceiling, sometimes thirty feet with several elbows, and seeing inside takes equipment an inspector does not carry. So the report says nothing, and the fair conclusion for a buyer is that there was nothing to say.

Meanwhile it has been collecting lint for however many years the last family lived here. When we clean a vent that has never been serviced, what comes out is routinely alarming. We have found ducts packed solid end to end. We have found birds.



A duct packed end to end. The dryer was still running, just working far harder than it should.



What came out of one house. This is a single visit, not a season of collection.

Why this one is different from everything else in this guide

Every other service in here protects the value of the house. This is the only one where the downside is not a repair bill.

About 5,600 a year

Residential dryer fires, averaged across the federal estimates for 2018 to 2021.

US CONSUMER PRODUCT SAFETY COMMISSION, RESIDENTIAL FIRE LOSS ESTIMATES

31% from one cause

Failure to clean was the single leading factor in home dryer fires. Not faulty machines. Not wiring. Lint nobody removed.

US FIRE ADMINISTRATION, 2018 TO 2020

Those federal estimates count residential structure fires from clothes dryers and exclude confined fires, which is why they run lower than the National Fire Protection Association's figure of 13,820 home fires a year. Two measures of the same problem, not a disagreement.

DRYER VENTS, CONTINUED

What to watch for, and what a real cleaning involves.

Your dryer tells you it is struggling long before anything goes wrong. The signs are easy to read once somebody points them out, and easy to explain away if nobody has.

Four signs it needs doing before the year is up

- **Clothes take more than one cycle to dry.** The most common symptom, and the most explained away. If a load used to take 45 minutes and now takes 90, that is the duct, not the machine getting old.
- **The dryer is hot to the touch, or shuts off mid-cycle.** That is the appliance protecting itself from a restriction it cannot clear.
- **Visible lint at the exterior vent hood.** Lint escaping outside means the duct behind it is already loaded.
- **Birds or pests around the vent.** A flap that has stopped closing is an open door, and it gets used.



A bird that got in through a failed vent flap and could not get back out. The homeowner's only symptom was slow drying.

A proper cleaning is the whole run

Not just the few feet you can reach from the laundry room. The duct gets brushed and vacuumed end to end, the exterior hood comes off and gets cleared, and the flap is checked to confirm it still opens under airflow and closes against the weather.

If the flap has failed, a guard on the outside hood keeps birds and rodents out without choking the airflow, which is the mistake most improvised screens make.



A guard fitted to the exterior hood after clearing the duct.

WHAT WE WOULD DO IN YOUR FIRST YEAR

Have it cleaned and inspected once, early, so you know what you inherited instead of assuming. After that it is once a year. It is one of the least expensive services in this guide and the only one about safety rather than appearance.

PUT THIS ONE ON THE CALENDAR NOW

The black specks on the siding come from your mulch bed.

The most preventable problem in this guide, and the one that catches nearly every new homeowner who puts fresh bark down the first spring.

Artillery fungus lives in organic mulch and wood chips, and it does what the name suggests. It fires tiny black spores up to twenty feet at the brightest surface it can find: your siding, your window frames, your car.

They are close to permanent. The spores bond hard, and scraping them off usually takes the finish with it or leaves a pit behind. No wash reliably removes them once they have set. This is a problem you prevent, not one you clean up.



The source. The pale cups in the bark are the fruiting bodies. Each one is aimed and loaded.



Where they land. Every black speck on this white frame was fired from a mulch bed below it.

Set a reminder: turn the mulch every month or two.

Churning the bed breaks up the mycelium and exposes it to UV, which is what stops the fungus establishing. A few minutes with a rake, and that is the whole prevention. Put it in your phone as a recurring reminder today, because the fungus runs on a schedule and your memory does not.

TWO MINUTES NOW, OR A PERMANENTLY SPECKLED WALL LATER

If you are choosing mulch this spring

- **Turn what you already have.** Rake the bed over every four to eight weeks. Free, and the single most effective thing you can do.
- **Keep beds off the walls.** Distance is protection. Spores travel far but thin out fast, and beds pushed hard against light siding are the worst case.
- **Consider stone or rubber along the walls you care about.** Inorganic mulch gives the fungus nothing to feed on in the first place.
- **Trim shrubs back a foot or two from the siding while you are down there.** Air has to move for a wall to dry, and anything crowding it holds moisture and grows mildew in the shade it makes.

WHERE TO START

You do not have to do any of this alone.

You did not buy a house here to spend weekends learning which fungus is which. That part is our job, and we would rather you enjoyed the place.

If you take one thing from this guide, take the order. Get the roof looked at, get the dryer vent cleaned once so you know what you inherited, and move your window and hard-surface cleaning to fall. Everything else can wait a year without costing you anything.

That last part matters. We are not going to hand a brand new homeowner a list of nine services. We walk the property, show you photographs of what we found, and tell you what needs doing this year and what does not. If nothing needs doing yet, that is a fine answer and you will hear it from us.

Ask for a walk-through

We look at the roof, gutters, siding, windows and vents, and you get photographs of your own property. No charge, no obligation.

Fix the order, not the total

Tell us what you can spend this year. We will tell you where it does the most good, even when that means a smaller job than you asked for.

Then stop thinking about it

A maintenance plan puts the whole calendar on one schedule at one price. You never have to remember any of it again.



Trusted by your neighbors. Built to take care of your home.

Twenty years on the Eastside and in the Snoqualmie Valley, a 4.9 rating across 300+ reviews, and most of our work coming from repeat customers and referrals rather than advertising.

The last two pages are who actually shows up, and what they went through to get here.

Call or text 425-957-7403

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WHO YOU ARE LETTING ONTO THE PROPERTY

The crew that shows up, and what they went through to get here.

You are handing near strangers the keys to the outside of your house, often while you are at work. That is a real thing to ask of somebody who just moved here, so here is exactly who arrives and what stands behind them.



On your property. Harnesses, respirators, low pressure. This is what a roof wash looks like when it is done properly.



Before your property. The same work, on our mock roof in the shop, with a lead watching.

Nobody works unsupervised on your home on day one

Technicians advance through six levels, and each one is earned by demonstrating the skill in front of an evaluator, not by clocking time. There are 369 individual skills across 10 service and safety categories, each signed off with a date and initials.

Levels 1 and 2

Initial training, then beginner. Instruction and demonstration first, then easy work only, with harder cases still supervised.

Levels 3 and 4

Intermediate, then proficient. Unsupervised on moderate complexity, then reliable across the normal range of work.

Levels 5 and 6

Expert, then trainer. Trainer is earned separately, by teaching a skill to somebody else well enough that they actually learn it.

Your roof is not where we learn.

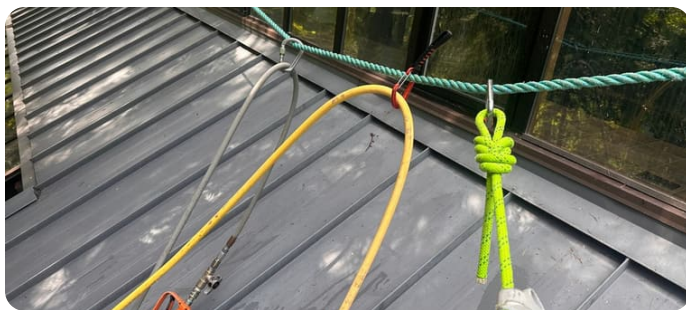
We built our own training roof. It sits in our shop, it is shingled like the real thing, and the pitch adjusts from an easy walking slope to a steep one. Crews run ladder work, rope and anchor setup and soft-wash technique on it at every angle, so the first steep roof a technician walks is ours and not yours.

WHY WE SPENT THE MONEY ON A BUILDING

And a written protocol, so it is not left to good intentions.



Chemistry, not guesswork. Dilution and dwell time are trained, because the difference between a clean roof and a ruined one is knowing what you are spraying and at what strength.



Anchored, every time. Ridge anchors, seam clamps or ground anchors depending on the roof, each with a verified backup.

The same three steps on every job

- **Identify.** We walk the property before touching anything and note what needs protecting, from sensitive plants and edible gardens to copper, low-E glass and delicate finishes.
- **Protect.** We pre-soak and shield plants, mask doors, cover outlets, bag downspouts, and pick the gentlest method that still does the job.
- **Verify.** We neutralize sensitive areas, rinse thoroughly with fresh water, and leave the property the way we found it, only cleaner.

What that adds up to

Background-checked before day one. Every technician, without exception.

W2 employees, never day-hire subcontractors. The same people, season after season.

Insured, and OSHA-aligned safety training. If somebody is hurt on your property, that is on our policy, not yours.

A written property-protection protocol. Run the same way on every job, not left to memory.



Thank you for trusting us with your most precious asset. **Welcome to the neighborhood. Enjoy your new home!**

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