

Maintenance Schedule for Common Exterior Elements

Product	Notes	Frequency	Est. Life (yrs)
Siding			
Vinyl	Wash	Every 3 years or as needed	30
Hardi	Paint/Sealant	Inspect annually	40
Wood	Paint/Sealant	Inspect annually	40
Brick / Stone	Wash -Tuckpoint as necessary - Reseal as necessary	Inspect annually - Perform every 5 years or as needed	50
Stucco	Wash – Reseal or treat as needed	Inspect annually	20
EIFS	Wash – Reseal or treat as needed	Inspect annually	20
Exterior Paint			
Siding, Trim, Etc.	Wash	Every 3 years or as needed	-
Siding, Trim, Etc.	Repaint	7-10 years depending on exposure	7+
Roof			
Low Slope	Clean – Broom/Blower – Visual Inspection	Fall and Spring, after storm events or as reported	20+
Steep Slope	Clean – Broom/Blower – Visual Inspection	Fall and Spring, after storm events or as reported	20+
Scuppers & Drains	Clean –Broom/Blower – Visual Inspection	Fall and Spring, after storm events or as reported	-
Moss Removal	Clean and treat	Every 2 years or as necessary	-
Check Penetrations	Reseal as necessary	Annually or as necessary	5+
Wood Siding or Roofing			
Shingles	Restain prior to drying out or fading	Inspect annually – Depends on exposure and product	15+
Stained Wood	Restain prior to drying out, cracking or fading	Inspect annually – Depends on exposure and product	15+
Painting	Repaint prior to cracking or fading	Inspect annually – Depends on exposure and product	7+
Gutter			
Aluminum	Wash exterior	Every 3 years or as needed	-
	Clean interior	Fall and Spring, after storm events or as reported	15+
Sealants			
	Depends on exposure	Inspect annually - depends on exposure and product	5+
Deck Membranes			
	Clean and inspect for cracks	Fall and spring, after storm events or as reported	7+
Sidewalk Patios			
	Clean - Broom/blower - Visual inspection, check for cracks	Fall and Spring, after storm events or as reported	20+
	Power wash	Every 3 years or as necessary	-
Window & Sliding Glass Doors			
	Wash Glass, check sealants and cleanout weeps	Visual - Annually Clean – Every 2 years or when needed	10+
Landscaping & Grade			
	Trim or grade to keep away from siding and building components	Inspect annually - Perform every 3 years or as necessary	20+
Yard Drains			
	Clean - Vacuum out	Inspect annually - perform every 3 years or as necessary	20+
Dryer Vents			
	Clean - Vacuum out	Inspect annually - perform every 3 years or as necessary	10+