TRUSTED
HOME INSPECTIONS

A HOMEOWNER'S GUIDE

The 2-Year Home Maintenance *Calendar.*

Built from 2,000+ inspections across the Portland metro and SW Washington. Every task, every season, in the right order — so small problems don't become expensive ones.

- 24-month task timeline
- Portland & SW Washington context
- Estimated costs for every task
- DIY vs. call-a-pro guidance

BY TRUSTED HOME INSPECTIONS

OREGON CITY, OR

HOW THIS WORKS

A maintenance calendar built for *this* climate.

Generic maintenance advice ignores Portland's wet-dry cycle, clay soils, and 1920s–1990s housing stock. This calendar does not. Each task is timed around what actually happens in the Pacific Northwest.

Year 1 is the core routine — the tasks that repeat every single year. Year 2 layers in the biennial checks that catch what annual maintenance misses. Work the calendar top to bottom and the home tells you what it needs, not the other way around.

Pillar 01

Seasonal Structure

Tasks are grouped by season, not month, so they stay relevant whether you start in March or October.

Pillar 02

Cost Estimates

Every task includes a realistic Portland-area range. DIY costs reflect materials. Pro costs reflect what licensed contractors typically charge.

Pillar 03

DIY vs. Pro

Color-coded for who should do the work — and where the homeowner's tool kit ends and the licensed pro's begins.

DIY You can handle this with basic tools.

DIY/PRO Either works — your call.

PRO Licensed professional recommended.

> *"Deferred maintenance compounds. Early identification is the difference between a $300 fix and a $3,000 repair — which is exactly what a maintenance inspection is for."*

Year One

01

The Core Routine.

Forty annual tasks across four seasons. Build the habit in Year 1 and they become second nature.

Spring MARCH · APRIL · MAY

Spring: *Post-Rain Assessment.*

Portland receives 36+ inches of rain annually, concentrated October through March. Spring is your first look at what winter did to your home. Work through these top-to-bottom: roof first, foundation last.

	TASK	TIMING	ESTIMATED COST	WHO
01	**Roof and flashing visual inspection** Look for lifted shingles, damaged flashing at chimneys and valleys, and any obvious storm damage from winter.	March	**$0 DIY** $150–$300 if hiring a roofer	DIY/PRO
02	**Clean gutters and test downspouts** Flush downspouts with a hose to confirm they are clear. Extend any downspouts that terminate within 4 feet of the foundation.	March–April	**$0 DIY** $150–$250 if hired out	DIY
03	**Crawlspace moisture inspection** Portland's wet season peaks January–March. Check for standing water, condensation on pipes, or visible mold on joists. Address any moisture before summer.	April	**$0** Repairs $500–$5,000+ depending on findings	DIY
04	**Foundation grading and drainage check** Soil should slope away from the foundation at 1 inch per foot for the first 6 feet. Look for garden beds, mulch, or soil that has built up against the siding or foundation.	April	**$0** DIY fill/regrading $50–$500	DIY
05	**HVAC cooling tune-up** Schedule in April before summer demand. Technicians are much harder to book in June and July when everyone needs the same service.	April	**$80–$150** Per tune-up visit	PRO

	TASK	TIMING	ESTIMATED COST	WHO
06	**Test smoke and CO detectors** Press the test button on every detector. Replace batteries. Oregon law requires a working CO detector on every floor with a sleeping area.	April	**$0** Replacement batteries $5–$10	DIY
07	**Attic check for moisture, staining, or mold** Portland's winter roof condensation is common, especially in homes with inadequate attic ventilation. Look for staining on rafters, wet insulation, or visible mold growth at the sheathing.	April	**$0** Mold remediation $1,500–$8,000+	DIY
08	**Deck and exterior wood inspection** Check deck boards, ledger connection, posts, and railings for dry rot. Probe with a screwdriver — if it sinks more than 1/4 inch, the wood is failing.	April–May	**$0 DIY** Repairs vary widely	DIY
09	**Inspect and re-caulk window and door frames** Winter freeze-thaw cycles crack caulk joints. Check all exterior window and door frames. Spring is the right time to prep — summer is when you actually apply it.	May	**$10–$40** Caulk, backer rod, tools	DIY
10	**Start irrigation system, check for winter damage** Turn on zone by zone and watch for broken heads, misaligned sprayers, or supply line damage from any freeze events over winter.	May	**$0** Broken heads $5–$15 each	DIY

Summer JUNE · JULY · AUGUST

Summer: *Your Dry-Season Window.*

Portland's dry season is roughly 10–12 weeks — from mid-June through late September. This is your only reliable window for exterior caulking, painting, deck sealing, and any work that requires consecutive dry days. Do not let it pass without action.

	TASK	TIMING	ESTIMATED COST	WHO
11	**Exterior caulking and sealant work** Apply paintable caulk to exterior penetrations, window and door frames, and trim joints. Caulk requires 24–48 hours of dry weather to cure properly.	June	**$20–$60** $300–$800 if hired	DIY
12	**Clean dryer vent — exterior and interior** Lint buildup in dryer vents is a leading cause of home fires. Clear from both the interior duct and the exterior cap. If the duct run is long or has bends, hire a pro with a rotary brush.	June	**$0 DIY** $80–$120 if hired	DIY/PRO
13	**Trim vegetation away from the structure** Maintain 12 inches of clearance between any vegetation and siding. Roots against the foundation, vines on the siding, and overhanging branches touching the roof all cause long-term damage.	July	**$0 DIY** $200–$600 if landscaper hired	DIY
14	**Test all GFCI outlets** Press the test button on every GFCI outlet. These protect kitchens, bathrooms, garages, and exterior locations. A tripped GFCI that will not reset may indicate a wiring fault — call an electrician.	July	**$0** Replacement $15–$25 per outlet	DIY
15	**Check attic ventilation and temperatures** On a hot day, attic temperature should not exceed outdoor by more than 10–20°F. Blocked soffit or ridge vents cause heat and moisture buildup that damages sheathing and shingles from below.	July	**$0** Vent additions $200–$800	DIY

	TASK	TIMING	ESTIMATED COST	WHO
16	**Crawlspace vent inspection** Confirm all foundation vents open freely and are unobstructed by debris or soil. In summer, vents should be open. Encapsulated crawlspaces may have permanently closed vents — confirm with whoever did the work.	July	**$0** Replacement vents $10–$30 each	DIY
17	**Chimney inspection** Schedule before fall. A chimney inspector checks the firebox, damper, liner, and exterior masonry. Portland's brick chimneys are common seismic concerns — a qualified inspector will also note mortar joint deterioration.	July–Aug	**$150–$250** Sweep additional $100–$200	PRO
18	**Water heater maintenance — flush sediment** Attach a hose to the drain valve and flush 3–5 gallons to clear sediment. Sediment buildup reduces efficiency and shortens tank life. Check the temperature setting (120°F is standard).	August	**$0 DIY** $75–$150 if a plumber does it	DIY/PRO
19	**Exterior paint inspection and touch-up** Check for peeling, cracking, or blistering paint, especially on north and west elevations. Touch up bare wood before fall rains arrive. Full repaint is typically needed every 7–10 years in Portland's climate.	June–Aug	**$30–$100 DIY** Full repaint $4,000–$12,000	DIY/PRO
20	**Deck sealing or staining** A pressure-treated or cedar deck should be sealed every 2–3 years in Portland's climate. Test by sprinkling water on the surface — if it soaks in rather than beading, the deck needs sealing. Summer is the only practical window.	July–Aug	**$50–$150 DIY** $400–$1,200 if hired	DIY/PRO

Fall SEPTEMBER · OCTOBER · NOVEMBER

Fall: *Rain-Season Prep.*

Portland's rain season returns in mid-October with little warning. Fall is your last window to address anything before the ground saturates and six months of wet weather begins. Do not skip the gutter and drainage tasks — they matter more here than almost anywhere.

	TASK	TIMING	ESTIMATED COST	WHO
21	**Pre-rain-season roof inspection** The single most important fall task. A roof leak discovered in November is a roof leak that has already been running through your structure for weeks. Inspect in September when weather is still cooperative.	September	**$0 DIY** $150–$300 pro inspection	DIY/PRO
22	**Furnace or heat pump heating tune-up** Schedule in September — not November. HVAC techs are booked out 2–4 weeks once cold weather hits. Replace the filter at the same time. A dirty filter is the most common cause of reduced efficiency.	September	**$80–$150** Filter $15–$40 separately	PRO
23	**Chimney sweep, if using fireplace** Creosote buildup inside the flue is a fire hazard. If you burned wood last winter, sweep before this season begins. NFPA recommends annual inspection for used fireplaces.	September	**$150–$250** Inspection sometimes bundled	PRO
24	**Service backup generator** Change the oil, test the battery, run it under load for 30 minutes. Portland ice events occasionally cause extended outages. A generator that will not start in a power emergency has no value.	September	**$30–$80** Service call $100–$200	DIY/PRO
25	**Drain and winterize irrigation system** Portland typically gets its first freeze in late November or December — earlier in some years. Blow out or drain irrigation lines before then. A burst supply line under a concrete walk is a spring surprise no one wants.	October	**$0 DIY** $75–$125 landscaper blow-out	DIY/PRO

	TASK	TIMING	ESTIMATED COST	WHO
26	**Test sump pump before rain season** Pour water slowly into the sump pit until the float triggers. Confirm the pump runs and discharges to an appropriate location. A failed sump pump in January is a flooded basement.	October	**$0** Replacement $150–$400 installed	DIY
27	**Check and replace door weatherstripping** Slide a piece of paper under each exterior door. If it pulls out easily, the weatherstripping is not sealing. Drafty doors are an energy waste and a moisture entry point. A 30-minute DIY job with materials under $40.	October	**$10–$40** Per door, materials only	DIY
28	**Attic air sealing and insulation check** Air leaks from the living space carry moist air into the cold attic, causing condensation on the sheathing — the primary driver of attic mold in Portland homes. Seal penetrations around light fixtures, top plates, and HVAC boots before winter.	October	**$20–$100 DIY** $800–$3,000 contractor	DIY/PRO
29	**Major fall gutter cleaning** The most important gutter cleaning of the year. Wait until leaf fall is nearly complete in your yard (late October to early November) — cleaning too early means cleaning twice. Confirm downspouts are clear before the first heavy rain.	Late Oct–Nov	**$0 DIY** $150–$300 if hired	DIY
30	**Insulate or cap exterior hose bibs** Portland freeze events are infrequent but happen. Foam faucet covers are $3–$5 each and take 5 minutes to install. Far easier than dealing with a burst pipe in the wall behind the faucet.	November	**$3–$5 per bib** Foam covers from any hardware store	DIY

Winter DECEMBER · JANUARY · FEBRUARY

Winter: *Monitor and Respond.*

Portland winters average 6 inches of rain per month. Most winter maintenance is monitoring, not repair work — watching for problems developing while conditions limit what you can do outside. Stay ahead of it.

	TASK	TIMING	ESTIMATED COST	WHO
31	**Change furnace filter monthly** December, January, and February. A clogged filter forces the system to work harder, shortens equipment life, and reduces indoor air quality. Set a calendar reminder. The cheapest maintenance task with the highest return.	Monthly	**$15–$40** Per filter; buy a 3-pack in fall	DIY
32	**Check garage door seal and opener safety** Cold weather contracts rubber door seals, sometimes causing them to tear or separate. Test the auto-reverse by placing a 2x4 flat on the floor in the door's path — the door should reverse immediately. Lubricate hinges and rollers (not WD-40).	December	**$5–$15** Lubricant, seal strip if needed	DIY
33	**Check under sinks and around toilets** Slow leaks at supply stops and drain connections can go unnoticed for months under a cabinet. Open every sink cabinet once in December and once in February. Feel the inside of the cabinet floor — any moisture means a leak somewhere above.	Dec & Feb	**$0** Replacement supply lines $8–$20 each	DIY
34	**Test smoke and CO detectors (mid-season)** You tested in spring. Test again in January. Fires and CO incidents spike during winter heating season. If any detector is over 10 years old, replace it regardless of whether it appears to be working.	January	**$0** Replacement detector $20–$50	DIY
35	**Check bathroom exhaust fans** Hold a tissue near the fan grille while it runs — it should draw clearly. A fan not venting properly pushes moist air into the attic or wall cavity. A common moisture source in Portland's 1970s–90s housing stock.	January	**$0** Fan replacement $40–$80 + labor	DIY/PRO

TASK		TIMING	ESTIMATED COST	WHO
36	**Monitor crawlspace after heavy rains** After any storm dropping over an inch in 24 hours, check the crawlspace with a flashlight for standing water, condensation, or moisture on the joists. Early detection turns a $200 fix into avoiding a $5,000 one.	As needed	$0 Repairs depend on findings	DIY
37	**Monitor any known water entry points** If you had any moisture findings at the last inspection — a basement corner, a crawlspace wall, a specific window — check those locations specifically after each major rain event. Documenting what you find is valuable for repairs or insurance claims.	All winter	$0 Document findings with photos	DIY
38	**Clear debris from downspouts after storms** Leaf debris and roof granules collect at downspout inlets during winter storms. After any significant wind event, verify downspouts are not backing up. An overflowing gutter in January can saturate soil against the foundation faster than any other single cause.	As needed	$0	DIY
39	**Inspect attic after any sustained freeze event** Portland freeze events are rare but when they happen, watch for ice damming at the eaves and condensation on cold attic surfaces once temperatures rise. Wet insulation loses most of its R-value and should be dried or replaced.	After freeze	$0 Insulation replacement $1,000–$4,000	DIY

Year Two

02

Biennial Additions.

Repeat everything from Year 1 — then add these. A few are also appropriate for any homeowner who has owned their property more than three or four years without a recent inspection.

Spring Year 2 Additions

MARCH – MAY

TASK	TIMING	ESTIMATED COST	WHO
Y2.1 Pest and dry-rot inspection Professional pest inspection for carpenter ants, termites, and wood-destroying organisms. Oregon requires a pest clearance for many home sales — proactive homeowners use it as a maintenance tool.	Spring	**$150–$300** Per inspection	PRO
Y2.2 Radon test The EPA recommends testing every two years, or following any major renovation that affects the foundation. Oregon and SW Washington have elevated radon zones. A short-term radon test takes 48 hours.	Spring	**$150–$195** Short-term test	PRO

Summer Year 2 Additions

JUNE – AUGUST

TASK	TIMING	ESTIMATED COST	WHO
Y2.3 Deck structural evaluation Every two years, check ledger flashing, post bases, and joist hangers in addition to the surface. Ledger failures account for the majority of deck collapses. If there is no flashing visible at the ledger, have a contractor evaluate it.	Summer	**$0 DIY** Contractor evaluation if needed	DIY
Y2.4 Whole-home moisture assessment A mold air-quality test or thermal-imaging scan can identify moisture issues inside walls and in the crawlspace that are invisible without tools. Especially valuable in homes over 30 years old.	Summer	**$195–$445** Mold test or thermal scan	PRO

Fall Year 2 Additions

SEPTEMBER – NOVEMBER

TASK	TIMING	ESTIMATED COST	WHO
Y2.5 Electrical panel inspection Have a licensed electrician check the panel every 2–3 years, especially in homes with older panels or added circuits. Overloaded breakers, double-tapped breakers, and corroded bus bars are common findings most homeowners do not discover until there is a problem.	Fall	**$150–$300** Per inspection	PRO

Fall Year 2 Additions, continued

SEPTEMBER – NOVEMBER

TASK	TIMING	ESTIMATED COST	WHO
Y2.6 Full home maintenance inspection A professional home maintenance inspection from a Certified Master Inspector every 2–3 years gives you a full-system snapshot. Deferred maintenance compounds. Early identification is the difference between a $300 fix and a $3,000 repair.	Fall	**$395–$545** Full-system inspection	PRO

Winter Year 2 Additions

DECEMBER – FEBRUARY

Y2.7 Water supply pressure test If the home has older supply plumbing (polybutylene, CPVC, galvanized), a pressure test by a plumber every 2–3 years identifies developing weaknesses before they fail. Ask your plumber to also check the PRV (pressure reducing valve) if installed.	Winter	**$150–$250** Plumber pressure test	PRO
Y2.8 Review home inventory and insurance coverage Every two years, confirm your coverage limits still reflect replacement cost — not market value, which fluctuates. After any renovation, update your insurer. Underinsurance is surprisingly common and only becomes apparent after a loss.	Winter	**$0** Annual policy review	DIY



Russ Motyko, CMI®

CERTIFIED MASTER INSPECTOR® · OR #1898 · WA #1856 · CCB #254518

This calendar is built from patterns I have seen across 2,000+ inspections in the Portland metro and SW Washington. The tasks and timing reflect what actually matters in this climate — not generic national advice.

The homeowners who avoid expensive surprises are the ones who do the small things on schedule. The ones who get blindsided are the ones who didn't know what to look for. That's the gap a **Home Maintenance Inspection** closes — a full-system, top-to-bottom evaluation every two to three years that catches the things this checklist can't.

Print this calendar, put it on the fridge, and use it. Then book the inspection when it's time for a second set of eyes — the same expert eyes that buyers pay for, but applied to the home you already own.

HOME MAINTENANCE INSPECTION

Full-system snapshot every 2–3 years.

$395–$545 · trustedhome.org/home-maintenance-inspection

7 DAYS A WEEK
OREGON & WASHINGTON

TRUSTED
HOME INSPECTIONS

SCHEDULE AN INSPECTION

Don't wait for the buyer's inspection to find *what's wrong.*

A **Home Maintenance Inspection** is the same thorough, full-system inspection homebuyers rely on — applied to the home you already own. Catch the small problems early, plan repairs on your timeline, and avoid the expensive surprises later.

PHONE	(971) 202-1311
EMAIL	office@trustedhome.org
WEB	trustedhome.org
SERVICE AREA	Portland Metro & SW Washington Oregon City, OR · Veteran-Owned

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