

ELITE PRESSURE PROS

PLACERVILLE | EL DORADO COUNTY | EXTERIOR CLEANING

The El Dorado County Exterior Maintenance Checklist

A simple homeowner guide for safer walkways, better curb appeal, cleaner listing photos, and fewer “how did that moss get so bad?” surprises.

Built for foothill homes:

Shaded concrete, mossy walkways, winter grime, dusty driveways, HOA notices, photo-day prep, and the stuff homeowners usually notice only after someone almost slips.

Use this checklist to:

- Catch slip hazards before they become problems
- Plan exterior cleaning before listing photos, family visits, or HOA reminders
- Track seasonal maintenance for driveways, walkways, siding, patios, and solar panels
- Know when a surface is safe to DIY - and when it is smarter to call a pro

Need a quick opinion? Text photos to 530-208-7346

Driveways | Walkways | Moss Removal | House Washing | Solar Panel Cleaning



Start Here: 10-Minute Exterior Walkaround

Walk your property after rain, in morning shade, or before guests/listing photos. Mark anything that looks slick, green, blackened, stained, dusty, or neglected.

Check each item that applies

- Front walkway is free of green moss, algae, black buildup, loose debris, and slick shaded spots.
- Driveway entrance looks clean from the street and does not have heavy tire-track staining or moss along edges.
- Porch, steps, and entry area look bright enough for a strong first impression.
- Patio, side yard concrete, and garage entry paths are not slippery or darkened by grime.
- Siding, trim, gutters, and lower exterior walls do not show visible dirt, cobwebs, algae, or splashback.
- Solar panels do not have obvious dust film, pollen, bird mess, ash, or tree debris.
- Photos taken from the curb, driveway, and front door look clean and maintained.
- Any "I should probably deal with that" area has been written down instead of mentally ignored until it becomes expensive.

Notes / areas to watch:

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Seasonal Foothill Maintenance Checklist

El Dorado County homes deal with shade, pine debris, wet seasons, dry dust, pollen, and sudden curb-appeal emergencies. Use this once per season.

Check each item that applies

- After wet weather: check shaded walkways, north-facing concrete, and steps for slick green film.
- After pollen or dusty weeks: inspect solar panels, windowsills, siding, and front-facing concrete.
- Before spring/summer gatherings: clean entryway, patio, driveway edges, and outdoor seating areas.
- Before winter: remove heavy organic buildup where water sits or foot traffic crosses.
- Before listing photos: look at the home from the camera's view - street, driveway, front door, patio, and backyard access.
- Before HOA inspections: scan curbs, sidewalks, visible driveway stains, moss, trash cans, and entry concrete.
- After tree trimming or storms: clear debris from walkways and inspect for fresh staining or slippery residue.

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Driveway & Walkway Safety Checklist

The most important areas are the paths people actually use: front walkway, garage-to-door route, steps, shaded concrete, and any slope where water sits.

Check each item that applies

- No green or black film where people step, especially near the front door, garage, gate, or mailbox path.
- Concrete does not feel slick under shoes when damp.
- Edges and seams are not packed with moss, mud, decomposed leaves, or pine debris.
- Steps and sloped sections have clear traction and no greasy-looking dark patches.
- Driveway apron and street-facing concrete look clean enough to support curb appeal.
- Visitors, delivery drivers, older family members, and kids have a clear safe path to the door.
- If the area is shaded most of the day, it has been checked more carefully than sunny concrete.

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Moss, Algae & Slip-Hazard Inspection

Moss is not just ugly. On walkways and shaded concrete, it can become a real slip hazard. Dixie would like everyone to stay upright.

Check each item that applies

- Green buildup appears on concrete, brick, stone, pavers, steps, or shaded patios.
- Moss is growing in expansion joints, along garage edges, or where water drains slowly.
- Black or green staining returns quickly after rain.
- The area gets limited sun during winter or sits under trees.
- You can see a "path" where people avoid stepping because the surface looks dirty or slick.
- The surface would be embarrassing in listing photos, open-house traffic, or when family visits.
- The area should be treated, cleaned, and monitored rather than blasted aggressively without a plan.

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House Wash & Exterior Surface Check

A house wash is not about making everything look brand new overnight. It is about removing visible buildup safely and making the property look cared for.

Check each item that applies

- Lower siding has dirt splashback, cobwebs, algae, dust, or staining near landscaping.
- Front-facing trim, garage door, porch ceiling, and entry walls look dull or dirty.
- Gutters or fascia show streaking, drip marks, or dark edges.
- Windowsills, exterior corners, and shaded walls have spiderwebs or organic buildup.
- Painted surfaces are checked before cleaning so fragile paint is not damaged by high pressure.
- Roof surfaces, shingles, and delicate siding are not treated like concrete. High pressure is not the answer for everything.
- Exterior surfaces that guests or buyers see first are prioritized before less visible areas.

Notes / areas to watch:

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Solar Panel Cleanliness Check

Dirty solar panels can quietly lose production. You do not need to obsess over every speck, but heavy dust, pollen, bird mess, ash, and tree debris should not be ignored.

Check each item that applies

- Panels have been visually checked from a safe location. Do not climb unless properly equipped and safe.
- There is no heavy dust film, pollen layer, bird mess, ash, sap, or tree debris covering panel surfaces.
- Trees nearby are not dropping constant debris onto panels.
- Solar output seems normal compared with similar weather and season.
- Panels are not cleaned with harsh pressure or abrasive tools.
- Cleaning is scheduled before peak sunny seasons when production matters most.
- Solar panel cleaning is bundled with driveway, walkway, or entry cleaning when practical to save time and trip cost.

Notes / areas to watch:

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Photo-Day / Pre-Listing Curb Appeal Prep

Before photos, open houses, appraisals, or showings, clean what the camera sees first. You do not always need the whole property cleaned - just the highest-ROI surfaces.

Check each item that applies

- Take a photo from the street and check whether the driveway or walkway looks darker than the house deserves.
- Take a photo from the front door looking outward. Entry concrete, steps, and porch should look clean.
- Check patio, deck, backyard walkway, and outdoor entertaining areas that will appear in listing photos.
- Clean the driveway, front walkway, porch, and visible hardscape before spending money on lower-impact areas.
- Remove cobwebs, dirty siding patches, and obvious grime near the entry.
- Check trash cans, side-yard concrete, and garage apron if buyers may walk past them.
- Ask for a photo-based estimate if the home needs a fast exterior refresh before listing.

Notes / areas to watch:

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HOA Trouble-Spot Checklist

HOA notices have a talent for arriving right when you were finally having a peaceful week. Check these areas before someone with a clipboard gets inspired.

Check each item that applies

- Visible driveway staining, moss, algae, tire tracks, or dirty concrete near the street.
- Front walkway, curb strip, sidewalk, or porch has green/black buildup.
- Trash cans or storage areas are visibly dirty or smell like they are auditioning for a crime scene.
- Fence, siding, garage door, or exterior walls have obvious grime or cobwebs.
- Entryway looks neglected from the sidewalk or street.
- Shaded areas near sprinklers, landscaping, or drainage look slick or discolored.
- Neighboring homes look cleaner, making your exterior stand out for the wrong reason.

Notes / areas to watch:

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When to DIY vs. Call a Pro

Some maintenance is easy. Some surfaces are easy to damage. This page helps homeowners avoid turning a small cleaning job into a bigger repair bill.

Check each item that applies

- DIY is usually reasonable for light sweeping, rinsing loose debris, basic organizing, and taking inspection photos.
- Call a pro when there is moss, algae, heavy staining, slippery concrete, delicate siding, roof surfaces, or large areas.
- Do not use high pressure on roofs, fragile paint, old wood, damaged concrete, screens, electrical areas, or delicate trim.
- If you are unsure what the surface is made of, test nothing aggressively until you know the safer method.
- If someone could slip on it, prioritize safety over experimenting with random internet advice.
- If the area will appear in listing photos, get it done correctly the first time.
- If you want a quick opinion, text clear photos before guessing.

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Need Help With the Actual Cleaning?

TEXT PHOTOS FOR A FAST ESTIMATE

530-208-7346

Driveways | Walkways | Moss Removal | House Washing | Solar Panels



Fast photo estimate checklist:

- Take one wide photo from the street or driveway.
- Take close-up photos of moss, slick areas, stains, or trouble spots.
- Include the city/neighborhood and whether this is for safety, HOA, selling, or general cleanup.
- Text the photos to 530-208-7346 or visit 530pressurepros.com.

Homeowner note: This guide is for general maintenance awareness only. Conditions vary by surface, age, drainage, weather, slope, coatings, and material type. Use caution around wet or slippery surfaces. Do not use high pressure on delicate areas, roofs, fragile paint, electrical fixtures, or surfaces you are unsure about.