

## **FALL/WINTER MAINTENANCE TIPS FOR THE HOMEOWNER**

Ensure the longevity of your home by tending to these suggested maintenance tips:

- 1) **Adjust Sprinkler System Settings for the Season and in Accordance with the Water Authorities.**
- 2) **Apply Pest Control (Annually or Monthly on the exterior of the property)**
- 3) **Change Furnace Filters (Monthly)**
- 4) **Check Drainage Swales for Proper Rain Water Flow (Roof and Ground)**
- 5) **Check for Evidence of Termites**
- 6) **Check Smoke and Carbon Monoxide Detectors (Monthly - Change Batteries as needed)**
- 7) **Clean Fireplace and Chimney (If applicable)**
- 8) **Change Laundry Machine and Dish Washing Machine Hoses - (Annually)**
- 9) **Drain Water Heater (Annually) & Install overflow pan if not currently in place.**
- 10) **Have Carpet Cleaned**
- 11) **Inspect Backsplash Caulking and Re-Caulk as Needed.**
- 12) **Inspect Exterior Painting, Stain or Siding, Putty & Caulking.**
- 13) **Inspect Furnace for Proper Operation**
- 14) **Inspect Shower and Tub Caulking and Re-caulk as Needed.**
- 15) **Monitory Secondary A/C Drain - (Is it draining properly?)**
- 16) **Test Alarm System (if applicable)**
- 17) **Test GFCI Receptacles**
- 18) **Check for Clogged Drainage Holes on Decks (If applicable) Birds will build homes in these holes and leaves will accumulate in the fall if not monitored on a regular basis.**
- 19) **Have the Fire Extinguishers checked.**
- 20) **Ensure the Backflow Devices are wrapped and any other external equipment is properly wrapped for possible freezing.**
- 21) **Schedule a roof inspection to be completed by someone who knows how to walk on your roof without causing more damage.**
- 22) **Have a liability inspection completed on the property to proactively solve problems.**
- 23) **Apply pre-emergent for Spring growth periods.**
- 24) **Inspect the property for wood finished areas on the property that may need to be.**
- 25) **Drain the water heater to remove settlement and install a drip pan if one is not installed under the heater.**
- 26) **Arrange for preventative and regular maintenance of any children play areas.**
- 27) **Lubricate any gates.**

EACH COMMUNITY MAY BE UNIQUE AND THIS LISTING SHOULD BE  
UPDATED WITH THOSE ITEMS THAT MAY NEED CONTINUAL  
MAINTENANCE FOR EACH HOME AND ITS NEEDS.  
IF IN DOUBT ASK AN EXPERT!