

## Fall Maintenance Tips

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As the autumn leaves fall here are some tips for you to prepare your home for the changes in the season. Please take time to inspect these items in and around your home and attend to any that need maintenance.

### Exterior

- Fences and gates take a beating during the summer months. Inspect yours for weather or insect damage. Replace or repair any damaged parts. Repaint or refinish as needed. Lubricate the hardware to protect from rust.
- Hot summer sun may have damaged exterior caulking. Check and replace as needed.
- Maintain drainage swales for positive flow of surface water to keep standing water away from the home & fence and flowing out to the street.
- Clean out debris in drain lines under concrete by flushing with a hose
- Remove debris from gutters, downspouts and splash blocks & flush with a hose
- Adjust sprinkler timer for the season
- Inspect sprinkler heads to assure they are spraying away from the house
- Hire a licensed professional to inspect the roof and roof vents and to make any necessary repairs
- If your home has Bermuda grass it will be turning brown and going dormant until Spring. If you would like green grass throughout the winter months, Bermuda needs to be scalped and over seeded. Please consult a licensed landscaper for details.
- Inspect and repair or replace weather stripping as necessary

### Interior

- Remove lint from dryer vent
- Hire a licensed professional to service heating unit to ensure proper operation, early check of the system may prevent inconvenience in peak season
- Replace air return filters monthly
- Replace batteries in thermostats as necessary
- Weather permitting, open windows to allow cross ventilation
- Clean aerators on faucets and shower heads
- Inspect and repair immediately water leaks at plumbing fixtures
- Check & repair or replace, as needed, caulking at sinks, tubs, showers, toilet areas and plumbing fixtures (we can't say this enough)
- Lubricate squeaky hinges and tighten loose knobs on doors and cabinets
- Inspect and re-grout or re-caulk tile counters and floors as needed
- Clean windows & remove condensation & debris from sills, tracks, weep holes and screens on a monthly basis to allow for smooth operations & to prevent water penetration

Tending to these simple tasks will help keep your home in tip top condition. We wish you and your family golden fall moments to treasure!

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For your convenience, additional maintenance tips can be found in your Homeowner's Manual. Persons in photos do not reflect a racial preference.

