



FALL MAINTENANCE TIPS

Fall is the perfect time to get your house in shape for the cooler months ahead. Although Autumn can be one of the busiest seasons for homeowners, it's also the best time to take advantage of the moderate weather to repair any damages before the first frost sets in. Here are some home maintenance ideas that will keep your home running in peak condition all winter.

HOME EXTERIOR:

GUTTERS: Check your gutters for repair and cleaning needs. Make sure that the gutters are sloped correctly so that they will drain to the downspouts. Consider upgrading the gutters to include a gutter cap or screen to reduce gutter cleaning needs.

ROOF: Check your roof for debris, damaged shingles, and proper vent flashings. A professional roofer may be needed if shingle and flashing repairs are called for.

DECK / PORCH: Inspect guard railings, hand railings and supports posts for repair needs. Empty all pots and plants and store in a dry place to avoid freeze damage to the pots. Clean all deck furniture and store in a dry place.

YARD: Rake all leaves and yard debris away from the foundation walls and walkways. Fertilize the lawn with a pre-emergent weed killer to ensure a green yard next spring. Drain garden hoses and store inside. Drain fuel from all gas powered equipment. Clean and store all garden tools indoors.

LIGHTING: Replace all exterior light bulbs; consider upgrading exterior lighting to include long lasting bulbs, motion activated lighting, or photo cell operated lights for improved performance and security.

HOME INTERIOR:

FIREPLACE: Have the fireplace and chimney professionally cleaned and inspected prior to making winter fires.

HEATING SYSTEM: Have the furnace inspected and serviced by a professional HVAC contractor; check burners for proper adjustment to insure the most efficient use of gas.

CEILING FANS: Have all ceiling fans reversed to create upward draft that redistributes warm air from the ceiling to the lower portions of the room.

WINDOWS & DOORS: Inspect windows and doors for gaps and drafts; install weatherstripping or caulk sealants as needed. Repair or replace any loose or damaged hardware.

THERMOSTATS: Consider upgrading to a smart thermostat for improved energy efficiency and comfort. This type of thermostat offers lots of new features that out-perform traditional thermostats.