

## Fall/Winter Home Care Tips

- HVAC system check
  - We recommend having an HVAC professional do a routine-check before the heat starts rising
  - Vacuum return and/or supply air vents if they are dirty
  - Replace the furnace filter. Make future replacements as needed or directed by the manufacturer
  - Reprogram your thermostat settings for Fall/Winter
  - If your thermostat uses batteries, now may be the time to replace them
- Fireplace maintenance
  - Have the chimney inspected and cleaned
  - If you're not using your fireplace, make sure to keep the damper airtight to keep warm air from escaping your home
- Check the roof (recommended for early fall)
  - Replace loose shingles
  - Make sure the flashing around the chimney or vent pipes is watertight
  - Check the bricks and mortar and repair mortar if missing
  - Clean gutters and point downspout away from the house
  - Trim any tree limbs that are hanging over or touching the roof
- Seal around doors and windows
  - Add or replace worn weather-stripping around doors and windows
  - Caulk gaps where necessary
  - Replace worn door sweeps at the bottom of doors
  - Don't forget to winterize basement windows
  - Use caulking and weather-stripping around entry points for all pipes and ducts that travel through an exterior wall
- Winterize the Plumbing
  - Take care of known issues with pipes that freeze. Heat tape can be used to keep them warm during extremely cold weather
  - Learn how to turn off water at its source so that you can stop leaks immediately if they start
  - Drain water from outdoor faucets and sprinklers
- Winterizing Outdoor Items
  - Give decks an additional coat of sealer
  - Check the foundation and siding for cracks or gaps; repair as necessary
  - Drain garden hoses, roll them up, and store them inside
  - Prune shrubbery and add mulch to perennial flower beds
- Check drainage swales for proper flow
- Check all window weep holes for debris; clean if dirty
- Test GFCI receptacles
- Adjust sprinkler settings for new season

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