

Fall Home Maintenance

Our tenant home buyers can take great care of their home with a little direction and assistance. Here are some tips that every home owner should know for completing fall maintenance before the first freeze!

Tips to Protect Your Home in the Fall:

1. Put winter fertilizer on the grass and then give it one good watering before winter. Then have the sprinklers turned off and only do hand watering if needed.
2. Blow out your sprinklers- if you have underground sprinklers you need to have them blown out and turned off before it freezes. You want to get this done by a professional and to be safe you likely want to have this done by the end of October.

The \$30-\$50 cost of draining out your sprinklers is far better than over \$200 if the pipes crack and need to be repaired in the spring.

3. Disconnect watering hoses from spickets in the evening and at night. Any time it freezes you should not have hoses connected because that can cause bad leaks.
4. Service your furnace if it has not been serviced within the past year. We recommend Affordable Air Care at 719-380-1600.
5. Change furnace filters monthly- this will decrease your utility bill and improve the life of your furnace.
6. Make sure you clean the leaves out of any gutters before it snows so that the leaves do not block drainage.
7. Vacuum the backs of large appliances - the coils will get dusty and cleaning them will help with their efficiency.
8. Lighting the pilot light if you have gas fireplaces. DO NOT use matches, they are autopilots. If you need help you can read the instructions on the door of the fireplace or call the utility company.
9. Test your Smoke detectors and replace batteries as needed.