



## REMINDERS AND TIPS

“An Ounce of Prevention equals a pound of cure”

### October/November Newsletter

Autumn is an excellent time to inspect and maintain some of your home’s most important systems. Setting aside a brisk, sunny day for “Fall Cleaning” will get your house in shape to handle the rains, freezing conditions, and winds of winter. The biggest benefit of fall maintenance is basic: simple tasks accomplished during fall can prevent costly problems come winter. The good news is that you’re already one step ahead because you’ve received, and are reading, this newsletter. Here’s a checklist that will help you keep your home tight and cozy in the coming colder months. [Maintenance Log and Checklist](#)

**Log & Checklist**

### Winterize Plumbing and Irrigation System

If you live in a climate that freezes in the winter, be sure to shut off water supply to exterior hose bibs, and install insulators over them. Winterize pipes located in unheated areas of your house, such as the garage, as well. [More Details](#)



**Shut off water supply to hose bibs**

Inspect your yard for excessively dry or wet conditions, or ponding areas – immediately adjust irrigation system as necessary to eliminate these conditions. Adjust or turn off your irrigation system in the winter to avoid too much or uneven watering in your yard and around your foundation. Monthly or more often if a problem is suspected, inspect and immediately repair any damage to the irrigation system. [More Details](#)



**Adjust for Winter**

### Keep Window & Door Tracks and Weep System Clean



**Exterior window weep holes must be periodically cleaned**



**Interior Window Track should be cleaned and lubricated**

We look out our windows every day, but how often do we really look *at* them? Fall is the perfect time to inspect and do routine maintenance on windows before the onset of winter moisture and storms.

First step, and most important, is to conduct an inspection of the exterior windows and sliding doors. Check weep holes for blockage and look for gaps where the window frame meets the siding, trim or stucco. Ultraviolet exposure is hard on caulk, so look for deterioration of caulk around windows that have more sun exposure. [More Details](#)

Then from the interior of your home clean and lubricate the window sills, tracks and operable components as necessary. This is especially important with sliding glass doors, where the track is closer to the ground and tends to get dirtier.

Condensation on windows means moisture is present. Expect some condensation on windows in high humidity areas, like bathrooms. But constant condensation means there may be too much moisture or not enough air circulation. [More Details](#)

### Clean and Inspect Gutters

Sorry, we know gutter cleaning is not a pleasure, but there are very good reasons to do this job in the fall. Autumn leaves will cause your gutters to clog and overflow. This gutter overflow could lead to water infiltration of siding and damage to the structure of your home. Cleaning out gutters is no one’s idea of a good time, but it’s a bit of preventative maintenance that will protect your home. [More Details](#)

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