

FALL AND WINTER

Property Maintenance Checklist

It's easy to forget, or ignore, the importance of preparing your property for winter. Staying cozy inside sounds a lot better than bundling up to brave the cold. However, maintaining your property during winter will help you avoid expensive repairs or surprises.

Preparing for winter will improve home efficiency, save you money and keep your tenants warm and comfortable. Use this checklist to keep your property in shape as the mercury plummets.

Interior Walk Through

- Talk to tenants about fire safety
- Have a fire extinguisher in the kitchen
- Inspect pipes that run along exterior walls for vulnerabilities to freezing
- Hire a pro to inspect your furnace
- Turn off water valves that supply outdoor water sources
- Inspect windows and doors for cracks or leaks, replace weather stripping if needed
- Smoke Detector Check (*Replace every few years*)
 - Run Routine Test
 - Next Test Date (once/year) _____
 - Expiry Date _____
 - Batteries Changed _____
- Carbon Dioxide Check (*Replace every few years*)
 - Expiry Date _____
- Maintain Your HVAC System
 - Furnace Filter Check (*If you have pets they should be changed more often*)
 - *One to two inches change every 3 months
 - *Four to five inches last anywhere from 6 - 12 months
 - Next Date To Be Changed _____
 - Size of Furnace Filter _____

Exterior Walk Through

- Siding /Foundation (*Document and take pictures of anything that you notice that requires immediate attention or monitoring.*) _____

- Gardening
 - Rake Leaves
 - Mow Lawn Until The First Frost
 - Gutter/Eavestrough Leaf Cleanup
- Inspect Integrity of Downspouts to Ensure Adequate Water Run Off

- Seal Windows/Doors (*Check for holes in screens, cracks in molding or old hardened seals.*)

Prepping your property for the winter is a big task. If you need help or you need of repair, just give C.R.E.S.I. Property Management a call. We can help you find **qualified trade professionals** for the maintenance or make any necessary repairs to help you keep your home in great shape.

Give us a call at 289.266.1617 or **request an appointment online.**

