

# 3 BENEFITS OF MAINTAINING YOUR PROPERTY

#### DISCOVER THE MAIN BENEFITS & WHY IT MATTERS

Prevent yourself from seeing items in need of sooner replacement. Not only can systems be expensive, if they're properly maintained, repairs may no longer serve a purpose when it's too late. This is why maintenance is so essential to saving your money. Although the maintenance of a property seems to be a little overwhelming in your everyday life, maintaining it can help you find and correct potential problems before they take a chunk out of your wallet.

Treat your property's systems like you will need to use them for an emergency. Staying on top of maintenance items ensures that your property and all systems work when you need them most.

Improve salability of the property.

Most buyers want a property that's been well taken care of and will pay more for it. The cost of fixing any issue with the property can lead to customers asking for discount rates, encourage re-negotiation of terms after inspection & much more. Therefore, properly maintaining your property helps to increase its salability.

"The time to repair the roof is when the sun is shining."

JOHN F. KENNEDY

## SEASONAL CHECKLISTS

t DREAM, we believe that properly maintaining your property is a must! This seasonal checklist will guide you when making important strides to ensure proper maintenance along the year.

#### IN THE FALL

Clear gutters of debris before the weather changes.
Inspect your roof.
Have your chimney cleaned and inspected. *
Fireplace inspection. *
Check for leaks and drafts and repair them.
Get your heating system inspected and repaired.
Install storm windows.
Test your smoke and carbon monoxide detectors. Change batteries.
Get the lawn prepared for winter.
Repair walkway cracks.

\* If present.

## IN THE WINTER

Check the heating system: boiler, heat pump, gas furnace, etc.
Change/clean furnace filters.
Clean your kitchen appliances.
Clean your drains.
Close crawl space vents.
Check for places where heat is escaping.
Clean gutters.
Cover central air conditioning unit. Remove window air conditioners. *

\*If present.

## IN THE SPRING

Clean the exterior of the property windows.
Clean the gutters.
Check the batteries in your smoke detectors.
Clean the vent on your dryer.
Clean the refrigerator coils.
Check the caulking around your windows.
Get your lawn equipment ready.
Flush your water heater.
Have your HVAC unit serviced. Replace the HVAC.*
Change the well filters.
Clean siding.
Clean and inspect the roof.
Service the air conditioning unit. *
Touch up any exterior paint.

\*If present.

### IN THE SUMMER

Test your smoke/carbon monoxide detectors.
Get your cooling system ready. *
Check the fans.
Get your chimney cleaned. *
Check windows for leaks.
Clean or replace your shower heads.
Clean bathroom drains.
Clean the vents of bathroom fans.
Clean the baseboards.
Check your attic and basement.
Clean the dryer vent and exhaust duct.
Deck checking: wash and seal if needed.
Inspect fencing.
Repair cracks on cement walkway or driveway.

\*If present.