

## You'll Probably Need Maintenance!

When you're spring cleaning, you'll likely find basic maintenance issues that need addressed.

Did you know there's actually a maintenance checklist full of items you should investigate within the home this time of year? As soon as the weather consistently stays above 70 degrees, you should run through this checklist to ensure your home is in optimal condition.

- Exterior Caulking: Be sure to scrape out and replace any caulking to keep things water tight.
- Window Sills, door sills & thresholds: Fill cracks, caulk edges and repaint to protect the wood.
- Hot Water Heater: Drain from the floor drainage system to remove all sediment. Also lubricate the circulating pump and motor.
- Heat Pump: Lubricate the blower motor so it will work efficiently this year.
- Foundation: Check the walls, floors, concrete and masonry for cracking, heaving or deterioration. If you can slide a nickel into any crack or mortar joint, be sure to call a professional immediately.
- Roof: Inspect roof surface flashing, eaves and soffits. Check all flashing and sidewalls to ensure everything is tight.
- Siding: Clean off any mold with a pressure washer. Check for any chipped paint to scrape it and repaint. You may want to use a coat of primer to extend the life of the material, as well as the paint.

· Gutters & Downspouts: Pull leaves and debris from gutters and downspouts. Reattach anything that has broken loose from the house. Use a water hose to flush everything out. If you see leaks, seal them immediately.

· Door & Window Screens: Clean all screening and check for small holes created by the weather or by birds. If holes are bigger than a nickel, it leaves plenty of room for bugs to get in. Replace screens as needed and be sure to repair anything that appears to be getting loose. Wind can absolutely ruin screens if they are loose and flapping.

· Landscape: Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your paint due to wind. Ensure that no tree limbs are touching the house as this can allow for termites, carpenter ants and other wood boring insects.

· Sprinklers: If you have sprinklers installed in the ground, check for leaky valves, exposed lines and improperly working sprinkler heads. See if any area of your lawn is getting too much water or not enough. Adjust accordingly or call in a professional to make the changes.

### Quote of the Month

*Real estate investing, even on a small scale remains a tried and true method of building cash flow and net worth.*

*-Robert Kiyosaki*