



WINTERIZING YOUR HOME

Dear Residents –

Winter is upon us! Now is the time to winterize all single family homes, condos and townhouses. A few simple steps will help make the seasonal transition as smooth as possible. According to your Deed of Lease, there are a few “fall/winter” items tenants are responsible for, which we have listed below.

HEATING SYSTEM CHECK: The time to check your heat is in the Fall (now). Start by giving your system a test run. Turn your thermostat to heat mode and set it at 80 degree for testing purposes to make sure it is running properly. If you have a gas furnace, make sure the pilot light is always lit. If you ever smell gas, call your gas company immediately. Changing furnace filters is also important. Replace furnace filters once a month during the heating season. Dirty filters restrict air flow and increase energy demand. Do not store any flammable materials or contents near or around your heating system or water heater. If a repair is needed for your home’s heating system, call maintenance immediately.

CHIMNEYS & FIRE PLACES: Check that the chimney is clear of any nests from birds, squirrels, or other animals. The chimney draft should be tested to ensure fire and smoke will be drawn upwards. A professional chimney cleaning and service aids in this measure. Also, make sure that the flue damper opens and closes fully, and that it is able to lock in the open and closed position. If you have a gas log fireplace, it will need its pilot and system cleaned.

SMOKE DETECTORS: Now is the perfect time to check all smoke detectors and batteries. Make sure your smoke detector is in proper working order and replace the batteries. If your smoke detector does not work and you have replaced the batteries, please call us to schedule a service appointment.

TRAVELING DURING THE HOLIDAY: If you go on holiday for any period of time during the winter season, please be sure to leave the heat on and set the temperature for a minimum of 60 degrees. Also, leave a water faucet on at a slow drip in the home to help prevent pipes from freezing.

PLUMBING: Plumbing is especially susceptible to cold weather and freezing. Burst pipes from freezing can cause some of the most expensive repairs in the home. Exterior faucets, also known as hose bibs or sill cocks, need to have the water supply turned off, which is sometimes located inside the house behind the spigot, near a water line, or near the hot water heater. The water will then need to drain from the pipe by opening up the exterior faucet. Remember to disconnect your garden hose and drain them prior to storing them inside. Always be sure you are able to locate your main water shut off valves. If pipes freeze and burst due to negligence, you will be responsible for the repairs and any additional costs. If this happens, call maintenance immediately.

GUTTERS, DOWN SPOUTS & ROOFS: All gutters and downspouts must be cleaned a few times throughout the fall and again at the beginning of spring. Improperly maintained gutters can lead to gutter damage and possible damage to the house. Remove all leaves and branches from roofs, gutters/downspouts, window wells, and drains. Gutters and downspouts also need to be flushed with water. To insure a dry basement, make sure all downspouts are directed away from the house foundation and that splash blocks are properly placed under the downspouts, sloping away from the house. Outside stairwells equipped with drains must be kept free and clear of leaves to prevent water accumulation, which will seep under doors and into the basement.

We hope you will find this information helpful as you prepare your homes for the cold weather. Please let us know if you have any further questions and have a safe holiday season!

Happy
Holidays



The McEneaney Property Management Team

